

I508. Devonport Peninsula Precinct

I508.1. Precinct description

The purpose of the Devonport Peninsula precinct is to provide for the comprehensive residential development of the former Navy housing land holdings located in the suburbs of Devonport, Bayswater, Belmont and Hauraki on Auckland's North Shore.

The precinct enables additional building height and, as a consequence, increased intensity of development within these suburban locations. The provisions are designed to ensure that the effects generated as a result of the additional height and intensity are mitigated.

The precinct collectively covers 24.9 hectares of land and comprises six separate sub-precincts which range in size from 1.9ha to 7.3ha. The six sub-precincts recognise the opportunities and unique characteristics of each site and surrounds, and accordingly provide for variability in building height across each sub-precinct. These sub-precincts are identified as follows:

- Sub-precinct A - Marsden Street;
- Sub-precinct B - Birchfield Road;
- Sub-precinct C - Plymouth Crescent;
- Sub-precinct D - Hillary Crescent;
- Sub-precinct E - Vauxhall Road; and
- Sub-precinct F - Wakakura Crescent.

The size and aspect of the precinct landholdings and the proximity of community amenities and open space make it suitable to accommodate medium to higher density residential development.

The large site areas of the sub-precincts also provide the opportunity to locate up to five storey buildings away from established residential areas, and surrounding areas generally, to mitigate any adverse visual or dominance effects.

In this regard, four height areas have been identified within the sub-precincts with the maximum height for each area specified as follows:

- Area 1 – 16m (up to 5 storeys)
- Area 2 – 14.5m (up to 4 storeys)
- Area 3 – 11m (up to 3 storeys)
- Area 4 – 8m (up to 2 storeys).

Sub-precinct A - Marsden Street (refer to Devonport Peninsula: Precinct plan 1)

Sub-precinct A provides for the development of landholdings in and around Marsden Street and Waitemata Road, Hauraki, comprising approximately 4.1ha of land.

The sub-precinct has three height areas – Area 1 to reflect the opportunity for higher buildings with outlook across Jutland Reserve and the coastal edge of Shoal Bay, Area 2

adjacent to Hauraki Primary School, and Area 4 alongside the east and west residential zone interfaces respectively.

Sub precinct B - Birchfield Road (refer to Devonport Peninsula: Precinct plan 2)

Sub-precinct B provides for the development of landholdings in and around Birchfield Road and Francis Street, Hauraki, comprising approximately 1.9ha of land.

The sub-precinct has three height areas – Area 2 adjacent to Jutland Reserve, Area 3 in the central core of the site, and Area 4 along the south-western interfaces with the adjacent residential properties to address potential edge effects.

Sub precinct C - Plymouth Crescent (refer to Devonport Peninsula: Precinct plan 3)

Sub-precinct C provides for the development of landholdings in and around Plymouth Crescent, Bayswater, comprising approximately 7.1ha of land.

The sub-precinct has four height areas – Area 1 enabling greater height adjacent to Plymouth Reserve, Area 2 fronting Roberts Road, opposite Bayswater Park, Area 3 fronting Roberts Road and alongside the north-eastern residential area and Area 4 adjacent to the west and east residential interfaces.

Sub precinct D - Hillary Crescent (refer to Devonport Peninsula: Precinct plan 4)

Sub-precinct D provides for the development of landholdings in and around Hillary Crescent, Belmont, comprising approximately 7.3ha of land.

The sub-precinct has three height areas - Area 1 adjacent to Northboro Reserve, Area 3 along the west of Eversleigh Road, and Area 4 alongside the north and south residential zone interfaces.

Sub precinct E - Vauxhall Road (refer to Devonport Peninsula: Precinct plan 5)

Sub-precinct E provides for the development of the former HMNZS Tamaki landholding which comprises approximately 3.2ha of land in Vauxhall Road, Devonport.

The sub-precinct has three height areas - Area 1 within the core of the sub-precinct, Area 3 along the western boundary with Vauxhall Road and the northern edge adjacent to the reserve, and Area 4 alongside the southern residential zone interface.

