

I516. Kumeū Precinct

I516.1. Precinct Description

The Kumeū Precinct applies to properties adjacent to the Kumeū Village and extends from State Highway 16 to the Kumeū River. The purpose of the Kumeū Precinct is to enable the establishment of a town centre to serve the Kumeū-Huapai area with a strong commercial core and associated residential and recreational areas.

The Kumeū Precinct provisions require good urban design outcomes, an appropriate level of amenity, and to provide for a mix of activities while recognising the particular opportunities and constraints of the open space alongside the Kumeū River.

The Kumeū Precinct is divided into the following sub-precincts, as identified on Kumeū Precinct Plan 1.

Sub-precinct A

This area is to primarily accommodate large format retail to act as a transition between industrial activities to the west and the commercial/retail core of the town centre.

Sub-precinct B

This area is the commercial/retail core of the town centre. Residential activities above ground level are encouraged to increase the town centre's vitality.

Sub-precinct C

Single dwellings or multiple units will occur in this area.

Sub-precinct D

This area is defined by the Kumeū River. Part of the area is also traversed by high voltage transmission power lines. The river provides a high level of amenity for residents and visitors. The area is unsuitable for any residential and commercial activities.

The precinct provisions require development in sub-precincts B and C to integrate visually and functionally with sub-precinct D.

The zoning for Sub-precincts A and B is Business - Town Centre Zone, and the zone for Sub-precinct C is Residential - Mixed Housing Urban Zone, and the zone for Sub-precinct D is Open Space – Conservation Zone.

I516.2. Objectives

- (1) A comprehensively developed town centre is established adjacent to the existing Kumeū Village.
- (2) The composition of the town centre encompasses a range of facilities and services required to serve the needs of the surrounding population.
- (3) A range of retail types and formats typically found in and around town centres is provided for.
- (4) A range of residential dwelling types are established in the precinct.

- (5) Kumeū River is recognised as a valuable asset with potential to contribute to the amenity of the local centre.
- (6) Stormwater flows are managed across and through the precinct.
- (7) Adverse effects on the quality of water in the Kumeū River are avoided.
- (8) Adverse effects on the safe and efficient operation of the transport network are managed, including maintaining safe and efficient access onto State Highway 16.
- (9) A transport network is established which is integrated with the town centre and provides for a range of transport choices including safe and convenient pedestrian connections.
- (10) Reverse sensitivity effects arising from the location of sensitive activities adjacent to the Business - Mixed Use Zone, within a high voltage electricity corridor, or close to State Highway 16 are avoided.
- (11) Adverse effects on existing and planned infrastructure and services are avoided, remedied or mitigated.
- (12) Streets, buildings, parking areas and public open spaces address the principles of good urban design.

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

I516.3. Policies

- (1) Develop the town centre in accordance with the Kumeū Precinct Plan.
- (2) Encourage subdivision or development within the sub-precincts to ensure that the sub-precincts are developed in a co-ordinated, comprehensive and integrated manner.
- (3) Develop large-format retail in Sub-precinct A which requires road access and/or yards for outdoor display of merchandise.
- (4) Develop Sub-precinct B between State Highway 16 and the Kumeū River to:
 - (a) integrate new buildings with the existing Kumeū village and river;
 - (b) incorporate a range of commercial activities that are compatible with residential activity; and
 - (c) accommodate predominantly small scale retail development.
- (5) Maintain Sub-precinct D with the potential to use it for active or passive recreation.
- (6) Enable a range of residential housing types in Sub-precincts B and C to accommodate future residents of the town centre.

- (7) Create linkages between Sub-precincts B and C to the Kumeū River.
- (8) Require streets, buildings, parking areas and open spaces to address the principles of good urban design, and to provide a high level of amenity and a safe environment.
- (9) Locate buildings, and design the proposed internal street layout, to consider indicative connections to the west and east as shown on the Kumeū: Precinct Plan 1.
- (10) Avoid or mitigate reverse sensitivity effects associated with residential development adjacent to Business - Mixed Use Zone land by:
 - (a) controlling the location of activities;
 - (b) the treatment of the interface between sub-precincts; and
 - (c) the design of subdivision and buildings.
- (11) Carry out subdivision and land use activities in a manner which has regard to the management of stormwater flows from high intensity storm events, avoids adverse effects on flood plains, and avoids the adverse effects of stormwater runoff on the receiving environment.
- (12) Require activities to remedy or mitigate adverse effects on the safe and efficient operation of the transport network including effects on State Highway 16 arising from the provision of access to the precinct.

