

I430. Patamahoe Precinct

I430.1. Precinct Description

Patumahoe Sub-precinct A consists of approximately 25 hectares of land located north-west of the existing Patumahoe settlement. The precinct is bounded to the east by Woodhouse Road and to the west by an existing residential area fronting Kingseat Road. To the south of the precinct is the Patumahoe town centre/commercial area, while to the north are horticultural and pastoral activities. The sub-precinct is bisected by an open watercourse that drains into the headwaters of the Taihiki River. A second, less significant watercourse is located in the western aspect of the precinct which includes the western wetland.

Sub-precincts B, C and D comprise approximately 9.93 hectares and are located on a weathered volcanic cone to the west of the Patumahoe town. The three sub-precincts are bounded by Mauku Road to the south east, Kingseat Road to the north east and Day Road to the north west. Land to the west and south of the precinct remain in rural/horticultural use.

The zoning of land within this precinct is Residential - Single House Zone and Open Space – Informal Recreation.

I430.2. Objectives

- (1) Development provides a high standard of amenity, safety and convenience and contributes to a positive sense of place and identity for the Patumahoe area.
- (2) Efficient infrastructure is provided to service the needs of the precinct area.
- (3) Development and/or subdivision within the precinct facilitates a transport network that:
 - (a) integrates with, and avoids adverse effects on the safety and efficiency of, the transport network of the surrounding area, including any upgrades to the surrounding network;
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles;
 - (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.
- (4) Subdivision and development minimise the potential for reverse sensitivity conflicts with adjoining rural activities and land uses

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

I430.3. Policies

- (1) Require dwellings developed within the precinct, to make efficient use of land and infrastructure while achieving an overall pattern and intensity of development compatible with the rural character of Patumahoe.
- (2) Enable a range of site sizes while maintaining a compact, centre focused urban form that is compatible with the current scale and development pattern of Patumahoe.
- (3) Require subdivision and design of residential, open space, and infrastructure to enhance landscape amenity and recreational values associated with the principal watercourse including the bush gully and waterfall area at the north-western corner of the Sub-precinct A.
- (4) Provide quality public open spaces which generally abut streets rather than residential sections and thus provide opportunities for passive surveillance and public amenity.
- (5) Require subdivision and/or development within the precinct to provide for a transport network that:
 - (a) as a minimum, is in accordance with the transport network elements shown on Patumahoe: Precinct plan 1;
 - (b) supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles;
 - (c) is designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards.
- (6) Require all lots within sub-precincts B, C and D to be connected efficiently and cost effectively to the existing public sewerage and water supply networks in Patumahoe, and recognise that the council may enter into such arrangements as are appropriate with any developer to ensure this happens in a timely manner.
- (7) Require the use of water harvesting within sub-precincts B, C and D (i.e. roof water collection tanks) for non-potable uses for individual dwellings as a means of achieving stormwater management objectives and to promote water conservation and efficiency.
- (8) Require low impact stormwater management techniques to be integrated into the design of the stormwater network in the area and stormwater management to occur in accordance with the Patumahoe Integrated Catchment Management Plan and associated Stormwater Network Discharge Consent

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

I430.4. Activity table

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

Table I430.4.1 Activity table specifies the activity status of activities in the Patumahoe Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I430.4.1 Activity table

Activity		Activity status
Development		
(A1)	Building	
Subdivision		
(A2)	Subdivision which complies with the subdivision standards I430.6.4 Vehicle parking and access, I430.6.7 Minimum net site area, I430.6.8, I430.6.8. Maximum number of lots in sub-precincts B, C and D, I430.6.9 Landscape buffer, I430.6.10 Public open space, I430.6.11 Staging and I430.6.12 Stormwater management.	
(A3)	Subdivision which does not comply with the subdivision standards I430.6.4 Vehicle parking and access, I430.6.7 Minimum net site area, I430.6.8, I430.6.8. Maximum number of lots in sub-precincts B, C and D, I430.6.9 Landscape buffer, I430.6.10 Public open space, I430.6.11 Staging and I430.6.12 Stormwater management.	NC

I430.5. Notification

- (1) Any application for resource consent for an activity listed in Table I430.4.1 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).

