

PART 2 - REGIONAL AND DISTRICT OBJECTIVES AND POLICIES»Chapter F: Precinct objectives and policies»6 South»

### **6.33 Hingaia 3 - OPERATIVE**

#### **Precinct description**

The objectives and policies of the underlying, Large Lot, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones apply to this precinct unless otherwise specified. The location and extent of the precinct is shown on the precinct plans and maps.

No change is proposed to the underlying Special Purpose: School and the Public Open Space: Sport and Active Recreation zones objectives, policies or rules.

The area comprises approximately 202ha of relatively flat land which has been subject to structure planning analysis allowing for a mixture of development opportunities. The precinct is a natural extension of the Karaka Harbourside area and provides for new greenfields development extending as far as Oakland Road to the west and across Hingaia Road to the south into land in the south-west with frontage to the coast.

The intended outcome is to provide for a variety of residential environments across land with high capability for urban development. The precinct will provide large lot, medium density and medium-high density opportunities. The area is well served with a new primary school and a large public open space fronting Hingaia Road. A high quality residential amenity will be provided through street planting and connectivity to the coastal edge. The proposed stormwater management system will become the corridor for a future pedestrian and cycle linkage running from Hingaia Road to the coast. The presence of the large lot area has been managed to achieve a development option without requiring the installation of wastewater and water supply infrastructure through that part of Hingaia 3. This is the intended development enhancement of the Karaka large lot area that was supported and promoted through previous statutory planning instruments and the Southern Sector Agreement which set a pattern for urbanisation of this area in 2002.

#### **Objectives**

The general residential and business objectives and the objectives in the underlying Large Lot, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre, and Mixed Use zones, and the Auckland-wide objectives apply in this precinct in addition to those specified below.

1. Subdivision and development maintains and enhances the coastal and estuarine environment, streams and riparian margins. Public access and public open space is provided adjacent to the coast and neighbourhood parks are provided in appropriate locations to ensure opportunities for recreation.
2. Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure, including transport, wastewater, stormwater and water services.
3. Adverse effects of stormwater runoff on communities, the marine receiving environment and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles
4. Major overland flowpaths are retained or provided for in the site layout to manage risks from flood events up to the one percent AEP, taking into account maximum probable development in the upstream catchment.

Affordable housing

5.To promote increased housing supply, variety and choice by creating well-designed residential developments comprised of a range of housing densities, typologies, and price options (including the provision of affordable housing).

6.To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.

7.To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

### **Policies**

The general residential and business policies and the policies of the Large Lot, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones and the Auckland-wide policies apply in this precinct in addition to those specified below.

1.Design subdivision and development in the Large Lot zone to protect the landscape features and character of the area.

2.Maintain the low density residential environment of the Large Lot zone to provide for on-site stormwater and wastewater provision.

3.Increase the intensity of development through reduced site size while maintaining the intended amenities of the zone.

4.Subdivision, land use and development should use water sensitive design as the core development approach to manage stormwater runoff, water quality and flooding, mimic the natural hydrological regime, and provide baseflow to streams.

5.Require subdivision and development to promote the restoration and enhancement of the stream network to achieve a natural appearance with appropriate native species and encourage pedestrian walkways along stream edges. Where possible, pedestrian walkways should integrate with existing linkages and open space areas, and should not preclude the ability for future development on neighbouring properties to connect to the pedestrian network.

6.Stormwater devices in public areas are designed to be integrated with the surrounding area and to contribute to multi-use benefits. Where appropriate they should also be natural in appearance.

7.Ensure that subdivision and land use activities provide an interconnected road network which:

a.Provides for a quality urban form

b.Makes appropriate provision for stormwater management and on-site stormwater management devices, consistent with the principles of the Network Discharge Consent and water sensitive design.

c.Contributes to a positive sense of place and identity through in-street landscape elements, including retention of existing landscape features, and maximising coastal vistas.

8.Require subdivision and development to provide co-ordinated infrastructure, including stormwater, wastewater, water, public utilities and transport infrastructure.

9.Ensure that riparian margins and recreational and amenity spaces are provided in this precinct by requiring:

a.Restoration and enhancement of riparian margins by providing a minimum of 10m planting either side of a permanent or intermittent stream.

b.Vesting esplanade reserves adjacent to the coast.

c.Connectivity within and through this precinct to the coastal and riparian margins by providing and aligning, where practicable, north-south roads that provide viewshafts and public access to the coast, and by providing pedestrian and cycle paths and open space linkages.

Affordable housing

10.New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:

a.10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or

b.Five percent to be retained affordable, with the purchase price to be set relative to the median household income in the Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention; or

11.New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

12.New retirement village developments containing 15 or more dwellings provide for affordable housing.