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

I516.4. Activity table

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

Table I516.4.1 Precinct-wide specifies the activity status of land use activities in the Kumeū Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I516.4.1 Precinct-wide

Activity		Activity status
Commerce		
(A1)	Supermarkets up to a total gross floor area of 4000m ²	P
(A2)	Supermarkets greater than a total gross floor area of 4000m ²	D
(A3)	Commercial services, entertainment facilities, food and beverage, healthcare facilities, offices, retail (with the exception of trade suppliers) and superpermarkets that do not comply with Standard I516.6.2 Maximum retail/commerical gross floor area.	D

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Accommodation		
(A4)	Up to 150 dwellings	P
(A5)	Greater than 150 dwellings	D
Traffic		
(A6)	Any activity that does not comply with Standard I516.6.3 Direct connections to State Highway 16	NC

Table I516.4.2 Sub-precinct A specifies the activity status of land use and development activities in Sub-precinct A pursuant to section 9(3) of the Resource Management Act 1991.

Table I516.4.2 Sub-precinct A

Activity		Activity status
Accommodation		
(A7)	Boarding houses	NC
(A8)	Dwellings	NC
(A9)	Retirement villages	NC
(A10)	Supported residential care	NC
(A11)	Visitor accommodation	RD
Commerce		
(A12)	Entertainment facilities	RD
(A13)	Food and beverage	RD
(A14)	Funeral directors' premises	RD
(A15)	Offices ancillary to a permitted, controlled, restricted discretionary, or discretionary activity	P
(A16)	Offices not ancillary to a permitted, controlled, restricted discretionary, or discretionary activity	RD
(A17)	Retail up to 600m ² gross floor area	RD
(A18)	Retail, including marine retail, department stores and trade suppliers, greater than 600m ² gross floor area	P
(A19)	Supermarkets up to a total gross floor area of 4000m ²	RD
Community		
(A20)	Care centres	RD
(A21)	Community facilities	RD
(A22)	Education facilities	RD

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(A23)	Healthcare facilities	RD
Rural		
(A24)	Grazing of animals	P
Development		
(A25)	External additions and alterations to existing buildings	RD
(A26)	New buildings	RD

Table I516.4.3 Sub-precinct B

Table I516.4.3 Sub-precinct B specifies the activity status of land use activities in Sub-precinct B pursuant to section 9(3) of the Resource Management Act 1991.

Activity		Activity status
Accommodation		
(A27)	Boarding houses	RD
(A28)	Dwellings	RD
(A29)	Retirement villages	D
(A30)	Supported residential care	D
Commerce		
(A31)	Retail of up to 600m ² gross floor area	P
(A32)	Retail, including marine retail, department stores and trade suppliers, greater than 600m ² gross floor area	RD
(A33)	Hire premises	NC
(A34)	Motor vehicle sales	NC
(A35)	Supermarkets up to a total gross floor area of 4000m ²	D
(A36)	Outdoor display or storage areas for retail of up to 600m ² gross floor area	D
Industry		
(A37)	Repair and maintenance services	NC
(A38)	Warehousing and storage	NC
Rural		
(A39)	Grazing of animals	P
Development		
(A40)	New buildings and external alterations and additions	

	to existing buildings	
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Table I516.4.4 Sub-precinct C

Table I516.4.4 Sub-precinct C specifies the activity status of land use activities in Sub-precinct C pursuant to section 9(3) of the Resource Management Act 1991.

Activity		Activity status
Accommodation		
(A41)	Retirement villages	D
(A42)	Visitor accommodation	D
Community		
(A43)	Community facilities	D
Development		
(A44)	New buildings and external alterations and additions to existing buildings	

Table I516.4.5 Sub-precincts B, C and D [rp/dp]

Table I516.4.5 Sub-precincts B, C and D specifies the activity status of land use activities, subdivision and development in Sub-precincts B, C and D pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991.

Activity		Activity status
Development		
(A45)	An activity not complying with Standard I516.6.1 Activities in Sub-precinct D	NC
(A46)	New buildings	RD
(A47)	External additions and alterations to existing buildings	RD
Land disturbance		
(A48)	Earthworks greater than 500m ²	RD
Community		
(A49)	Open Spaces	RD
(A50)	Roads and publicly accessible pedestrian/cycle linkages	RD
Stormwater management		
(A51)	Stormwater management devices serving more than one site	RD
Subdivision		
(A52)	Subdivision	

I516.5. Notification

- (1) Any application for resource consent for an activity listed in Table I516.4.1 – I516.4.5 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).

I516.6. Standards

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

Residential - Mixed Housing Urban zone:

- (a) Standard H5.6.8 Yards;
- (b) Standard H5.6.10 Building coverage;
- (c) Standard H5.6.11 Landscaping area; and
- (d) Standard H5.6.15 Side and rear fences and walls.