I430.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct in addition to the following standards, unless otherwise specified below. All activities listed in Table I408.4.1 Activity table must comply with the following standards.

I430.6.1. Building design in sub-precincts B, C and D

- (1) The finishing of external walls of buildings shall have a light reflectivity value of no more than 70%.

- (2) The finishing of roofs shall have a light reflectivity value of no more than 40% and the roof finishing shall be darker than the external walls of the building.

I430.6.2. Retaining walls in sub-precincts B, C and D

- (1) The height of a single retaining wall shall not exceed 1.2m.
- (2) The use of more than one 1.2 metre retaining wall is permitted, provided this can be done by terracing a second wall behind the first. The space in between the two walls cannot be less than 0.75 metres and this intervening area must be landscaped in accordance with Figure 4 Retaining detail below.
- (3) At the base of each retaining wall landscape plantings shall be established in accordance with the Figure 4 Retaining detail below, to visually break up the appearance of the face of the retaining wall.
- (4) Retaining walls must be constructed of natural stone, or timber or designed with materials that match materials used on the exterior of a dwelling on the same lot. Crib or keystone are not permitted.

I430.6.3. Paving materials in sub-precincts B, C and D

- (1) Paving materials must comprise either exposed aggregate concrete, concrete with charcoal oxide (6.0kg/m^3), natural stone, natural timber, or be undertaken with dark or earth toned pavers.

I430.6.4. Vehicle parking and access

- (1) No vehicle access to private lots is permitted from Kingseat Road. Vehicle access for properties with frontage onto Kingseat Road shall be from public roads or private lanes at the rear of properties.

I430.6.5. On-site stormwater mitigation

- (1) All stormwater from impervious areas shall be mitigated to achieve flow attenuation, such that $5\text{m}^3/100\text{m}^2$ of roof area and $3\text{m}^3/100\text{m}^2$ of other impervious areas are attenuated by one (or a combination) of the following methods:
 - (a) Stormwater soakage pits where geotechnical conditions allow.
 - (b) Stormwater rain tanks where geotechnical conditions do not allow for effective soakage, or to provide generally for rainwater harvesting.

I430.6.6. Interface with Kingseat Road - all sites fronting Kingseat Road

- (1) That part of Standard H3.6.8 Yards specifying front yards does not apply.
- (2) Front yards: a front yard of not less than 4.0 metres, and not more than 5.0 metres must be provided.
- (3) That part of the front façade of a dwelling within 10m of the front boundary must contain glazing to a habitable room or habitable rooms that is cumulatively at least 10 per cent of the area of that part of the front façade.

- (4) Any retaining wall adjacent to the Kingseat Road boundary shall be a maximum of 1.2 metres high, as illustrated in Figure 3 Kingseat Road below. Landscaping shall be planted to the front of any such retaining wall facing Kingseat Road for its entire length.

I430.6.7. Minimum net site area

- (1) Standards E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare and E38.8.3.1 Vacant sites subdivision involving parent sites of 1 hectare or greater, do not apply.
- (2) Site sizes for proposed sites must comply with the minimum net site areas specified in Table I430.6.7.1 Minimum net site area.

Table I430.6.7.1 Minimum net site area

Sub-precinct	Minimum net site area
A	800m ²
B	950m ²
C	600m ²
D	700m ²

I430.6.8. Maximum number of lots in sub-precincts B, C and D

- (1) The total number of residential lots within sub-precincts B, C and D, including those containing the two existing dwellings shall not exceed 73.

I430.6.9. Landscape buffer

- (1) A landscape buffer area with an average width of no less than 20m, shall be established by way of reserve to vest in the council or restrictive covenant/s (or similar) along the south western boundary of Sub-precinct B in accordance with Patumahoe: Precinct plan 1.
- (2) The landscape buffer area must be planted with a mixture of indigenous trees, shrubs or ground cover plants (including grass) along the full extent of the landscape strip.
- (3) A recreational trail must be established within the landscape buffer area and have a minimum width of 2 metres

I430.6.10. Public open space

- (1) A neighbourhood park shall be established in the general location identified in Patumahoe: Precinct plan 1.