Operative

## PART 3 - REGIONAL AND DISTRICT RULES»Chapter K: Precinct rules»6 South»

**6.33 Hingaia 3 - OPERATIVE**

The activities, controls and assessment criteria in the underlying Large Lot, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones and the Auckland-wide provisions apply in this precinct unless otherwise specified below. Refer to the precinct planning map for the location and extent of the underlying zones.

**1. Activity Tables**

Activity table 1: Mixed Housing Suburban, Mixed Housing Urban and Terrace Housing and Apartment Buildings zones

<b>Activity</b>	<b>Activity status</b>
<b>Commerce</b>	
Show homes	RD
<b>Accommodation</b>	
Dwellings on sites that adjoin esplanade reserves and which have a maximum net site area of 600m <sup>2</sup> per dwelling	RD
Integrated residential developments on sites with a minimum net site area of 1200m <sup>2</sup>	RD
Retirement villages	RD

2. Activity table 2: Auckland-wide rules – transport and subdivision

<b>Activity</b>	<b>Activity status</b>
<b>Transport</b>	
Road Access to a vehicle access restriction ("VAR") road	RD
<b>Subdivision</b>	
Subdivision in accordance with the Hingaia North structure plan	RD
Subdivision not in accordance with the Hingaia North structure plan	D
Subdivision adjoining existing or proposed esplanade reserves in which all proposed sites are 600m <sup>2</sup> net site area or more	RD
Vacant lot subdivision adjoining existing or proposed esplanade reserves with proposed sites of less than 600m <sup>2</sup> net site area	NC
Subdivision of sites in accordance with an approved land use consent or a concurrent comprehensive subdivision and land use consent for subdivision adjoining existing or proposed esplanade reserves with proposed sites of less than 600m <sup>2</sup> net site area	RD
Subdivision of a site with road access to a vehicle access restriction ("VAR") road	RD

**2. Notification**

The notification provisions in rules [G2.4](#) and [I1.2](#) apply in this precinct.

**3. Land Use Controls**

The underlying zones and Auckland-wide land use controls apply in this precinct unless otherwise specified below:

### 3.1 Maximum density: Residential zones

1.The number of dwellings on a site must not exceed the limits specified in Table 3 below:

Table 3:

<b>Zone</b>	<b>Dwellings</b>
Large Lot	One dwelling per 2,500m <sup>2</sup>
Mixed Housing Suburban and Mixed Housing Urban	One dwelling per 300m <sup>2</sup> where the parent sites frontage is at least 12.5m and the requirements of clause 2 below are met  One dwelling per 260m <sup>2</sup> where the parent sites frontage is between 10m and 12.49m and the requirements of clause 2 below are met

2.In the Mixed Housing Suburban and Mixed Housing Urban zones the densities above apply where:

- the frontage specified must apply for at least 80 percent of the length of the side boundaries
- sites with a frontage between 10m and 12.49m must include a legal mechanism that restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width except where a rear lane provides legal access

3.Development that does not comply with the controls in rule [11.3.1](#) Maximum Density or clauses 1-2 above is a non-complying activity.

### 3.2 Affordable housing - general controls

Purpose: To ensure that this precinct contains affordable housing to help address Auckland's housing affordability needs.

1.New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-8 below.

2.All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.

3.Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.

4.For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.

5.For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single level.

6.If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwellings (or vacant site) or one-half or more, that fraction is counted as one dwelling (or vacant sites) and any lesser fraction may be disregarded.

7.For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 ("HASHAA") as the provisions specified in the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under the HASHAA.

8. Affordable housing that does not comply with clauses 1-7 above is a discretionary activity.

### 3.3 Number of relative affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.

b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) to ensure that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.

c. any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling from the date of transfer.

2. Relative affordable housing that does not comply with clause 1 above is a discretionary activity.

### 3.4 Eligibility for relative affordable housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites identified for affordable dwellings), the consent holder must provide the Council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional;

b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent, and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule 3.3(1) (a) above;

c. the purchaser is a first home buyer and has never owned any other real property; d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in rule 3.3(1)(b) above or is a building associated with such a dwelling.

3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder shall provide the Council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of the sale and

purchase agreement became unconditional; b. any development of the site shall be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with rule 3.3(1)(a) above;

c.the purchaser intends to own and occupy the affordable dwelling exclusively as their residence from the date of purchase;

d.the purchase is a first home buyer and has never owned any other real property

e.the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

4.A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for 3 years from the date of transfer to the first eligible purchaser.

5.Relative affordable housing that does not comply with clauses 1-4 above is a discretionary activity.

### **3.5 Eligibility for retained affordable housing**

Purpose: To ensure that this precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

1.Purchasers in respect of retained affordable housing must be a registered community housing provider or the Housing New Zealand Corporation.

2.Retained affordable housing that does not comply with clause 1 above is a discretionary activity.

This rule does not apply to Retirement Villages which are addressed by rule 3. 7 below.