Business – Town Centre Zone:

- (a) Standard H10.6.6 Yards; and
- (b) Standard H10.6.7 Landscaping.

Subdivision – Urban:

- (a) Standard E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare;
- (b) Standard E38.8.1.2(1) Access to rear sites; and
- (c) Standard E38.9.2.3 Vacant sites subdivision.

All activities listed as permitted and restricted discretionary in Tables I516.4.1 Precinct-wide, I516.4.2 Sub-precinct A, I516.4.3 Sub-precinct B, I516.4.4 Sub-precinct C and I516.4.5 Sub-precincts B, C and D must comply with the following permitted standards:

I516.6.1. Activities in Sub-precinct D

- (1) The area occupied by car parking in Sub-precinct D must not exceed 30 per cent of the precinct area.

I516.6.2. Maximum retail/commercial gross floor area

- (1) The total gross floor area of the following activities must not exceed 20,000m² in the Kumeū Precinct:
 - (a) commercial services

- (b) entertainment facilities
- (c) food and beverage
- (d) healthcare facilities
- (e) offices
- (f) retail (with the exception of trade suppliers)
- (g) supermarkets.

(2) Trade suppliers are exempt from this standard.

I516.6.3. Direct connection to State Highway 16

(1) No further signalised connection that provides direct access from the Kumeū precinct to State Highway 16 may be implemented without the prior written approval of the New Zealand Transport Agency.

I516.6.4. Yards

(1) A building or parts of a building must be setback from the relevant boundary by the minimum depth as listed below:

(a) riparian yard:

(i) 23 metres

(b) front yard:

(i) 2 metres in Sub-precincts A and B where the front of a site or part of the site frontage is occupied by a car park building.

(ii) 3 metres in Sub-precinct A where fronting the interface with Sub-precinct B.

(iii) 3 metres in Sub-precinct B where fronting the interface with Sub-precinct A.

(iv) 3 metres in Sub-precinct C.

(c) side and rear yards:

(i) 6 metres in Sub-precinct A where adjoining any open space zone.

(ii) 1.2 metres in Sub-precinct B where adjoining any sites in Sub-precinct C or any Space zone.

(iii) 1.2 metres in Sub-precinct C where adjoining any sites in Sub-precinct C or Sub-precinct D except where there is a common wall along the common boundary.

I516.6.5. Landscaping

(1) Front yards must have a minimum planted area as follows:

(a) Sub-precincts A and B:

- (i) 100 per cent of the yard area is required to be landscaped except for vehicle crossings and pedestrian access.
 - (ii) a minimum of one tree plus one additional tree for every 10m of street frontage excluding the length of frontage for vehicle crossings and pedestrian access.
- (b) Sub-precinct C:
- (i) 50 per cent of the yard area.
- (2) For any side or rear yards in Sub-precinct A where adjoining any Open Space zone, a 3 metre minimum strip must be planted with trees, shrubs and grass.
- (3) Where three or more trees are required these trees must be planted no further than 15 metres apart or closer than 5 metres apart.
- (4) Trees must be capable of reaching a minimum height of 8 metres, be no less than 1.5 metres high at the time of planting, and have a root ball no less than Pb95 in size.
- (5) Planting in the front yard and/or on any yard adjoining an area of open space zone of Sub-precinct D must not exceed 1.2 metres in height, except for individual trees where they must be spaced a minimum of 5 metres apart.

I516.6.6. Buildings fronting the street and glazing

- (1) For Sub-precinct B:
- (a) where a site adjoins a primary street, any building facade must occupy a minimum of 70 per cent of that street frontage of the site at ground level.
 - (b) where the building façade is set back from the primary street frontage, it must be located no more than 5 metres at any point from the street frontage at ground level.
 - (c) where the building is set back from the primary street frontage, the space between the building and the street frontage must be occupied by activities or amenities such as outdoor dining, landscape planting, or pedestrian amenities.
 - (d) a minimum of 70 per cent of the façade of buildings facing streets at ground level must comprise clear glazing and pedestrian entries.
 - (e) building façades facing streets must achieve a minimum height of 6 metres.
 - (f) glazing or balconies must comprise at least 30 per cent of the facade of the upper levels of the buildings.

I516.6.7. Verandahs

- (1) Verandahs must be provided along building facades fronting primary streets in Sub-precinct B to provide continuous weather protection. Along building

facades fronting secondary streets in Sub-precinct B, verandahs must be provided at building entrances as a minimum.