Sub precinct F – Wakakura Crescent (refer to Devonport Peninsula: Precinct plan 6)

Sub-precinct F provides for the development of landholdings at Wakakura Crescent, to the south of Ngataranga Road, Devonport, comprising approximately 4.3ha of land.

The sub-precinct has three height areas - Area 1 within the core and to the south of the sub-precinct with outlook across Ngataranga Bay, Area 3 on an elevated terrace at the western end of the site and along the Ngataranga Road frontage, and Area 4 alongside the residential zone interface to the east and west.

The zoning of the land within this precinct is Residential - Mixed Housing Suburban Zone, Residential - Mixed Housing Urban Zone and Open Space - Conservation.

I508.2. Objectives

- (1) Integrated high quality housing development on large contiguous sites, which incorporate additional building height while complementing building heights at the interface with adjacent residential areas.
- (2) Development that mitigates general visual and dominance effects.

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

I508.3. Policies

- (1) Enable greater building height in Areas 1, 2 and 3, and generally in areas with outlook across open space while:
 - (a) avoiding wider dominance or visual effects;
 - (b) ensuring an appropriate building height transition to adjacent residentially zoned areas through lower building heights in Area 3 and Area 4;
 - (c) ensuring a mix of building heights across Areas 1 and 2 as viewed from open spaces and the external boundaries of the site; and
 - (d) ensuring that the additional intensity of development enable by greater building height is adequately serviced by open space and infrastructure.

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

I508.4. Activity table

There is no activity table for this precinct. The activity status in the zone, Auckland-wide provisions and any relevant overlays apply in this precinct except as otherwise specified below in I508.6.1(3).

I508.5. Notification

- (1) Any application for resource consent for building that infringes standards H4.6.4 Building height and H5.6.4 Building height but does not exceed the height in I508.6.1, will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity that infringes the Area 1 maximum building height standard in Table I508.6.1.1 by a maximum of 2m, will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

- (3) Refer to H4.5 and H5.5 for the zone notification requirements for any application for resource consent for an activity which is not listed in I508.5(1) or I508.5(2) above.
- (4) 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).

I508.6. Standards

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

All activities listed in Table H4.4.1 and H5.4.1 Activity tables must also comply with the following standards.

I508.6.1. Building height

- (1) Buildings must not exceed the heights as set out in Table I508.6.1.1.

Table I508.6.1.1 Building height

Building height area in sub-precincts	Maximum height
Area 1	16m
Area 2	14.5m
Area 3	11m
Area 4	8m

- (2) Within Areas 3 and 4, 50 per cent of a building’s roof height in elevation measured vertically from the junction between the wall and the roof, may exceed the heights in Table I508.6.1.1 by 1m, where the entire roof slopes 15 degrees or more. Figure 1 and Figure 2 below illustrate application of this standard for Area 3 and Area 4.