I430.6.11. Staging

- (1) Before any S224(c) certificates or building consents are granted for any stage of development, the following works shall be constructed and completed to the council's satisfaction:

- (a) the central spine road – major as shown on Patumahoe: Precinct plan 1;
- (b) a shared footpath, appropriate kerb and channel, berm and street trees; and
- (c) a services corridor along the frontages of Day Road, Mauku Road and Kingseat Road, where they are adjacent to the portion of land being developed.

I430.6.12. Stormwater management

- (1) Before S224(c) certificates or building consents are granted for development within Stage 2, either:
 - (i) a stormwater management pond shall be constructed and completed to Council's satisfaction within Sub-precinct D at the corner of Kingseat and Day roads; or
 - (ii) any upgrades necessary to the Western Pond within Sub-precinct A shall be constructed and completed to the council's satisfaction.
 - (iii) The works outlined above shall be undertaken in accordance with the Patumahoe stormwater network discharge consent.

I430.7. Assessment – controlled activities

I430.7.1. Matters of control

There are no controlled activities in this precinct.

I430.7.2. Assessment criteria

There are no controlled activities in this precinct.

I430.8. Assessment – restricted discretionary activities

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) Development and infringements of development standards:
 - (a) consistency with the Patumahoe: Precinct plan 1 and Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan ;
 - (b) the location of any buildings and earthworks;
 - (c) protection and planting of vegetation.
- (2) Subdivision and infringements of subdivision standards:
 - (a) consistency with the Patumahoe: Precinct plan 1 and Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan;

- (b) Compliance with minimum site size requirements;
- (c) the location of any building envelopes shown on the plan of subdivision;
- (d) the layout and design of any roads, vehicle access ways or pedestrian walkways shown on the Patumahoe: Precinct plan 1 and on Figures 1 – 4 below;
- (e) protection and planting of vegetation.

Figure 1: Minor roads

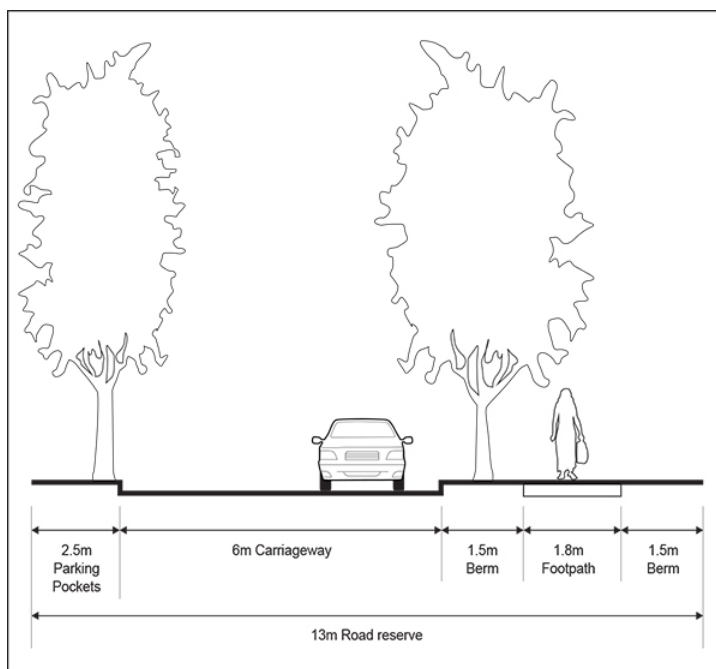
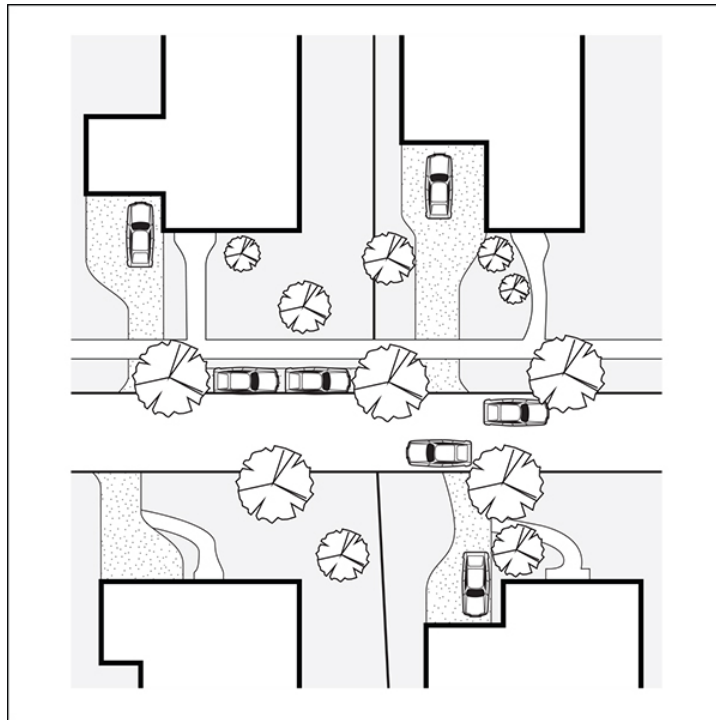