I516.6.8. Maximum building coverage

- (1) Within Sub-precinct C, building coverage must not exceed 50 per cent of the net site area.

I516.6.9. Building block

- (1) Within Sub-precinct C a building block must not exceed a length equal to 5 dwellings or 40 metres whichever is the lesser.

I516.6.10. Site size

- (1) Sub-precincts A, B and D - the minimum site size is 2000m², the minimum frontage is 40 metres and the carriageway width for entrance strips/rear sites is 9 metres.
- (2) Sub-precinct C - the minimum site size is 200m², and the minimum frontage is 7 metres.
- (3) There is no minimum site size where the subdivision is part of a development involving two or more dwellings and which has been granted land use resource consent.

I516.6.11. Access to rear sites

- (1) Sub-precinct A:
 - (a) up to two rear sites may gain frontage over a jointly owned access lot, or right-of-way for the benefit of the sites, or combination of both, of not less than 9 metres in width.
- (2) Sub-precinct C:
 - (a) the minimum legal width of the vehicle access to rear sites is 3 metres.
 - (b) a minimum 1 metre wide landscape strip formed either on one side or both sides of the carriageway must be provided within a jointly owned access way or right-of-way accessing rear sites.
 - (c) up to six sites or dwellings may gain frontage over a jointly owned access lot or right-of-way for the benefit of the sites or a combination of both. Where multiple dwellings that would gain frontage over a jointly owned access lot or right of way are proposed, that development must be limited so that a single dwelling may be built on each vacant site served by the same access lot or right-of-way without contravening this standard.

I516.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I516.8. Assessment – restricted discretionary activities

I516.8.1. 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 and zone provisions:

- (1) for boarding houses and dwellings:
 - (a) the effects of parking;
 - (b) the effects of design of buildings;
 - (c) the effects of site layout;
 - (d) the effects of reverse sensitivity; and
 - (e) the effects on adjoining activities.
- (2) for supermarkets up to a total gross floor area of 4,000m²:
 - (a) the effects of traffic; and
 - (b) the effects of parking.
- (3) for retail of up to 600m² gross floor area:
 - (a) the effects of design of buildings;
 - (b) the effects of site layout;
 - (c) the effects on the relationship with adjoining activities; and
 - (d) the effects of pedestrian circulation.
- (4) for retail, including marine retail, department stores and trade suppliers, greater than 600m² gross floor area:
 - (a) the effects of traffic;
 - (b) the effects of parking;
 - (c) the effects of design of buildings; and
 - (d) the effects of site layout.
- (5) for visitor accommodation, entertainment facilities, funeral directors' premises, food and beverage, care centres, community facilities, education facilities, healthcare facilities, offices not ancillary to a permitted, controlled, restricted discretionary, or discretionary activity:
 - (a) the effects of design of buildings;
 - (b) the effects of site layout;

- (c) the effects of reverse sensitivity; and
 - (d) the effects of health and safety.
- (6) for subdivision:
- (a) the matters of discretion in Subdivision – Urban E38.12.1;
 - (b) the effects of the proposed subdivision layout relative to the overall development, including the layout and design of roads, pedestrian linkages, open spaces, riparian margins, earthworks areas and land contours, and infrastructure location; and
- (7) for buildings and external alterations and additions to existing buildings in addition to any matters specified for the activity itself:
- (i) the matters of discretion in Business – Town Centre Zone H10.8.1(2) for new buildings and additions to buildings not otherwise provided for apply to Sub-precinct B;
 - (ii) the matters of discretion in Residential – Mixed Housing Urban Zone H5.8.1(2) for dwellings apply to applications for 5 or more dwellings per site in Sub-precinct C;
 - (iii) the effects of the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, riparian margins, earthworks areas and land contours, and infrastructure location; and
- (8) for earthworks greater than 500m²:
- (a) the location and design of the earthworks and land contours relative to overall development, including the layout and design of roads, pedestrian / cycle linkages, riparian margins, open spaces, and infrastructure location.
- (9) for the creation of open spaces:
- (a) the effects of location and design of the open space relative to overall development, including the layout and design of roads, pedestrian / cycle linkages, open spaces, earthwork areas and land contours, and infrastructure location.
- (10) for creation of roads and pedestrian/cycle linkages:
- (a) the effects of the location and design of the roads and pedestrian / cycle linkages relative to overall development, including the layout and design open spaces, earthwork areas and land contours, and infrastructure location.
- (11) for stormwater management devices serving more than one site:
- (a) the effects of the location and design of the stormwater management devices relative to overall development, including the layout and design of

roads, pedestrian / cycle linkages, open spaces, earthwork areas and land contours, and infrastructure location.

