

I530. Orewa 2 Precinct

I530.1. Precinct Description

The Orewa 2 Precinct is approximately 240ha of greenfields land bounded by Orewa River estuary to the south; Nukumea Stream to the north; State Highway 1 to the west; and the established Orewa urban area to the east. The precinct incorporates the following natural and physical values:

- the ecological and amenity value of Orewa Estuary and Nukumea Stream
- a number of native vegetation areas of ecological value
- riparian vegetation and wetlands of ecological value.

The purpose of the precinct is to develop a new residential community on greenfield land in accordance with the Orewa 2: Precinct plan 1 and Orewa 2: Precinct plan 2 – sub-precincts while protecting and enhancing the ecological and amenity value of the receiving environment. A flexible range of residential densities is provided for.

The precinct contains a variety of topographical and other landscape features that will impact on the form of future urban development. The existing contours are complex and involve dominant ridge lines and rolling hills with natural gullies and watercourses. The precinct is bisected by Grand Drive which runs in an east - west direction between State Highway 1 and the Orewa Town Centre.

The majority of the roads and other infrastructure including water, wastewater and stormwater services have not yet been constructed. The provision of this infrastructure will determine the staging and sequence of development.

The precinct is divided into 8 sub-precincts shown in Orewa 2: Precinct plan 2 – sub-precincts.

Orewa 2: Precinct plan 1 sets out a road and public open space network, and areas of vegetation that are required to be protected. The precinct plan also identifies Physical Limitation areas where the potential for medium density development is limited by geotechnical conditions, and includes controls to ensure that the land located within these areas is carefully assessed before development occurs.

The zoning of the land within the Orewa 2 Precinct is Residential - Single House Zone, Business - Neighbourhood Centre Zone and Open Space - Conservation Zone.

I530.2. Objectives

- (1) The precinct is developed in a comprehensive and integrated way to create an outstanding urban environment in which people can live, work, and play in accordance with Orewa 2: Precinct plan 1.
- (2) The natural and physical values of the precinct are protected from inappropriate subdivision and development.
- (3) Urban development is in keeping with urban design principles including:
 - (a) clearly defined public and private space;

- (b) neighbourhood definition;
 - (c) attractive and safe streets which encourage walking and cycling;
 - (d) buildings fronting public open space;
 - (e) active street frontages;
 - (f) breaking up building mass; and
 - (g) high quality landscape planting.
- (4) Identifiable business and residential communities and neighbourhoods are created through unique developments based on the key natural features of each area of the precinct.
- (5) A range of housing types, densities and site sizes are provided in the precinct.
- (6) Development includes adequate and appropriate land for public open space and is an integrated feature in the development.
- (7) Adverse effects of stormwater runoff are avoided or mitigated.
- (8) Public access along waterways, and between each sub-precinct, is maintained and enhanced.
- (9) Street layout and design encourage alternative transport modes including passenger transport, cycling and walking.

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

I530.3. Policies

Development

- (1) Promote comprehensive and integrated development of the precinct in accordance with Orewa 2: Precinct plan 1.
- (2) Encourage consultation with any owners of land within a sub-precinct, and any neighbouring sub-precinct
- (3) Require integration with other land within adjoining sub-precincts, the precinct and the surrounding environment.
- (4) Provide flexibility to develop a range of housing sizes, types and densities throughout the precinct.
- (5) Provide for higher density development to be located adjacent to public open spaces and retail areas. This development should be designed to protect and maintain significant viewshafts.
- (6) Require development of two or more dwellings to achieve the following outcomes:

- (a) a high standard of architectural design;
 - (b) buildings that are well proportioned and articulated;
 - (c) landscaping that will reduce the appearance of building bulk and mass; and
 - (d) a high standard of amenity including provision for and protection of privacy and solar access to private outdoor living spaces; and
 - (e) dwellings have sufficient street frontage to allow the dwellings to face on to the street.
- (7) Require that subdivision and development be designed and implemented so that the:
- (a) pattern of activities, densities and the layout of sites and buildings respond positively to the natural and physical features of the area including its steep rolling topography, natural watercourses and its coastline;
 - (b) natural and environmental values of the precinct are enhanced and maintained.
- (8) Require subdivision and development in the Physical Limitations Area to avoid, remedy or mitigate the effects of geotechnical constraints on urban development.