Figure 1: Building height in Area 3

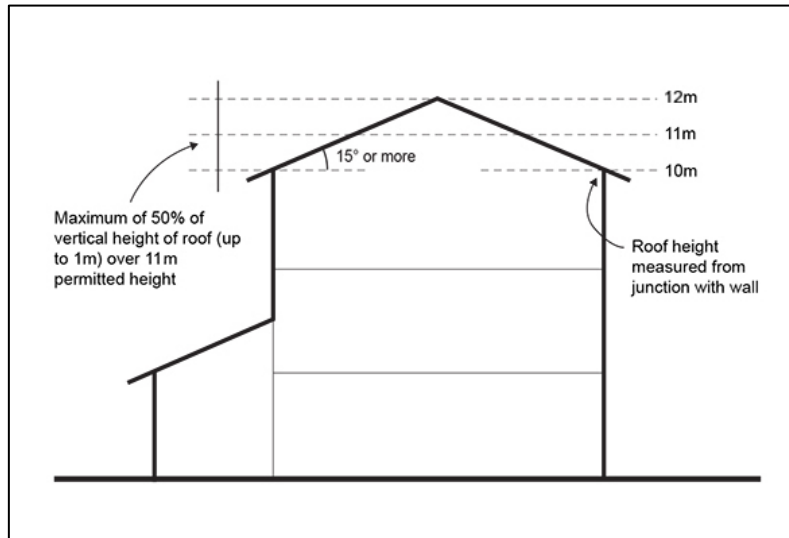
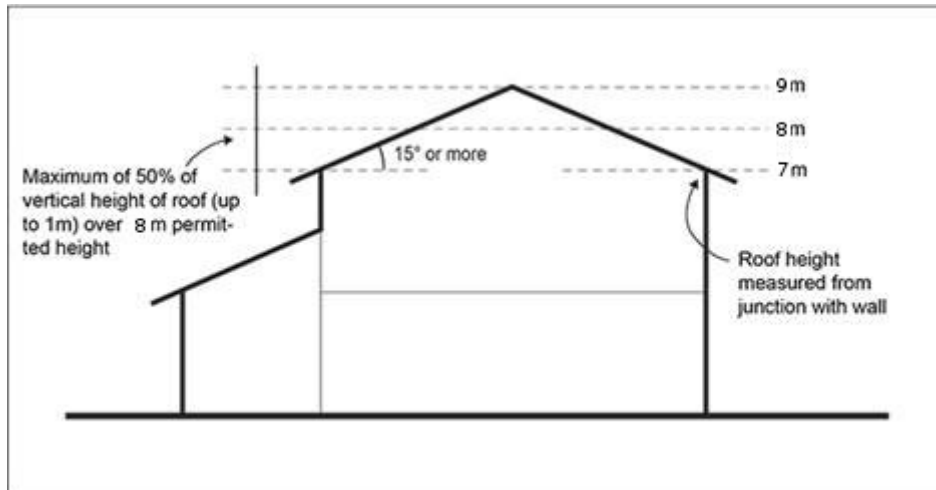


Figure 2: Building height in Area 4



- (3) Any building that exceeds the height standards in I508.6.1. is a discretionary activity.

I508.6.2. Building coverage

- (1) Standards H4.6.9 and H5.6.10 do not apply.
- (2) The maximum building coverage must not exceed 40 per cent of each sub-precinct excluding roads and pedestrian connections.

I508.6.3. Landscaping

- (1) Standards H4.6.10 and H5.6.11 do not apply.
- (2) The minimum landscaped area must be at least 30 per cent of each sub-precinct area excluding roads and pedestrian connections.

I508.6.4. Building setbacks to open space zones

- (1) Buildings in Area 1 or Area 2, must be set back at least 3m from the boundary of any open space zone.

I508.6.5. Height in relation to boundary – sub-precinct boundaries

- (1) Where the external boundary of a sub-precinct adjoins a site in the Residential - Mixed Housing Urban Zone or the Residential - Mixed Housing Suburban Zone, the height in relation to boundary control of the adjoining Residential - Mixed Housing Urban Zone or Residential - Mixed Housing Suburban Zone applies to that part of the sub-precinct boundary.

I508.6.6. Alternative height in relation to boundary for internal boundaries of Area 1

- (1) Standards H4.6.5 and H5.6.5 do not apply along both side and rear boundaries within Area 1.
- (2) Standard H6.6.7 Alternative height in relation to boundary applies to side and rear site boundaries within Area 1.

I508.6.7. Yards

- (1) Those parts of Standards H4.6.7 Yards and H5.6.8 Yards that control front, side and rear yards do not apply.
- (2) Buildings must be set back from the relevant boundary by at least the minimum depth listed in Table I508.6.6.1.

Table I508.6.6.1 Yards

Yard	Description	Minimum depth
Front Yard	Sites with frontage to public roads located outside of the precinct	3m
	Sites with frontage to public roads located within the precinct	1.5m
Side and rear Yards		1m

I508.6.8. Outdoor living space

- (1) Standards H4.6.13 Outdoor living space and H5.6.14 Outdoor living space do not apply.
- (2) Standard H6.6.15 Outdoor living space does apply.