### **3.6 Number of retained affordable dwellings or sites**

Purpose: To ensure that this precinct contains price relative retained affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1.For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least five percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria:

a.the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent application or any appeals to the decision on that application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:

i.the dwelling is purchased with a 10 percent deposit; and

ii.the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

2.As part of the resource consent application evidence must be provided to demonstrate a Community Housing Provider will purchase the dwellings/sites. Prior to transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

3.Retained affordable housing that does not comply with clauses 1-2 above is a discretionary activity.

### 3.7 Affordable housing in retirement villages

Purpose: To ensure affordable housing is provided in retirement village complexes

1. For retirement village developments (including any redevelopment creating additional units) containing 15 or more units, either:

- a. at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is sold or otherwise transferred or licensed during this timeframe it must continue to meet the required price point set out below until such time that it does not apply:
  - i. the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later;
  - ii. the price point as required by clause 1 above must include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates and insurance.

2. Affordable housing in a retirement village that does not comply with clause 1 above is a discretionary activity.

### 3.8 Eligibility for relative affordable in a retirement village

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. The purchaser(s)/resident(s) must have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.

2. Relative affordable housing in a retirement village that does not comply with clause 1 above is a discretionary activity.

### 3.9 Total gross floor area: Neighbourhood Centre zone

1. The total gross floor area for all retail and commercial activities that establish in the Neighbourhood Centre zone must not exceed 1,000m<sup>2</sup>.

2. Development that does not comply with clause 1 above is a non-complying activity.

## 4. Development Controls

The underlying zones development controls and Auckland-wide controls apply in this precinct unless otherwise specified below:

### 4.1 Building height – Mixed Housing Suburban and Mixed Housing Urban and Mixed Use zones

1. Buildings in the Mixed Housing Suburban zone must not exceed 9m in height.

2. Buildings in the Mixed Housing Urban zone must not exceed 11m in height.

3. Buildings in the Mixed Use zone must not exceed 12.5m in height.

### 4.2 Yards in the Mixed Housing Suburban and Mixed Housing Urban zones

#### 1. Table 4

Yard	Mixed Housing Suburban	Mixed Housing Urban zone
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Front	3m	3m
Rear	3m	3m
Side	1m	N/A

2.The rear yard in Table 4 above (clause 1) does not apply where the site adjoins a rear lane or access lot.

#### 4.3 Building coverage – Mixed Housing Suburban and Mixed Housing Urban zones

1.Maximum building coverage for proposed sites in the Mixed Housing Suburban and Mixed Housing Urban zones, with a density less than or equal to one dwelling per 400m<sup>2</sup>: 50 percent.

2.Maximum building coverage for proposed sites in the Mixed Housing Suburban and Mixed Housing Urban zones with a density greater than one dwelling per 400m<sup>2</sup>: 40 percent.

#### 4.4 Maximum impervious area – Mixed Housing Suburban and Mixed Housing Urban zones

Purpose: To provide for flexibility of built form for higher density development while managing stormwater runoff generated by development

1.The maximum impervious area in the Mixed Housing Suburban and Mixed Housing Urban zones must not exceed 70 percent.

#### 4.5 Dwellings fronting the street in residential zones

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and to contribute to streetscape amenity.

1.The front façade of a dwelling or dwellings on a front site must contain:

- a.glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door)
- b.a main entrance door that is visible from the street.

#### 4.6 Fences in residential zones

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and view to the coast from sites that are located adjacent to the esplanade reserve.

- 1.Fences in the front yard must not exceed 1.2m in height.
- 2.Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, then the maximum fence height must be 1m.

#### 4.7 Garages in residential zones

Purpose: To ensure garages are not a dominant feature of the streetscape.

- 1.A garage door facing a street must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.
- 2.Garage doors must not project forward of the front façade of a dwelling.
- 3.The garage door must be set back at least 5m from the site's frontage.

#### 4.8 Glazing in the Mixed Use zone

1. The ground floor of buildings in the Mixed Use zone subject to a key retail frontage overlay must have clear glazing for at least 75 percent of its width and 75 percent of its height.

#### 4.9 Landscaping – all residential zones

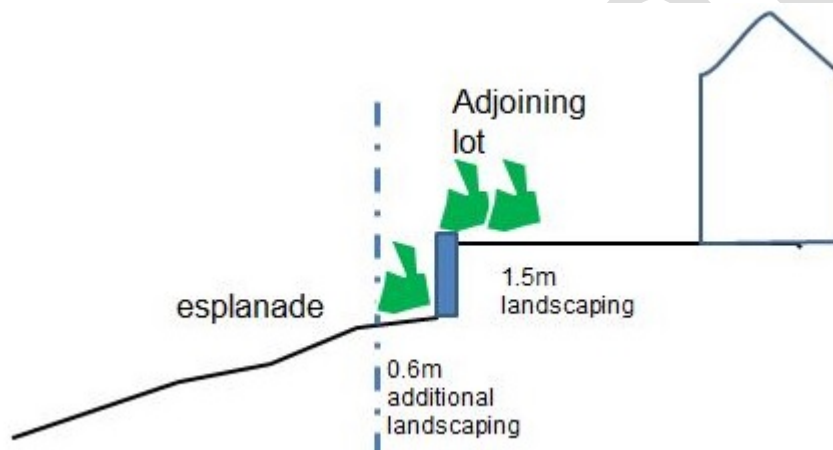
Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on site, and to provide for an attractive interface between residential lots located adjacent to the esplanade reserve, and the coast.