Figure 2: Major roads

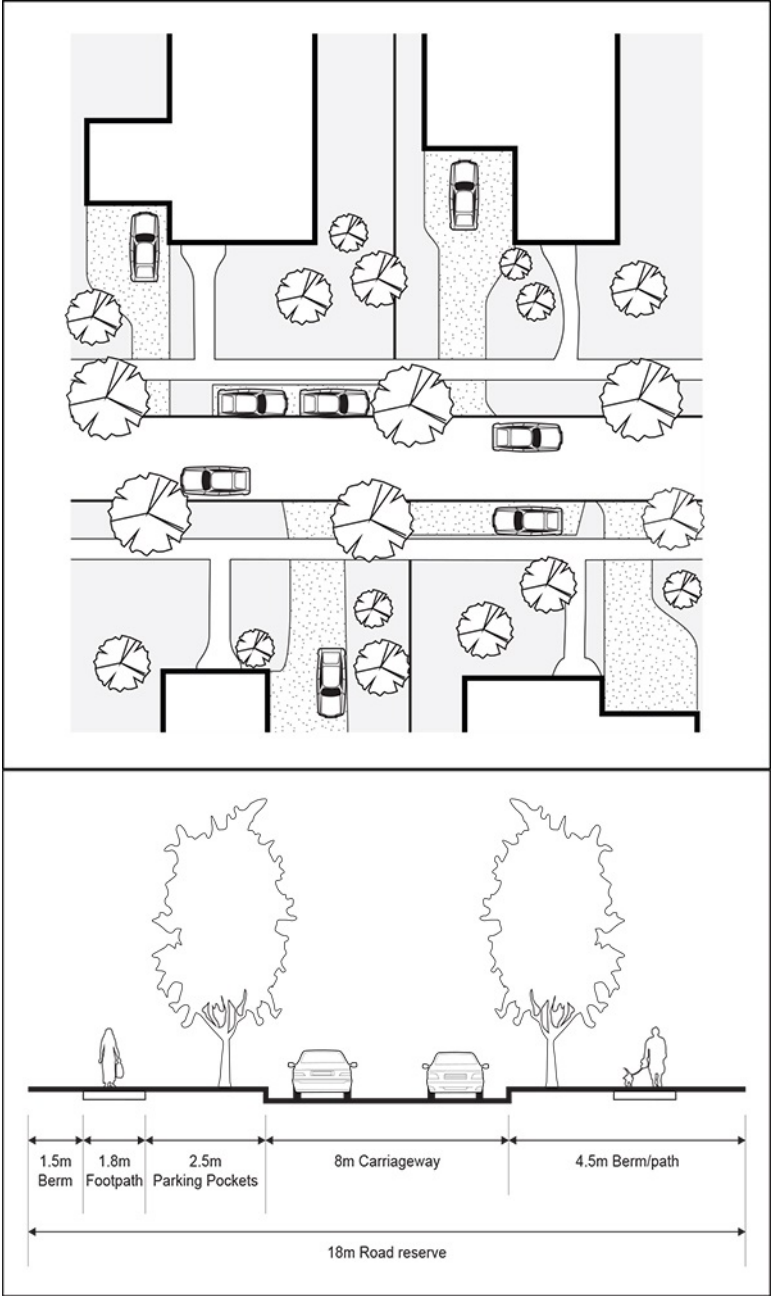


Figure 3: Kingseat Road

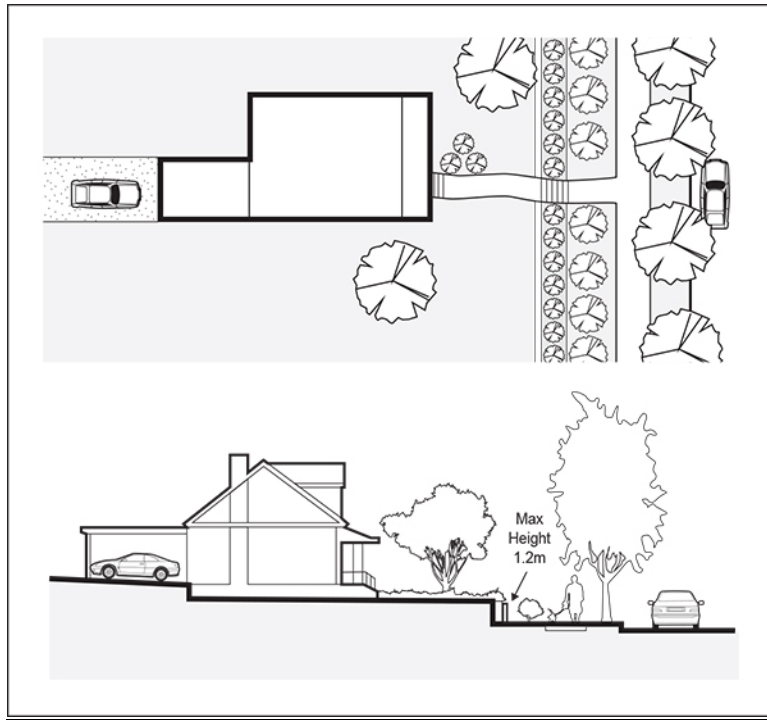
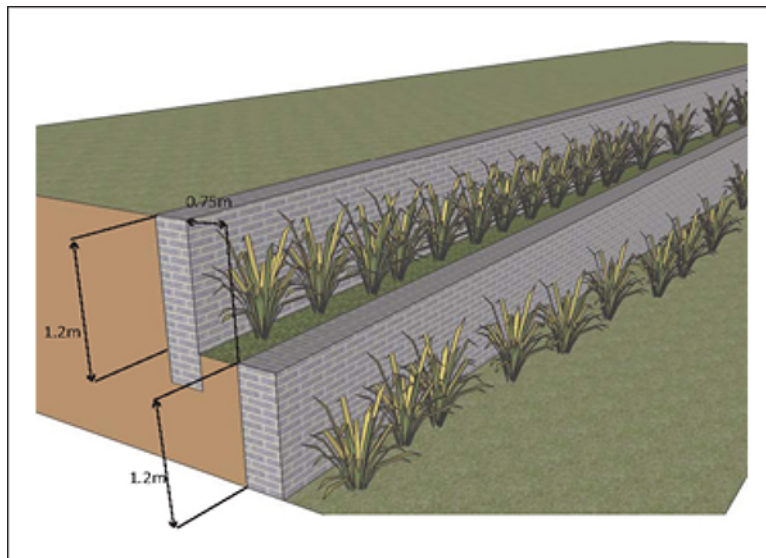


Figure 4: Retaining detail



I430.8.1. 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) Development and infringement of development standards.