(12) for infringement of Standard I516.6.9 Building block:

(a) the effect of scale, siting and design of buildings and structures.

I516.8.2. 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:

(1) for boarding houses and dwellings:

(a) whether the building design and site layout seek to protect people from adverse effects of non-residential activities and avoid, remedy or mitigate reverse sensitivity effects;

(b) the extent to which the proposal integrates with the existing and proposed development elsewhere on the same site and on adjoining sites;

(c) the extent to which the external appearance of buildings enhances the amenity values of the area and are consistent with the policies for the precinct;

(d) whether the proposal incorporates any commercial activities with residential activities into one building to minimise the overall footprint and manage potential reverse sensitivity effects;

(e) the extent to which privacy for individual dwellings is achieved;

(f) whether access to the sites is logical and intuitive;

(g) the extent to which the location and orientation of a building maximises solar access and minimise loss of sun to habitable rooms and outdoor living space; or

(h) the extent to which car parking areas are screened from public view.

(2) for supermarkets up to a total gross floor area of 4,000m²:

(a) whether safe and efficient access is provided to and from State Highway 16; and

(b) the extent to which parking is conveniently located to minimise adverse visual effects.

(3) for retail up to 600m² gross floor area:

(a) the extent to which retail is readily accessible from Sub-precinct B;

(b) the extent to which conflict between vehicles and pedestrians is avoided;

- (c) the extent to which the location and scale of development provides a transition between Sub-precincts A and B; and
 - (d) whether the location and individual activities support rather than detract from the vitality and viability of Sub-precinct B.
- (4) for retail, including marine retail, department stores and trade suppliers, greater than 600m² gross floor area:
- (a) whether safe and efficient access is provided to and from State Highway 16 and the local street network;
 - (b) the extent to which required parking is conveniently located in a manner which minimises adverse visual effects;
 - (c) whether the site layout and design of buildings provides a fine grain character to primary streets; or
 - (d) the extent to which blank and un-activated walls are avoided on street frontages.
- (5) for visitor accommodation, entertainment facilities, funeral directors' premises, food and beverage, care centres, community facilities, education facilities, healthcare facilities, offices not ancillary to a permitted, controlled, restricted discretionary, or discretionary activity:
- (a) whether the building design and layout, and site layout, protects these activities from the adverse effects of activities in the Business -Light Industry Zone;
 - (b) whether reverse sensitivity effects are avoided, remedied or mitigated; or
 - (c) whether adverse effects on health and safety are avoided.
- (6) for subdivision:
- (a) the assessment criteria in Subdivision – Urban E38.12.2;
 - (b) the extent to which the location of infrastructure servicing the area and open space, result in an integrated network that is adequate to meet the needs of the overall development area; and
 - (c) the extent to which the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.
- (7) for buildings and external alterations and additions to existing buildings in addition to any matters specified for the activity itself:
- (a) the assessment criteria in Business – Town Centre Zone H10.8.2(2) for new buildings and additions to buildings not otherwise provided for apply to Sub-precinct B;

- (b) the assessment criteria in Residential – Mixed Housing Urban Zone H5.8.2(2) for dwellings apply to applications for 5 or more dwellings per site in Sub-precinct C;
 - (c) the extent to which the proposed building and development relative to the location of infrastructure servicing the area and open space result in an integrated network that is adequate to meet the needs of the overall development area; and
- (8) for earthworks greater than 500m²:
- (a) the extent to which the proposed earthworks relative to the location of infrastructure servicing the area and open space result in an integrated network that is adequate to meet the needs of the overall development area.
- (9) for the creation of open spaces:
- (a) the extent to which the location and design of the open space relative to the location of infrastructure servicing the area and existing open space result in an integrated network that is adequate to meet the needs of the overall development area.
- (10) for the creation of roads and pedestrian/cycle linkages:
- (a) the extent to which the location and design of the roads and pedestrian / cycle linkages relative to the location of infrastructure servicing the area and open space result in an integrated network that is adequate to meet the needs of the overall development area; and
- (11) for stormwater management devices serving more than one site:
- (a) the extent to which the location and design of the stormwater management devices relative to the location of infrastructure servicing the area and open space result in an integrated network that is adequate to meet the needs of the overall development area; and
- (12) for infringement of Standard I516.6.9 Building block:
- (a) whether the design of building and landscape elements mitigates potential adverse visual effects of continuous long facades; and
 - (b) whether the design promotes connections through the precinct.

I516.9. Special information requirements

There are no special information requirements in this precinct.

I516.10. Precinct plan

I516.10.1. Precinct plan 1: Kumeū Precinct