Natural features and open space

- (9) Require the protection of natural and physical features that contribute to a unique urban character and identity including:
- (a) identified view shafts;
 - (b) significant natural watercourses and wetlands;
 - (c) ridges, valleys and other topographical characteristics of the precinct; and
 - (d) riparian vegetation.
- (10) Require public open spaces to be fronted by streets to provide a sense of public ownership, a high level of amenity for the general public, and a safe environment for users.
- (11) Require public open spaces adjoining the Orewa Estuary to be bounded for their full perimeter by a combination of the estuary and streets where this is consistent with good environmental outcomes.
- (12) Ensure that development and subdivision avoids or mitigates the removal of significant trees, mature indigenous vegetation and other landscape features.
- (13) Require landscaping to demonstrate a theme that is compatible with the urban context and promotes neighbourhood identity.

Infrastructure

- (14) Require roads, footpaths and cycle-ways to be designed as an integral component of a development in order to provide high amenity and functional routes for all modes of transport.
- (15) Promote the development and maintenance of pedestrian linkages between sub-precincts to encourage active communities and to provide opportunities to easily access live, work, and play environments.
- (16) Promote integrated public transport facilities and services.
- (17) Maintain a well-connected and efficient road network within the precinct in general accordance with Orewa: Precinct plan 1 and Orewa: Precinct plan 2 - subprecincts, and connections with the wider roading network, taking into account topography, watercourses and native vegetation.

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

I530.4. Activity table

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

Table I530.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Orewa 2 Precinct pursuant to section 9(3) and section 11 of the Resource Management Act 1991 or any combination of these sections where relevant. A blank activity status cell in Table I530.4.1 Activity table means that the zone, Auckland-wide and overlays apply as relevant.

Table I530.4.1 Activity Table

Activity		Activity status
Use		
(A1)	One dwelling on a site	P
(A2)	Two or more dwellings on a site	RD
(A3)	Retirement villages	D
Development		
(A4)	Buildings for dwellings	P
(A5)	Any buildings or development, other than buildings for dwellings	RD
Subdivision		
(A6)	Subdivision	
(A7)	Subdivision that does not comply with Standard I530.6.9(1)	D

I530.5. Notification

- (1) Any application for resource consent for an activity listed in Table I530.4.1 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).

I530.6. Standards

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

All activities permitted and restricted discretionary activities listed in Table I530.4.1 Activity table must comply with the following standards.

I530.6.1. Minimum net site area for land not within a Physical Limitation Area

- (1) The minimum site areas in that part of Table E38.8.2.3.1 for the Residential – Single House Zone do not apply and the minimum net site area in this precinct is 650m², except that the minimum site area may be reduced and varied as specified in Standard I530.6.1(2), Table I530.6.1.1 and Standard I530.6.1(3).
- (2) The percentage of sites within a sub-precinct of the specified net site area must not exceed the maximums specified in Table I530.6.1.1.

Table I530.6.1.1 Net site area reduction and variation by sub-precinct

Net site area	Maximum percentage of sites in a sub-precinct
150m ² – 450m ²	10-20%
450m ² – 650m ²	60-70%
Greater than 650m ²	10-30%

- (3) The percentage of sites of a specified size may be altered by transferring rights from one sub-precinct to another sub-precinct where the following requirements are met:
 - (a) the number of sites within any specified site area band in Table I530.6.1.1 for any sub-precinct must not be varied by more than 40%; and
 - (b) an equivalent percentage of sites within the specified site area band must be provided in a second precinct under the control of the applicant.
- (4) An application to transfer sites from one sub-precinct to another under Standard I530.6.1(3) is a discretionary activity.
- (5) Subdivision that does not comply with Standards I530.6.1(1),(2) and (3) is a discretionary activity.

I530.6.2. Minimum net site area for land within a Physical Limitation Area

- (1) Sites within a Physical Limitations Area must have a minimum net site area of 1500m² with an average net site area of 5000m² across the precinct.

I530.6.3. Height

- (1) Standard H3.6.6 Building height does not apply.
- (2) Buildings must not exceed 9m in height.

I530.6.4. Height in relation to boundary

- (1) Standard H3.6.7 Height in relation to boundary does not apply to buildings on sites of between 450m² and 650² net site area.
- (2) On sites between 450m² and 650m² no part of any building shall exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary, except a front boundary and except that on side boundaries within 14m of the road frontage the maximum height of a building shall not exceed a height equal to 5m plus the horizontal distance between that part of the building and the side boundary.
- (3) Standard I530.6.4(2) does not apply to:
 - (a) chimneys, radio and television aerials, domestic satellite dishes less than 1m in diameter;
 - (b) the apex of any roof or gable end not exceeding 1m² in area;
 - (c) dormers not exceeding 2m in width (not more than two per building facing the same boundary); and
 - (d) those parts of buildings that share a common wall on a site boundary.
- (4) Where a site boundary adjoins a site of 650m² net site area or greater that is not part of a multi-unit development then the height in relation to boundary control for the Single House zone applies to that boundary.

