

I500. Albany 3 Precinct

I500.1. Precinct description

The Albany 3 Precinct applies to 13 hectares of land at 29, 40A and 42 Kewa Road, Albany Heights. This precinct is comprised of three sub-precincts; Sub-precincts A, B and C. The purpose of the precinct is to provide for development and subdivision in a manner that addresses all of the following matters:

- the protection of any significant natural features of the land, including landscape impacts on the Lucas Creek escarpment, and impacts arising from the identified ridgeline sites and eventual building heights in this area;
- maintain the water quality for the Lucas Creek catchment; and
- manage onsite stormwater management.

The zoning of land within this precinct is Residential – Single House Zone.

I500.2. Objectives [rp/dp]

- (1) Development and subdivision is designed and implemented in a comprehensive, efficient and integrated way.
- (2) Development takes place outside of the landscape protection area, the proposed reserve, and the proposed drainage reserve illustrated on the precinct plan.
- (3) The significant natural features of the land are protected.
- (4) The water quality of the Lucas Creek catchment is maintained.

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

I500.3. Policies [rp/dp]

- (1) Restrict subdivision and development within Albany 3 where it does not comply with the minimum site size requirements.
- (2) Prevent development in the landscape protection area, the proposed reserve, and the proposed drainage reserve indicated on the Albany 3: Precinct plan 1.
- (3) Protect significant natural features of land, including landscape impacts on the Lucas Creek escarpment, and impacts arising from the identified ridgeline sites in Sub-precinct B.
- (4) Require that development maintains the water quality of the Lucas Creek catchment.

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

I500.4. Activity table

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

Table 0.1 Activity table specifies the activity status of development and subdivision activities in the Albany 3 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

A blank in Table 0.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I500.4.1: Activity table

Activity		Activity status
Development		
(A1)	New buildings and additions to buildings which meet Standard I500.6.1 and Standard I500.6.2	
(A2)	New buildings and additions to buildings which do not meet Standard I500.6.1 and Standard I500.6.2	NC
Subdivision		
(A3)	Subdivision around existing buildings and development	
(A4)	Subdivision in accordance with an approved land use resource consent	
(A5)	Vacant sites subdivision involving parent sites of less than 1ha	
(A6)	Subdivision listed in (A3) to (A5) which meets Standard I500.6.3	RD
(A7)	Subdivision listed in (A3) to (A5) which does not meet Standard I500.6.3	D

I500.5. Notification

(1) Any application for resource consent for an activity listed in Table 0.1 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).

I500.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct, except for both of the following:

- E38 Subdivision – Urban - Standard E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare; and

- E38 Subdivision – Urban - Standard E38.8.3.1. Vacant sites subdivision involving parent sites of 1 hectare or greater.

All activities listed as permitted, controlled or restricted discretionary activities in Table 0.1 must comply with the following activity standards.

I500.6.1. Building height

- (1) New buildings and additions to buildings within the area identified on Albany 3: Precinct plan 1 as 'Restriction of Single Level Dwelling on Ridgeline Sites' must not be greater than 4 meters in height.

I500.6.2. Location of new buildings and additions to buildings

- (1) New buildings and additions to buildings must be located outside the landscape protection, the proposed reserve, and the proposed drainage reserve areas identified on the precinct plan.

Subdivision

I500.6.3. Minimum site size

- (1) Subdivision must comply with the minimum net site areas listed in Table I500.6.3.1.

Table I500.6.3.1: Minimum net site area

Sub-precinct	Minimum net site area
A	1000m ²
B	700m ²
C	500m ²

I500.7. Assessment – controlled activities

There are no controlled activities in this precinct

I500.8. Assessment – restricted discretionary activities

I500.8.1. 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, zone or Auckland-wide provisions:

- (1) any effects associated with the subdivision design; and
- (2) any effects on the natural features of the site.

I500.8.2. 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) Any effects associated with the subdivision design:
 - (a) the extent to which the layout of subdivision is consistent with Albany 3: Precinct plan 1;
 - (b) whether natural features have been appropriately protected; and
 - (c) whether landscaping has been undertaken in accordance with Precinct plan 1.
- (2) Any effects on natural features of the site:
 - (a) whether development appropriately protects the natural features of the Lucas Creek escarpment;
 - (b) whether prominent ridgelines are protected from inappropriate development; and
 - (c) whether development will maintain the water quality of the Lucas Creek catchment.

I500.9. Special information requirements

There are no special information requirements in this precinct.

I500.10. Precinct plans

I500.10.1 Albany 3: Precinct plan 1