I508.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I508.8. Assessment – restricted discretionary activities – standards

I508.8.1. 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 zone, Auckland wide, or overlay provisions.

I508.8.1.1. Any land use or development including one or more buildings which infringes the maximum height of the zone but complies with the maximum building heights in I508.6.1

- (1) Building footprints, profile and height.
- (2) The relationship of development to the natural and historical character features in and adjacent to Sub-precinct E - Vauxhall Road.

I508.8.1.2. Building coverage

- (1) Refer to H4.8.1 and H5.8.1.

I508.8.1.3. Landscaping

- (1) Refer H4.8.1 and H5.8.1.

I508.8.1.4. Building setbacks to open space zones

- (1) Effects of building within the setback on the amenity of the adjoining open space.

I508.8.1.5. Height in relation to boundary – sub-precinct boundaries

- (1) Refer to H5.8.1.

I508.8.1.6. Alternative height in relation to boundary for internal boundaries of Area 1

- (1) Refer to H6.8.1.

I508.8.1.7. Yards

- (1) Refer to H4.8.1 and H5.8.1.

I508.8.1.8. Outdoor living space

- (1) Refer to H6.8.1.

I508.8.2. 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 zone, Auckland wide or overlay provisions:

I508.8.2.1. Any land use or development including one or more buildings which infringes the maximum height of the underlying zone, but complies with the maximum building heights in I508.6.1

- (1) Whether building height establishes an integrated built form that is in accordance with Policy I508.3(1)(a), (b) and (c) and also:
 - (a) is in keeping with the form and function of existing and proposed streets, lanes and open space; and
 - (b) ensuring a mix of building heights and a variation of built form when viewed from streets, public open space and residentially zoned areas, and in particular, views of higher buildings should be broken up by buildings of a lesser height to reduce dominance and bulk.

- (2) The extent to which the additional intensity of development within the sub-precinct enabled by the additional building height is appropriately serviced by the existing transportation network, and including through:
 - (a) methods to manage significant localised traffic effects;
 - (b) provision of a well-connected street and transport network; and
 - (c) facilitation of walking, cycling and public transport.
- (3) The extent to which the additional intensity of development within the sub-precinct enabled by the additional building height is appropriately serviced by open space, and a high-quality living environment provided, including through consideration of the following:
 - (a) locating open space to provide a good standard of amenity, sunlight access and a high level of accessibility;
 - (b) retaining wherever possible, and appropriate, existing mature trees, particularly where it would assist to break up the appearance of 3 – 5 level buildings as viewed from the perimeter of the relevant sub-precinct; and
 - (c) providing for public access along the coast by way of a conservation covenant or other similar mechanisms.
- (4) The extent to which additional building height effects the retention of the following Natural and Historical Character Features in Sub-precinct E - Vauxhall Road.
 - (a) Existing trees identified on Devonport Peninsula: Precinct plan 5.
 - (b) Key historical Navy buildings and site elements.
 - (c) Historical features and buildings off the site adjacent to Area 3.

I508.8.2.2. Building coverage

- (1) Refer to H4.8.2 and H5.8.2.

I508.8.2.3. Landscaping

- (1) Refer to H4.8.2 and H5.8.2

I508.8.2.4. Building setbacks to open space zones

- (1) Refer to H1.3(1)

I508.8.2.5. Height in relation to boundary – sub-precinct boundaries

- (1) Refer to H5.8.2

I508.8.2.6. Alternative height in relation to boundary for internal boundaries of Area 1

- (1) Refer to H6.8.2

I508.8.2.7. Yards

(1) Refer to H4.8.2 and H5.8.2

I508.8.2.8. Outdoor living space

(1) Refer to H6.8.2

I508.9. Special information requirements

There are no special information requirements in this precinct.