I530.6.5. Yards

- (1) The standard for yards in the Residential - Single House Zone apply except as specified in Table I530.6.1.

Table I530.6.1. Yards

Yard	Minimum depth
Front (for sites 650m ² or greater)	6m
Front (for sites between 450m ² and 650m ²)	3m
Side	1m on one side yard 3m on one side yard
Rear (for sites 650m ² or greater)	6m
Rear (for sites between 450m ² and 650m ²)	3m

- (2) In the case of rear sites between 450m² and 650m² only one yard of a minimum of 6m will be required.
- (3) All other yards are deemed to be side yards, only one of which will be required to be a minimum of 3m.
- (4) For sites between 450m² and 650m² the combined depth of the front and rear yards must be a minimum of 9m.
- (5) For sites between 450m² and 650m² the minimum depths in Table I530.6.1 are subject to the following:
 - (a) bay windows, steps, verandahs, porches and balconies may protrude into the 3.0 maximum front yard but shall not be closer than 1.5m to the front boundary;
 - (b) no fence, wall, or screen located within the front yard shall exceed 0.8m in height; and
 - (c) where a garage faces the street, then the front wall (containing the garage door) of the garage shall be set back a minimum of 6m from the front boundary.

I530.6.6. Maximum impervious area and building coverage

- (1) The maximum areas in Table I530.6.6.1 apply.

Table I530.6.6.1 Maximum impervious area and building coverage

Area	Maximum impervious area	Maximum building coverage
Sites less than 450m ² not within a Physical Limitation Area	The standards in the Residential - Single House Zone apply	The standards in the Residential - Single House Zone apply
Sites greater than 450m ² not within a Physical Limitation Area	50%	The standards in the Residential - Single House Zone apply
Sites within a Physical Limitation Area	50%	11.5%

I530.6.7. Building frontages

- (1) For sites between 450m² and 650m² the total area of all attached or detached garages doors or the open façade of a carport fronting the street shall not occupy more than 35% of the active building frontage.
- (2) For the purposes of this I530.6.7(1), the active building frontage is:
 - (a) the front façade of a dwelling including any attached or detached garage that faces the street but excluding:
 - (i) any vertical faces that are located more than 3m to the rear of the garage door; and

- (ii) any roof.

I530.6.8. Daylight for two or more dwellings on a site

- (1) Standard H4.6.12 from the Residential - Mixed Housing Suburban Zone applies to two or more dwellings on a site.

I530.6.9. Subdivision layout

- (1) The layout of subdivision within the precinct must be in accordance with Orewa 2: Precinct Plan 1.

I530.6.10. Indicative roads

- (1) Roads within the precinct must comply with the road cross-sections in Figure I530.6.10.1 Orewa 2 precinct - Collector road and Figure I530.6.10.2 Orewa 2 precinct - Collector road park edge.
- (2) The indicative roads shown on Orewa 2: Precinct plan 1 and Orewa 2: Precinct plan 2 – sub-precincts must be formed and vested with Council except,
 - (a) the alignment of that part of the indicative road specifically identified on the Orewa 2: Precinct Plan 1 may be varied;
 - (b) the points at which a road (which is not a local road) links with an existing road or another indicative road must not be varied.
 - (c) the alignment of a road at the point where an indicative road crosses a site precinct boundary must not be varied, except with the agreement of the adjoining property owner at the time of subdivision.