1. At least 40 percent of the front yard must comprise landscaped area.
2. For proposed sites that are adjacent to the esplanade reserve, landscaping must be provided along the esplanade reserve boundary in conjunction with any boundary fence that exceeds 1.2m in height.
3. Landscaping must be undertaken within the site (not within the esplanade reserve), have a minimum depth of 1.5m, and be provided along the entire length of the fence.

#### 4.10 Landscaping for coastal retaining walls in the Large Lot, Mixed Housing Suburban and Mixed Housing Urban zones

Purpose: To soften the visual impact of the retaining wall from the esplanade reserve.

1. Retaining walls of 1.0m or more in height adjoining the esplanade reserve boundary must plant trees for a depth 0.6m in front of the retaining wall as illustrated in Figure 1 below.



#### 4.11 On-site stormwater management – new impervious surfaces – all zones

1. In catchments shown on the Hingaia North structure plan as draining to streams all new impervious surfaces of 50m<sup>2</sup> and over must be designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

2. In catchments shown on the Hingaia North structure plan as draining to the coast (including via ephemeral streams) all new impervious surfaces of 50m<sup>2</sup> and over must be designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.

3. In catchments shown on the Hingaia structure plan shown as requiring retention and half the detention volume; all new impervious surfaces of 50m<sup>2</sup> and over must be designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide half the detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required, provided that
- c. the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.

4. In catchments shown on the Hingaia North structure plan as draining to a wetland all new impervious surfaces must be directed to a wetland that has been designed and sized to accommodate flows from the site OR are directed to devices designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

5. Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from clauses 1 to 4 above.

6. Stormwater device/s on private land:

- a. must be maintained by the site owner in perpetuity. A consent notice to that effect must be registered on the Certificate of Title at the time the purchase is settled.
- b. where rainwater tanks are proposed for a dwelling to achieve the retention requirements of clause 4(a), the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum

7. Compliance must be demonstrated to the Council in conjunction with any application for building consent, or by way of a certificate of compliance or at the time of subdivision.

#### **4.12 Residential road access: dwellings fronting the street**

1. Each site fronting or having direct access to a road shown as a vehicle access restriction road in the precinct diagram 2 must be able to provide sufficient on-site manoeuvring space to avoid vehicles reverse manoeuvring onto streets.

2. Sites fronting “no vehicle access” streets shown on precinct diagram 2 must not have driveways fronting onto those streets.

### **5. Subdivision Controls**

The subdivision controls in the Auckland-wide rules, [H5](#) Subdivision apply in this precinct unless otherwise specified below:

#### **5.1 Minimum site sizes – Residential zones**

1. Minimum site sizes must comply with Table 5 below:

**Table 5: Minimum net site area**

Zone	Minimum net site area
Large Lot	2,500m <sup>2</sup>
Mixed Housing Suburban and Mixed Housing Urban	300m <sup>2</sup> where the parent sites frontage is at least 12.5m and the requirements of clause.2 below are met  260m <sup>2</sup> where the parent sites frontage is between 10m and 12.49m and the requirements of clause 2 below are met

2. In the Mixed Housing Suburban and Mixed Housing Urban zones the densities above apply where:

- the frontage specified must apply for at least 80% of the length of the side boundaries
- sites with a frontage between 10m and 12.49m must include a legal mechanism that restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width except where a rear lane provides legal access.

## 5.2 Rooding construction standards

- Roads must be provided in general accordance with the Hingaia North structure plan.
- The road network must be constructed to the standards contained in Table 6 below:

**Table 6: Rooding construction standards**

Types of Road	Road width (metres)	Carriageway (metres)	Footpath width (metres)	Cycleway (metres)
<b>Hingaia Road</b>	<b>31</b>	14	N/A	3m combined footpath/cycleway (both sides)
Collector Roads (Papaka Road and Oakland Road between Hingaia Road and their respective intersections with Fleur Road)	22.5	7	1.8m (one side)	Shared path 3m on one side
Connector Road (Derbyshire, Island View and Pararekau Drive etc)	18	6	1.8m (one side)	5.2m shared cycleway/footpath on one side
Local Road	16	6	1.8m (both sides)	N/A

3. Where local roads are proposed along the north-south key pedestrian and cycle path shown on the Hingaia North structure plan, the local road typology must include a 3.0m combined cycle and footpath on one side.

