

## **I532. Pinewoods Precinct**

### **I532.1. Precinct Description**

The Pinewoods Precinct occupies approximately 13.3 hectares of coastal land on the southern side of the Orewa Estuary, legally described as Lot 2 Deposited Plan 209844, that is owned and managed by a single-purpose entity. A camping ground was formally established within the site in 1949 and has since evolved into an estate comprising a mixture of dwellings (many of which are occupied on a continuous basis), cabins, caravan, mobile camping vehicles and tenting sites, communal facilities, administrative buildings, and associated amenities.

The purpose of the Pinewoods Precinct is to enable the ongoing use and development of the Pinewoods Precinct for a range of dwellings occupied on a permanent or non-permanent basis, camping sites, cabins, caravans and mobile camping vehicles while protecting the amenity of adjoining sites.

The zoning of land within this precinct is Residential - Single House Zone. The coastal edge of this precinct is identified within the Outstanding Natural Features Overlay and two areas are scheduled in the Significant Ecological Areas Overlay. The Notable Tree Overlay also applies to the precinct.

### **I532.2. Objectives**

- (1) The Pinewoods Precinct provides for a range of dwellings occupied on a permanent or non-permanent basis, camping sites, cabins, caravans and mobile camping vehicles, and for future development to meet the needs of current and future residents, occupiers and visitors.
- (2) The unique built form, and social, cultural and historic attributes of the Pinewoods Precinct are recognised and their retention and continuation enabled.
- (3) The effects of new structures are managed to maintain the amenity values of sites adjoining the Pinewoods Precinct.

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

### **I532.3. Policies**

- (1) Enable development of the site in accordance with the Pinewoods Precinct Plan whilst ensuring that the overall site complies with the Residential -Single House Zone building coverage and impervious surfaces standards.
- (2) Enable dwellings, cabins, caravan, mobile camping vehicles and tent sites, communal facilities, administrative buildings, and associated amenities, such as ablution and recreational facilities, of a scale appropriate to the precinct.
- (3) Require new buildings to be located and designed so that they are of a scale and design that is visually consistent with existing development within the Pinewood Precinct.

- (4) Protect the amenity of sites adjoining the Pinewoods Precinct by requiring compliance with the Residential - Single House Zone height to boundary and yard controls at the interface to abutting sites.

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

#### I532.4. Activity table

Table I532.4.1 Activity table specifies the activity status of land use / development activities in the Pinewoods Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table I532.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply

**Table 1532.4.1 Activity table**

| Activity           |   | Activity status |
|--------------------|---|-----------------|
| <b>Use</b>         |   |                 |
| <b>Residential</b> |   |                 |
| (A1)               | Camping Grounds   | P               |
| (A2)               | Dwellings   |                 |
| <b>Development</b> |   |                 |
| (A3)               | Buildings less than 100sqm GFA  | P               |
| (A4)               | Buildings more than 100sqm GFA  | RD              |
| (A5)               | Activity or Development not located in accordance with the Pinewoods Precinct: Precinct Plan 1. | D               |

#### I532.5. Notification

- (1) Any application for resource consent for an activity listed in Table I532.4.1 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).

#### I532.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct in addition to Standards I532.6.1 to I532.6.3 below, except the following Residential - Single House Zone standards:

- Standard H3.6.7 Height in relation to boundary
- Standard H3.6.8 Yards

- Standard H3.6.9 Maximum impervious area
- Standard H3.6.10 Building coverage

are to be applied as set out in Standard I532.6.2(1), (2) and (3) below.

Residential - Single House Zone Standards H3.6.11 Landscaped area and H3.6.12 Side and rear fences and walls of the do not apply in this precinct.

All activities listed as permitted or restricted discretionary activities in Table I532.4.1 Activity Table must comply with the following standards.

#### **I532.6.1. Activity and Development**

- (1) Activity and Development must be located in accordance with the Pinewoods Precinct: Precinct plan 1.
- (2) Development within the Pinewoods Precinct must be limited to the following:
  - (a) 275 dwellings; and
  - (b) 200 camping sites; comprising either of cabins, caravans, mobile camping vehicles and/or tent sites.

#### **I532.6.2. Compliance with Residential - Single House Zone standards**

- (1) Structures are required to comply with the following standards in the Residential - Single House Zone with respect to external Pinewoods Precinct boundaries only and not in respect of any internal boundaries within the Precinct:
  - (a) Standard H3.6.7 Height in relation to boundary
  - (b) Standard H3.6.8 Yards.
- (2) For the purposes of clarity, compliance with the Residential - Single House Zone;
  - (a) Standard H3.6.9 Maximum impervious area; and
  - (b) Standard H3.6.10 Building coverage;must be assessed on the basis of aggregate areas for the Pinewoods Precinct site as a whole, and not applied to specific sites within the precinct.
- (3) Accommodation structures in the Pinewoods Precinct are not required to comply with the following standards in the Residential - Single House Zone:
  - (a) Standard H3.6.11 Landscaped area; and
  - (b) Standard H3.6.12 Side and rear fences and walls.

#### **I532.6.3. Term of Continuous Occupancy for Dwellings**

- (4) No continuous term of occupancy restriction applies to dwellings in the Pinewoods Precinct.

**I532.7. Assessment – controlled activities**

**I532.7.1. Matters of control**

There are no controlled activities in this precinct.

**I532.8. Assessment – restricted discretionary activities**

**I532.8.1. Matters of discretion**

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) Structures greater than 100m<sup>2</sup> gross floor area:
  - (c) visual amenity as perceived from beyond the site boundaries.

**I532.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) Structures greater than 100m<sup>2</sup> gross floor area:
  - (a) visual amenity
    - (i) Structures should be designed and located on the site to be sympathetic to existing structures within the Pinewoods Precinct.
    - (ii) When viewed from public areas and abutting sites, the alignment, form and location of structures should consider and respond to the established pattern of development within the site and not be visually dominant.
    - (iii) Building platforms and ancillary areas should be located and designed to respond to the natural landform and site orientation in an integrated manner.

**I532.9. Special information requirements**

There are no special information requirements in this precinct.

**I532.10. Precinct plans**

**I532.10.1 Pinewoods : Precinct plan 1**