Figure I530.6.10.1 Orewa 2 precinct - Collector road

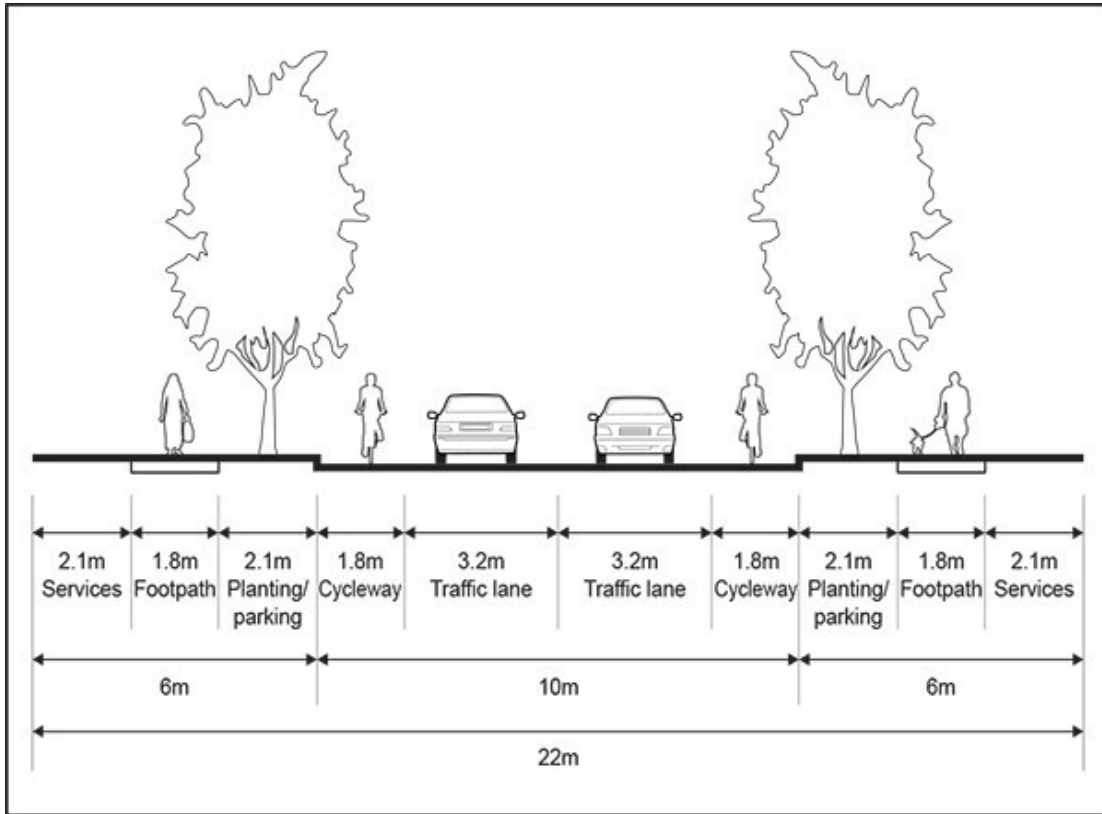
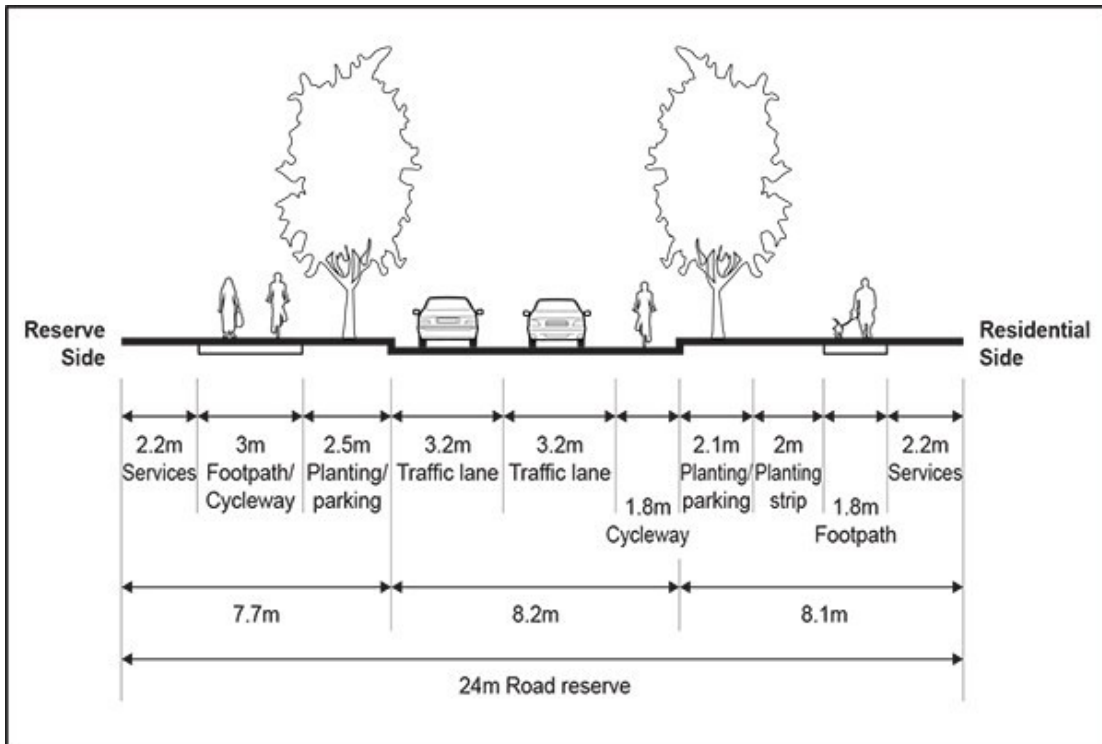