I508.10. Precinct plans

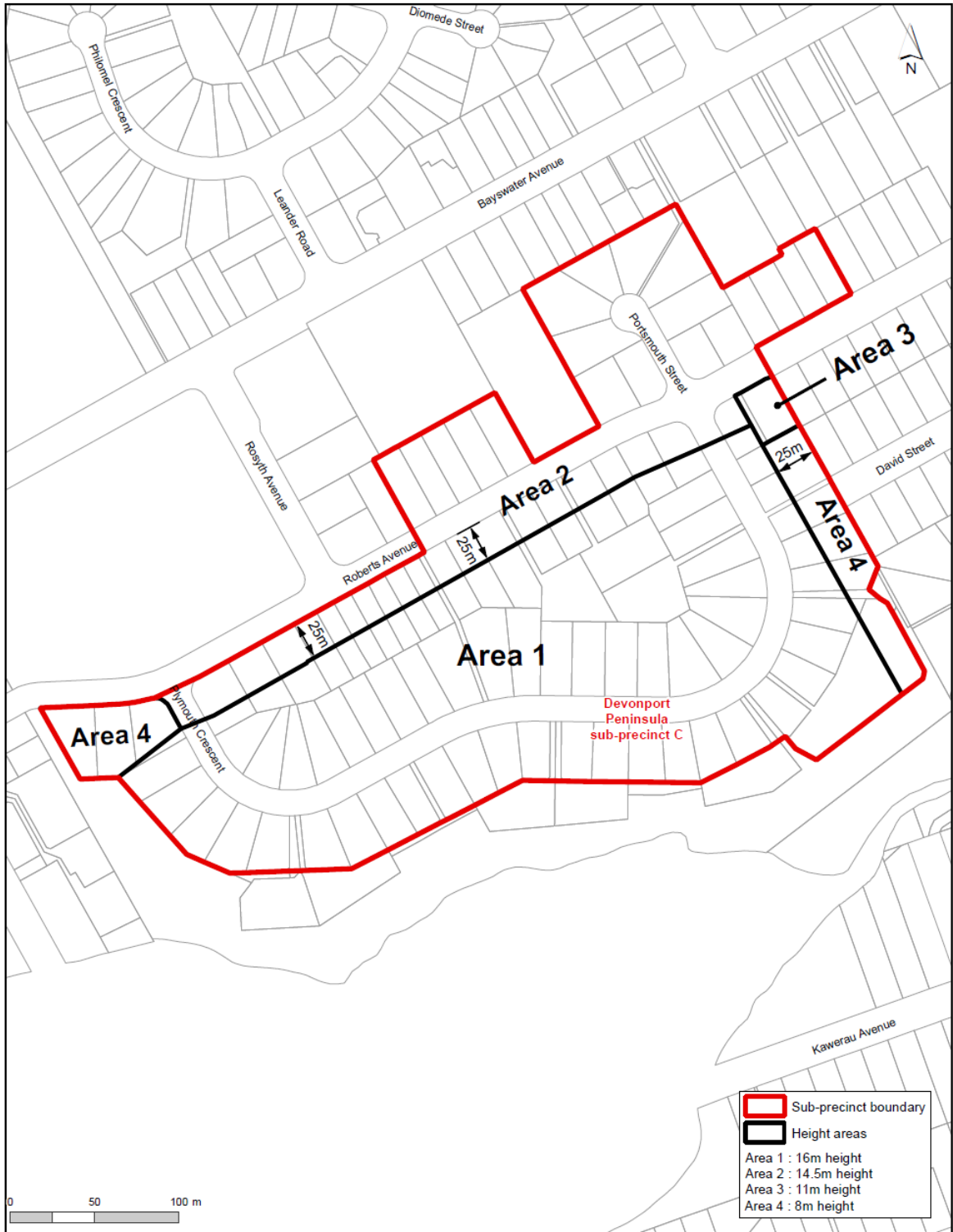
I508.10.1. Devonport Peninsula: Precinct plan 1 – Sub-precinct A