4. Direct access to lots located on the north side of Hingaia Road must not be obtained from Hingaia Road.

5. Unsealed berm, free of planting and of sufficient dimensions must be made available immediately adjacent to the road boundary of all lots for the installation, operation, maintenance, and upgrading of electricity supply infrastructure on all categories of road, consistent with the Road Construction Standards in Table 6 above.

### 5.3 Riparian margins

1. Riparian margins must be established either side of the banks of a stream (shown on the Hingaia North structure plan as riparian margin) to a minimum width of 10m measured from the bank of the stream, where the location of the bank can be physically identified by ground survey, or from the centreline of the stream where the bank cannot be physically identified by ground survey.

2. Riparian margins must be planted in native vegetation.

3. Riparian margins must vest in the Council as local purpose drainage reserves.

### 5.4 Landscaping

Purpose: To ensure that landscaping in lots adjoining public open space, including esplanade reserves, is provided in perpetuity.

1. A consent notice must be registered on the Certificates of Title for lots that adjoin land zoned Public Open Space, including the esplanade reserves, requiring that landscaping be undertaken in accordance with rule 4.9 of this precinct.

2. The detailed design of landscaping within roads and public open spaces (including the esplanade reserve), and on lots that adjoin public open space areas, must be undertaken in parallel with the engineering plan approval process.

### 5.5 Fences

Purpose: To maintain and enhance passive surveillance of the street and public open space, including esplanade reserves, and to enhance the visual amenity of, and views from, sites that are located adjacent to the esplanade reserve, to the coast.

1. A consent notice must be registered on the Certificates of Title for lots requiring that fences are erected in accordance with rule 4.6 above.

### 5.6 Affordable housing

1. Refer to the affordable housing land use controls in rules 3.2 to 3.8 above.

### 5.7 On-site stormwater management

1. Where the detention component of the on-site stormwater management in rule 4.11 above is to be provided in a communal device, the device must be provided at the time of subdivision and be designed and constructed to Auckland Council standards.

a. stream channels must be used to convey flood flows and must be capable of passing the 1 percent AEP without generating effects on adjacent properties and designed to Auckland Council standards;

b. overland flow paths that convey greater than two cumecs must be located on public land.

## 6. Assessment - Restricted Discretionary Activities

### 6.1 Matters for discretion

For activities and development that is a restricted discretionary activity in this precinct the Council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted activities in [H5.4.1](#) Matters for Discretion [Subdivision] and other Auckland wide provisions:

#### 1. Show homes

- a.hours of operation
- b.parking and traffic.

#### 2. Dwellings on Mixed Housing Suburban and Mixed Housing Urban zoned sites that adjoin esplanade reserves and which have a maximum net site area of 600m<sup>2</sup> per dwelling

- a.effects on the natural character and landscape values of the coast
- b.amenity and character of public open spaces
- c.landscaping
- d.fencing
- e.natural hazards.

#### 3. Integrated residential development and retirement villages

- a.the Council will consider the matters of discretion applying to four or more dwellings in the Mixed Housing Suburban zone set out in [10.1.3\(a\)-\(g\)](#).

#### 4. Vehicle access restrictions

- a.effects on pedestrian and streetscape safety and amenity
- b.effects on the transport network.

#### 5. Subdivision

- a.consistency with the Hingaia North structure plan
- b.design, location and scale of development
- c.design and location of roads, accessways, cycle and pedestrian routes and public transport
- d.road access restrictions
- e.treatment of natural stream systems and riparian corridors
- f.landscaping
- g.coastal amenity
- h.subdivision adjoining existing or proposed esplanade reserves
- i.refer to matters of discretion in clause 2 above
- i.stormwater management
- j.natural hazards

### 6.2 Assessment criteria

The Council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity tables for this precinct, in addition to the criteria specified for the relevant restricted discretionary activities in [H5.4.2](#) Assessment criteria [Subdivision] and other Auckland-wide

provisions:

**1. Show homes**

- a.hours of operation should respect the character of the surrounding neighbourhood
- b.the number of people involved and the traffic generated by the activity should be compatible with the street function

**2. Dwellings on Mixed Housing Suburban and Mixed Housing Urban zoned sites that adjoin esplanade reserves and which have a maximum net site area of 600m<sup>2</sup> per dwelling**

a.the extent to which the dwellings complements the landscape character and amenity values of the coastal environment including esplanade reserves

b.the design of buildings and associated driveways, parking areas and other structures should minimise the visual appearance of buildings and structures when viewed from the coastal environment by:

- i.using low reflectivity glass and recessive colour schemes
- ii.introduce visual interest through variety of architectural detail and building materials

iii.avoid buildings with long unrelieved frontages and excessive bulk

c.landscape treatment should maintain and enhance the natural landscape character of adjoining esplanade reserves, natural drainage patterns, the coastal margin and views into the land from the Manukau Harbour

d.existing trees should be retained to create a sense of place having regard to:

- i.the health, form and condition of the trees (or group of trees)
- ii.the extent to which the tree (or group of trees) can be appropriately accommodated into subdivision design and layout in a manner that will safeguard the future health, form and condition of the tree(s)
- iii.the amenity value of the tree (or group of trees) and its contribution to the overall landscape character and visual amenities of the Hingaia North precinct

e.a landscaping plan showing the species to be planted and the density of planting should be provided

f.fencing designs should address how an active private-public interface can be achieved on residential land adjoining esplanade reserves

g.development should provide for the maintenance and enhancement of coastal yards and esplanade reserves in a naturalised state to avoid or minimise coastal erosion

h.the extent to which proposed subdivision at the coastal interface minimises the need for retaining wall structures and, where retaining structures are required, the extent to which the proposal minimises the length, height and visual prominence of the retaining structures

**3. Integrated residential development and retirement villages**

a.the Council will consider the assessment criteria applying to four or more dwellings in the underlying Mixed Housing Suburban zone set out in [1.10.2.3\(a\)-\(g\)](#).

**4. Vehicle access restrictions**

a.vehicle access restrictions for future lots adjoining Hingaia Road

b.lots subject to a vehicle access restriction should be designed to provide rear lanes which are safe and visually attractive by using quality paving and landscaping and a street lighting theme

c.pedestrian access to the front doors of buildings should be provided off the respective road

d.the presence of vehicle crossings or accessways should be clearly signalled to pedestrians

e.ramps, where necessary, should be integrated into the design of the buildings and landscaping

f. where spaces are designed as shared spaces, pedestrians should have priority

g. effects of the location and design of the access on the safe and efficient operation of the adjacent transport network.

#### **5. Subdivision**

a. design location and scale of development

i. subdivision should be in general accordance with the:

- Hingaia North structure plan

- 

Objectives and policies for this precinct

b. design and location of roads, accessways, cycle and pedestrian routes and public transport should

i.

be of a suitable size and location to accommodate the proposed activity

ii.

generally be consistent with the locations shown on the structure plan and provide a highly interconnected and walkable roading network

iii.

address Crime Prevention through Environmental Design principles

iv.

be consistent with the roading typologies in Diagram 2

v.

create roads which function as high quality public spaces and incorporate quality amenity features such as tree planting and footpath paving and a street lighting theme

vi.

pedestrian and cycle paths should be of a scale, form, design and layout that facilitates public access to the coast and creates a high amenity interface between the urban area and the coast

c. road access restrictions

i.

refer to the assessment criteria in clause 4 above

d. treatment of natural stream systems and riparian corridors

i.

stream enhancement along existing streams should be preserved as shown on the structure plan

e. landscaping

i.

refer to the assessment criteria in clause 2(c) to (f) above

f. coastal amenity



i.

the extent to which the proposed subdivision will facilitate views of and access to the coast

ii.

the extent to which proposed subdivision will provide for an active private-public interface on residential land adjoining esplanade reserves

g.subdivision adjoining existing or proposed esplanade reserves

i.

the Council will consider the assessment criteria in clause 2(a)-(h) above

h.stormwater management

i.

consistency with the approved Stormwater Management Plan

ii.

the Council will consider the relevant assessment criteria listed under Stormwater Management – Flow in [H4.14.1.4.2.1\(a\)-\(e\)](#)

i.natural hazards

i. the extent to which proposed subdivision at the coastal interface minimises the need for retaining wall structures and, where retaining structures are required, the extent to which the proposal minimises the length, height and visual prominence of retaining structures

## 7. Assessment - Development Control Infringements

### 7.1 Matters of discretion

In addition to the general matters set out in rule [G2.3](#) of the general provisions, the assessment provisions for development control infringements in [1.11](#) [Residential] and [13.7](#) [Business] and the Auckland wide provisions, the Council will restrict its discretion to the matters specified below for development control infringements in this precinct.

#### 1.On-site stormwater management – new impervious surfaces

For development that does not comply with rules 4.11 and 5.7 the Council will restrict its discretion to:

a.items (a)-(d) listed in [H4.14.1.4.1\(a\)-\(d\)](#) Stormwater Management – Flow

b.effects on sites intended for affordable housing.

c.stormwater quality.