- (a) The extent to which an activity complies with the Patumahoe: Precinct plan 1 and Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan.
 - (b) Whether the design of any roads, vehicle access ways or pedestrian walkways is consistent with the precinct plan and Figures 1- 4 above.
 - (c) The extent to which existing vegetation will be removed and what mitigation planting is proposed to increase the overall vegetated area.
 - (d) How the landscape character and amenity of the area will be enhanced.
 - (e) Where it can be demonstrated it is not possible or practicable to meet other assessment criteria with respect to vegetation, whether provision is made for replacement planting that will enhance the landscape character and amenity of the area.
 - (f) The extent to which buildings and works are not visually prominent or do not create any scars on the landscape that would be visually prominent.
 - (g) The extent to which the height and the scale, massing and form of the building is compatible with the low density and natural character of the landscape.
 - (h) The extent to which development in sub-precincts B, C and D maintains the natural landform of the Patumahoe Hill.
 - (i) Whether the presence and scale of retaining walls in sub-precincts B, C and D is minimised to avoid modification of the natural gradient of the Patumahoe Hill.
- (2) Subdivision and infringement of subdivision standards
- (a) The extent to which the design of the subdivision, the layout of any roads, vehicle access ways or pedestrian walkways and the location of any building envelopes shown on the plan of subdivision is consistent with the precinct plan and Figures 1- 4 above.
 - (b) Whether site sizes meet the minimum requirements in Standard I430.6.7 above.
 - (c) The extent to which the subdivision is designed to protect existing indigenous vegetation and provide for the planting of new vegetation to mitigate the effects of removing any existing significant vegetation.
 - (d) Whether the subdivision is in accordance with the Patumahoe Stormwater Network Discharge Consent.
 - (e) For subdivision in sub-precincts B, C and D the following additional stormwater assessment criteria apply:

- (iv) Whether stormwater from sub-catchments “East” and “West 1” as identified in Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan is directed to the Main Stormwater Treatment/Detention Pond in Sub-precinct A
- (v) Whether stormwater flows from the western sub-catchments “West 2” and “West 3” as identified in Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan are maintained at pre-development levels.
- (vi) Whether a pond should be established on the northern corner of Sub-precinct D, primarily as a flood management system and landscape amenity feature but also as a stormwater quality improvement device if a pond in that location is required for the purpose of maintaining stormwater flows at a pre-development level.
- (vii) If a pond is established on Sub-precinct D, whether it is treated as an amenity feature and landscaped accordingly.
- (viii) Whether on-site stormwater detention is also required (such as soakage pits) except where it can be demonstrated that geotechnical conditions within sub-precincts B, C and D do not allow for on-site soakage.
- (ix) Whether the development uses water sensitive design techniques, including swales, grey water rainwater harvesting for outdoor use, rain gardens, and/or permeable paving etc.
- (f) In the event development of the sub-precincts B, C and D is staged:
 - (i) Whether sub-catchments “East” and “West 1” comprising stage 1 should be developed first and drain to the main pond on Sub-precinct A.
 - (ii) Whether sub-catchments “West 2” and “West 3” comprising stage 2 should drain to the western pond in Sub-precinct A.
- (g) The extent to which the subdivision maintains the natural landform of the Patumahoe Hill by ensuring that the grading of individual lots does not occur as part of the subdivision engineering works; rather, the formation of building platforms occurs at the time individual sites are developed and the modification of the natural gradient of the Patumahoe Hill is thereby minimised.
- (h) The extent to which lighting design for streets recognises the visually prominent hillside location of sub-precincts B, C and D by minimising all light pollution.
- (i) Whether design of lighting standards includes bollard style standards for street lighting which can be mixed with pedestrian scaled light standards.

- (j) The extent to which landscaping consists of ecologically sourced native plants (i.e. those that naturally occur in the Manukau Ecological District) which are appropriate to the site. (Examples of such species are set out in the typical plant palettes in Figure 5 and Tables 1–7 below).
- (k) Whether plantings and other landscape features will result in a maintenance free mature landscape, inasmuch as is practical.