Figure I530.6.10.2 Orewa 2 precinct - Collector road park edge



I530.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I530.8. Assessment – restricted discretionary activities

I530.8.1. 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) Two or more dwellings on a site: design, location and scale.
- (2) Buildings, infrastructure, transport and subdivision:
 - (a) design, location and scale;
 - (b) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian linkages, other infrastructure, open spaces, land contours, and infrastructure location;
 - (c) the effects of land instability;
 - (d) consistency with Orewa 2: Precinct plan 1 and Orewa 2: Precinct plan 2 – sub-precincts;
 - (e) integration between sub-precincts, and development outside the precinct

I530.8.2. 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.

I530.8.2.1. Design, location and scale

- (1) The extent to which buildings, development and subdivision are consistent with:
 - (a) policies for the precinct; and
 - (b) Orewa 2: Precinct plan 1 and Orewa 2: Precinct plan 2 sub-precincts.
- (2) The extent to which sites proposed for two or more dwellings on the site have sufficient street frontage to allow dwellings to face on to the street.
- (3) The extent to which landscaping is used to off-set the visual effect of new buildings and a high standard of amenity is achieved that complements and enhances the natural landscape character of adjoining land.
- (4) The extent to which development avoids the degradation of natural permanent watercourses and does not destroy or reduce their ability to

support in-stream flora and fauna, and adequate riparian buffers are provided.

- (5) The extent to which development provides a good standard of aural and visual amenity, particularly between residential activities and non-residential activities and between residential activities and roads.
- (6) The extent to which the bulk and scale of the building is consistent with the character of existing development in the sub-precinct or adjoining sub-precinct.
- (7) The extent to which the design or location of development adjacent to strategic routes and district arterial routes avoids or mitigates potential reserve sensitivity effects on sensitive activities.
- (8) The extent to which the subdivision provides for various site sizes to be spread throughout the sub-precinct.

I530.8.2.2. Two or more dwellings on a site

- (1) Development of two or more dwellings on a site will be assessed against the relevant assessment criteria in the Residential - Mixed Housing Suburban Zone.
- (2) The extent to which sites proposed for two or more dwellings on the site have sufficient street frontage to allow dwellings to face on to the street.

I530.8.2.3. Transport

- (1) The extent to which the proposed roads comply with Orewa 2: Precinct plan 1: and Orewa 2: Precinct plan 2 – sub-precincts.
- (2) The extent to which a proposed street network ensures well-connected, attractive and safe transport routes, with appropriate provision for:
 - (a) pedestrian, cycle and vehicle movements car parking;
 - (b) infrastructure services; and
 - (c) street tree planting and landscape treatment consistent with the overall existing or introduced environmental context.
- (3) The extent to which local road network provides an efficient and legible roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves and retail activities.
- (f) The extent to which effects of development on the wider road network are avoided, remedied or mitigated.

I530.8.2.4. Infrastructure

- (1) The extent to which roads create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.
- (2) The extent to which infrastructure for stormwater, wastewater and water supply is designed to ensure minimisation of water use, storm and wastewater generation and maximise water re-use.
- (3) The extent to which infrastructure is provided to serve any new development.
- (4) Whether the management of stormwater flows is consistent with the relevant network consent.
- (5) The extent to which development retains, enhances and provides protection for riparian margins, coastal edges and esplanade reserves.
- (6) Whether the areas of open space and walkways are provided and identified on subdivision.