### 7.2 Assessment criteria

In addition to the general matters set out in rule [G2.3](#) of the general provisions, the assessment provisions for development control infringements in [1.11](#) [Residential] and [13.7](#) [Business], and the Auckland wide provisions, the Council will restrict its discretion to the matters specified below for development control infringements in this precinct:

#### 1. On-site stormwater management – new impervious surfaces

a.the Council will consider assessment criteria [H4.14.2.4.2.1\(a\)-\(e\)](#) [Stormwater Management – Flow] and assessment criteria [H4.14.3.4.1\(a\)-\(f\)](#) [Stormwater Management – Quality]

b.whether consent notices are required on the Certificates of Title for new lots to ensure compliance with the on-site stormwater management requirements

## 8. Special Information Requirements

The special information requirements in underlying zones and Auckland-wide provisions apply in this precinct, unless otherwise specified below:

1.An application for subdivision consent within 50m of the coast must be accompanied by a geotechnical and coastal erosion report.

## 9. Definitions

### **Retained Affordable**

Housing that is:

a.built by a registered community housing provider or the Housing New Zealand Corporation; or  
b.sold to a registered community housing provider or the Housing New Zealand Corporation; and

c.sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is later.

### **Relative affordable**

Housing that is:

a.bought by first home buyers and intended to remain in the same ownership for three years from the date of first transfer, where the purchaser has a gross household income that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional.

b.sold at a price that does not exceed 75 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of three calendar months prior to the date the application for resource consent is approved or the date on which all appeals to the resource consent application are finally resolved, whichever is later

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### **Community housing provider**

Means a housing provider (other than the Housing New Zealand Corporation) which has as one of its objectives the provision of one or both of the following types of housing:

a.social rental housing  
b.affordable rental housing.

### **Household income**

Household income includes all taxable income as defined by the New Zealand Inland Revenue Department.