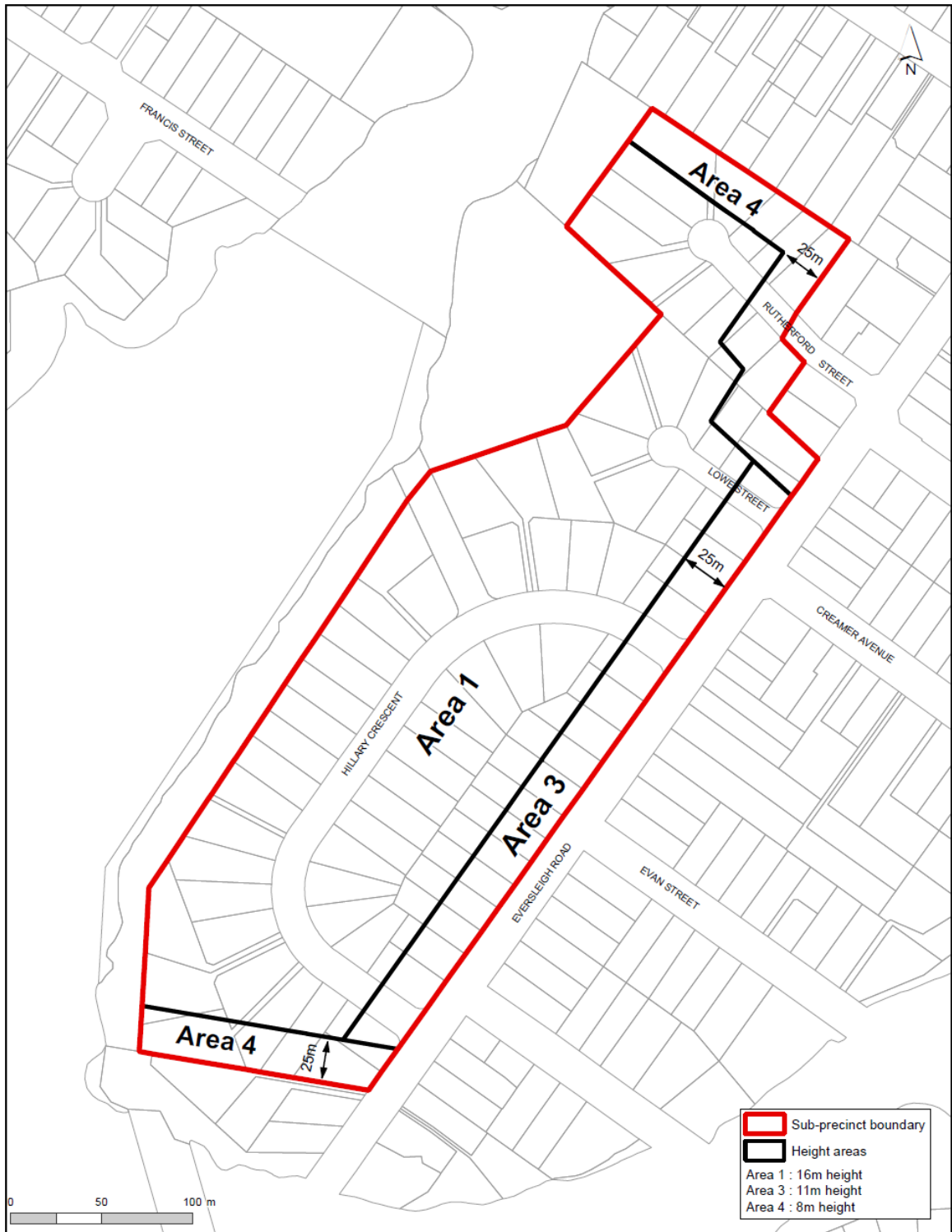
1508.10.2. Devonport Peninsula: Precinct plan 2 – Sub-precinct B