I530.8.2.5. Subdivision and development

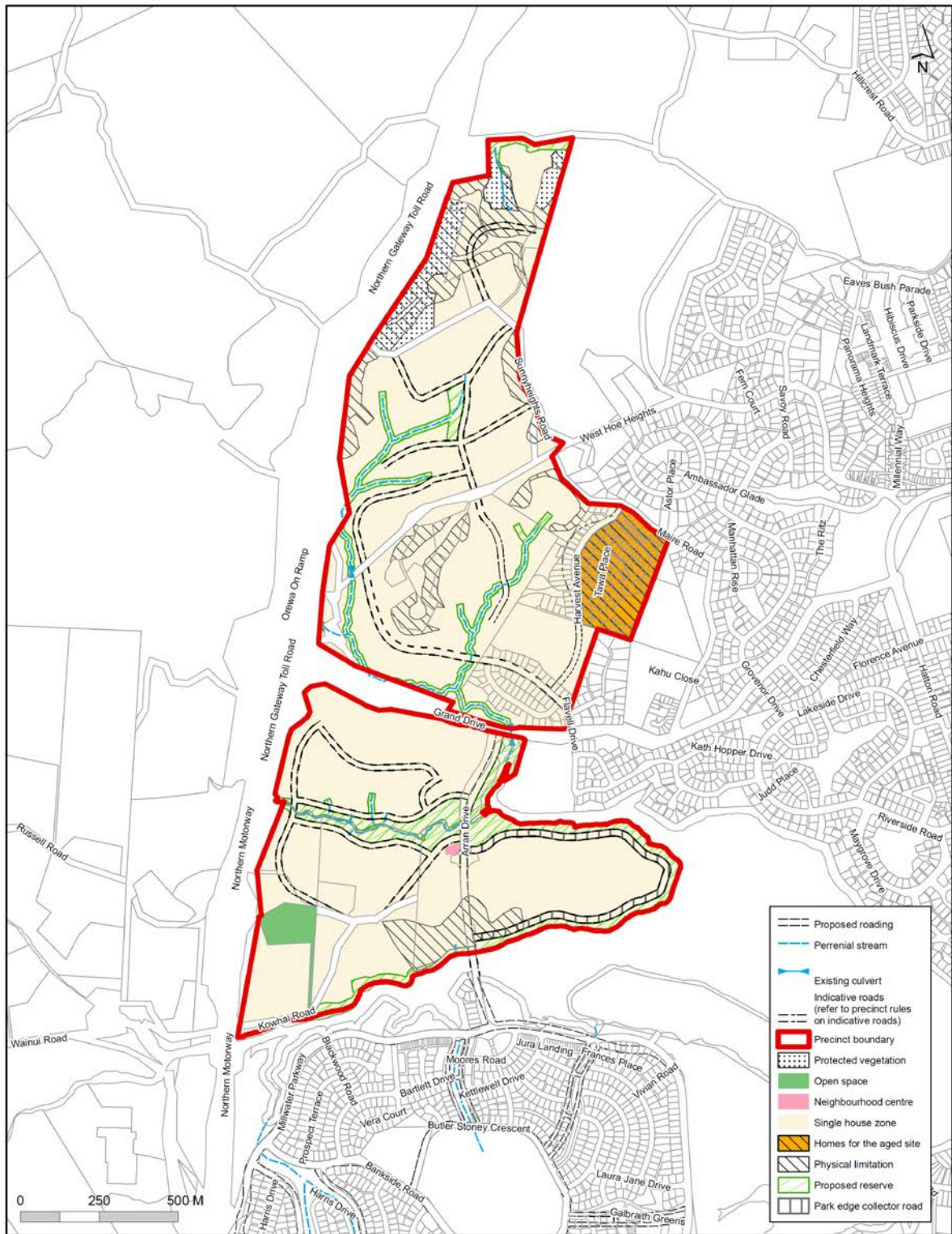
- (1) The extent to which the location of infrastructure servicing the area, and open space, results in an integrated network that is adequate to meet the needs of the overall sub-precinct.
- (2) The extent to which a legible public street pattern is created with street blocks having a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m.
- (3) The extent to which public parks and reserves are bounded by public streets for 75% of their entire perimeter, (excluding any coastal frontage) taking into account topographical, watercourse and vegetation features
- (4) The extent to which low intensity development is located within the Physical Limitations Area. The minimum net site area or average net area for sites within the Physical Limitations Areas may be reduced if the Council is satisfied that:
 - (a) the geotechnical constraints are removed as shown on a consented subdivision scheme plan, or
 - (b) a smaller net site area or average net area can be justified in geotechnical terms.

I530.9. Special information requirements

There are no special information requirements in this precinct.

I530.10. Precinct plans

1530.10.1 Orewa 2: Precinct plan 1



I530.10.2 Orewa 2: Precinct plan 2 – sub-precincts