## 10. Precinct Plans

### **Figure 1 - Zoning Map**

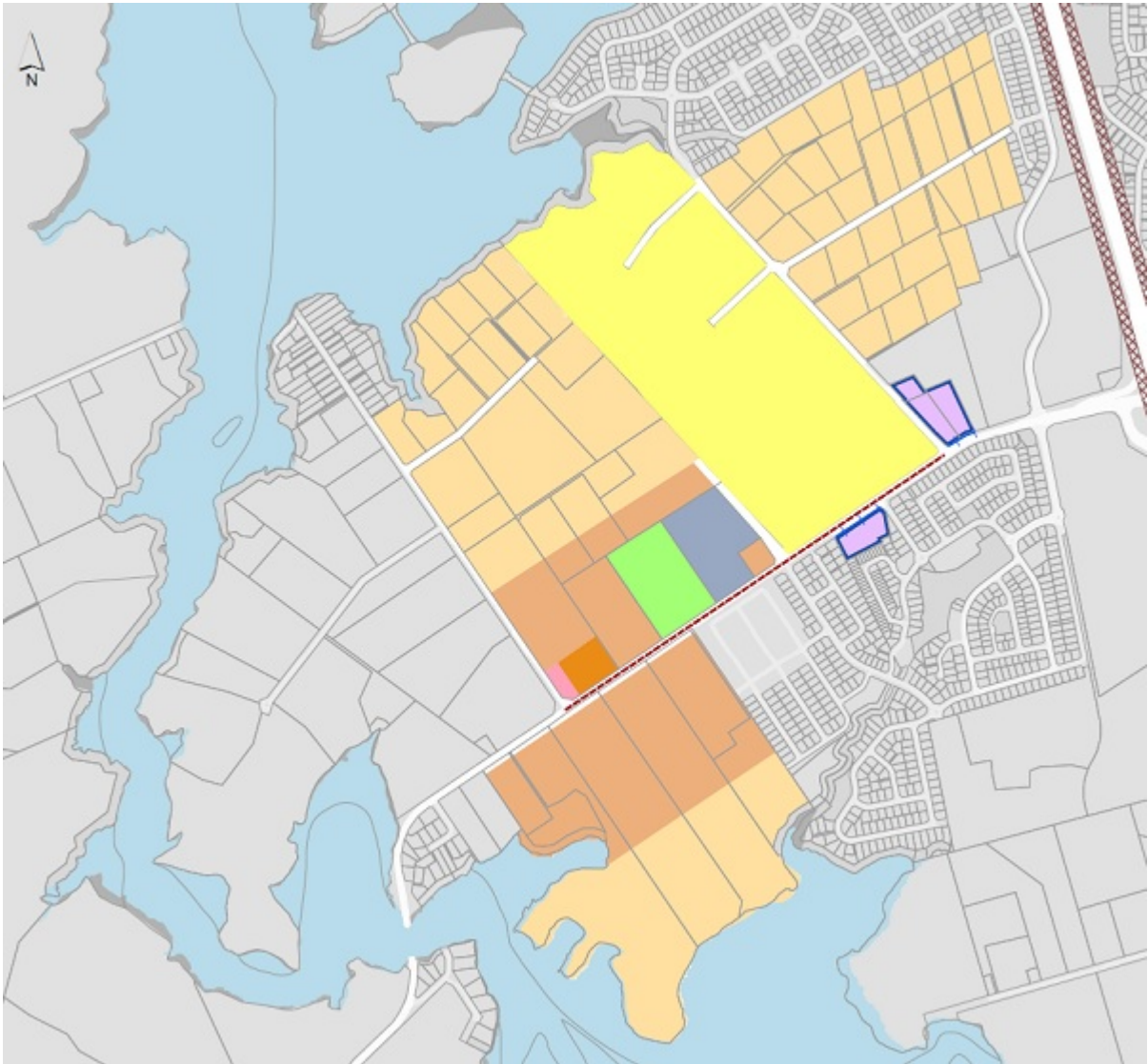


Figure 2 - Structure Plan

OK

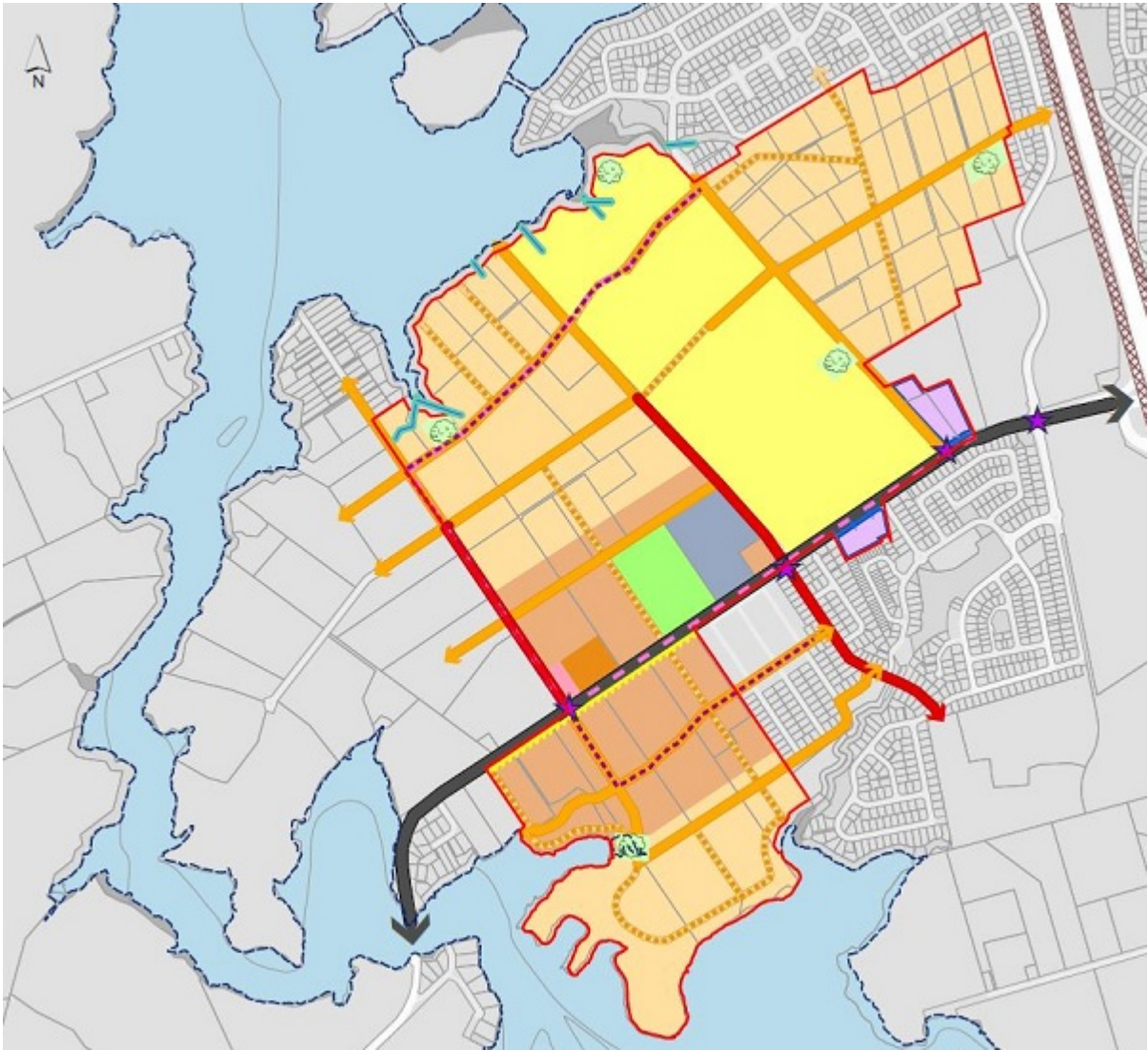


Figure 3 - Arterial



Figure 4 - Collector Roads



6.33 Hingaia 3 - OPERATIVE



**Figure 5 - Amenity Connector**

Example only, to be determined at subdivision stage



Figure 6 - Local Roads