Figure 5: Landscape concept plan and typical plant palettes



Table 1 Native Restoration Planting Schedule (all species to be eco-sourced)

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING
Native Restoration: Nurse Species			
<i>Carex</i> sp	Native grasses	PB2	500mm
<i>Coprosma repens</i>	Taupata	PB2	1.0m
<i>Coprosma robusta</i>	Karamu	PB2	1.0m
<i>Cordyline australis</i>	Cabbage tree	PB2	1.0m
<i>Geniostoma rupestre</i>	Hangehange	PB2	1.0m
<i>Hebe stricta</i>	Koromiko	PB2	1.0m
<i>Kunzea ericoides</i>	Kanuka	PB2	1.0m
<i>Leptospermum scoparium</i>	Manuka	PB2	1.0m
<i>Libertia</i> sp	NZ Iris	PB2	0.5m
<i>Melicytus ramiflorus</i>	Mahoe	PB2	1.0m
<i>Myrsine australis</i>	Mapou	PB2	1.0m
<i>Phormium</i> sp (dwarf)	Dwarf flax	PB2	0.5m
<i>Phormium tenax</i>	Flax	PB2	1.5m
Native Restoration Enrichment Species			
<i>Cordyline australis</i>	Cabbage tree	PB5	2.0m
<i>Cyathea medullaris</i>	Tree fern	PB5	4.0m
<i>Knightia excelsa</i>	Rewarewa	PB5	4.0m
<i>Meryta sinclairii</i>	Puka	PB5	4.0m
<i>Podocarpus totara</i>	Totara	PB5	5.0m
<i>Vitex lucens</i>	Puriri	PB5	5.0m

Table 2: Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING [approximate]
Large Scale Street Trees			
<i>Vitex lucens</i>	Puriri	P8150	20.0m
Residential Scale Street Trees			
<i>Alectryon excelsa</i>	Titoki	P8150	10.0m

Table 3: Native Garden Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Native Garden Specimen Trees			
<i>Alectryon excelsa</i>	Titoki	PB95	4.0m
<i>Cordyline australis</i>	Cabbage tree	PB95	2.0m
<i>Hoheria populnea</i>	Lacebark	PB95	3.0m
<i>Meryta sinclairii</i>	Puke	PB95	3.0m
<i>Plagianthus regius</i>	Ribbonwood	PB95	3.0m
<i>Sophora microphylla</i>	Kowhai	PB95	4.0m
<i>Vitex lucens</i>	Puriri	PB95	5.0m

Table 4: Garden Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Garden Specimen Trees			
<i>Alectryon excelsa</i>	Titoki	PB95	4.0m
<i>Cordyline australis</i>	Cabbage tree	PB95	2.0m
<i>Fraxinus sp</i>	Asc	PB95	4.0m
<i>Ginkgo sp</i>	Maidenhair	PB95	5.0m
<i>Liquidambar styracifluo</i>	America sweet gum	PB95	5.0m
<i>Liriodendron tulipifera</i>	Tulip tree	PB95	5.0m
<i>Magnolia sp</i>	Magnolia	PB95	6.0m
<i>Meryta sinclairii</i>	Puke	PB95	3.0m
<i>Quercus palustris</i>	Pin Oak	PB95	5.0m
<i>Vitex lucens</i>	Puriri	PB95	5.0m

Table 5 Gateway Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Gateway Specimen Trees			
<i>Cordyline australis</i>	Cabbage tree	PB150	2.0m
<i>Meryta sinclairii</i>	Puke	PB150	3.0m
<i>Vitex lucens</i>	Puriri	PB150	5.0m

Table 6: Evergreen Hedging Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
<i>Camellia sp</i>	Camellia	PB8	1.0m
<i>Griselinia sp</i>		PB8	1.0m
<i>Pittosporum sp</i>		PB8	1.0m