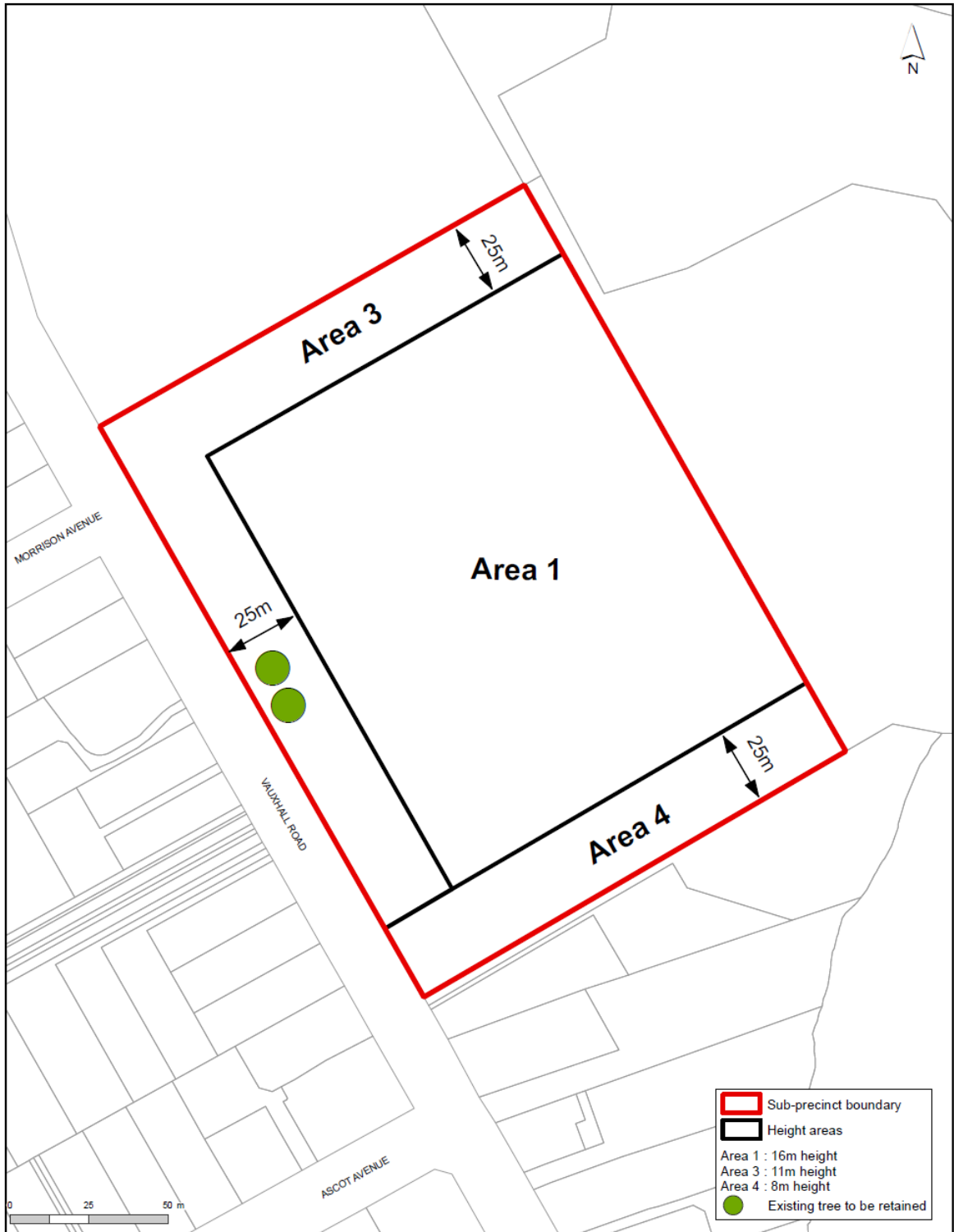
I508.10.3. Devonport Peninsula: Precinct plan 3 – Sub-precinct C



1508.10.4. Devonport Peninsula: Precinct plan 4 – Sub-precinct D



1508.10.5. Devonport Peninsula: Precinct plan 5 – Sub-precinct E



I508.10.6. Devonport Peninsula: Precinct plan 6 – Sub-precinct F