Table 7: Retaining Wall Planting Schedule

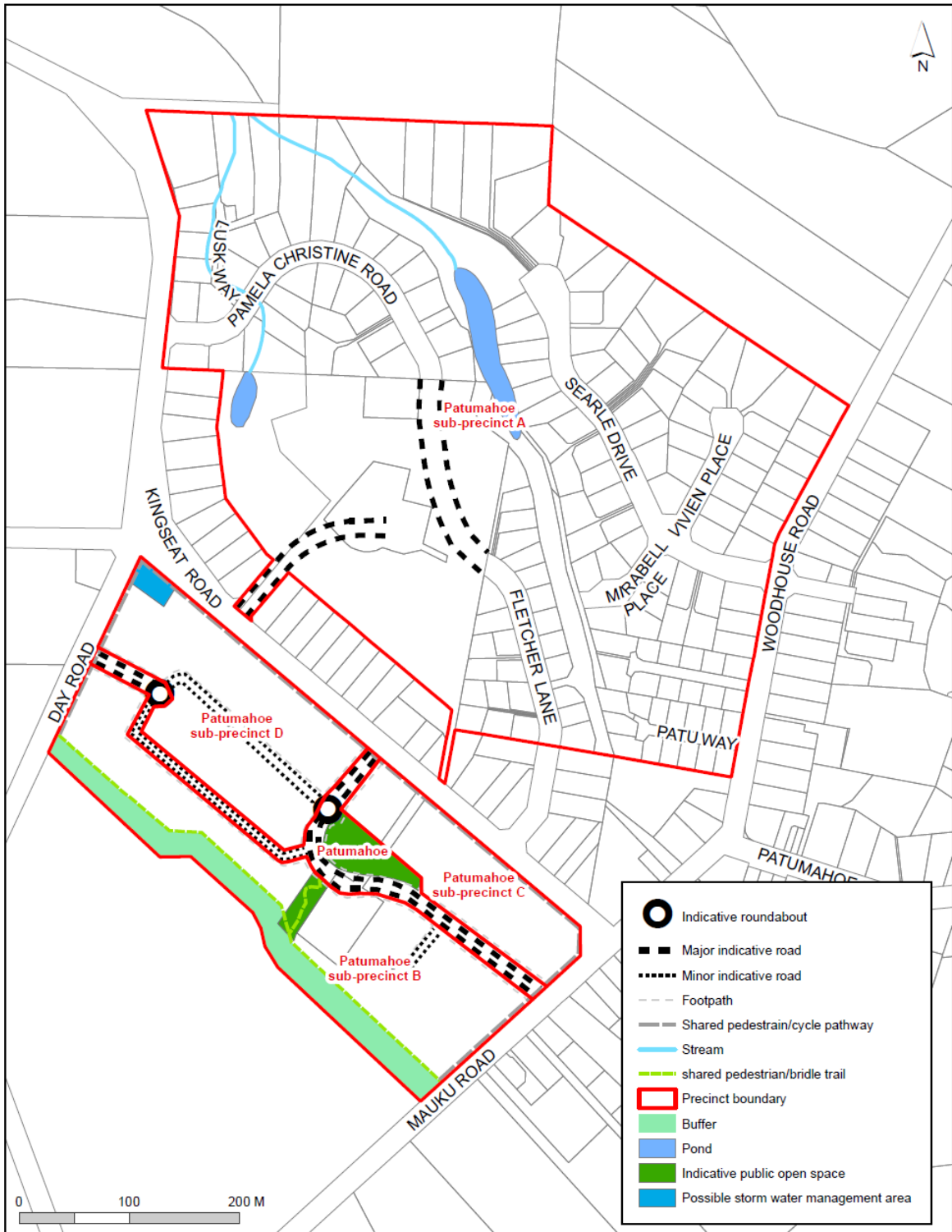
SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Shrubs and Hedging species			
<i>Camellia sp</i>	Camellia	PB5	1.0m
<i>Griselinia sp</i>		PB5	1.0m
<i>Phormium sp (dwarf)</i>	Dwarf flax	PB5	0.5m
<i>Pittosporum sp</i>		PBS	1.0m
Groundcovers			
<i>Dietes grandiflora</i>		PBS	0.5m
<i>Lomandra sp</i>		PB5	0.5m
Climbers			
<i>Ficus pumila</i>	Creeping fig	PB5	0.5m

I430.9. Special information requirements

There are no special information requirements in this precinct.

I430.10. Precinct plans

I430.10.1 Patumahoe: Precinct plan 1



I430.10.2 Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan

