

I317. Hillsborough Precinct

I317.1. Precinct Description

Hillsborough Precinct is located between the Three Kings and Royal Oak Town Centres. It is bound by Korma Road in the north, Queenstown Road in the east, Herd Road in the south, and adjoins Monte Cecilia Park along the western boundary. The precinct area has a southern aspect overlooking the Manukau Harbour, and enjoys north easterly views to One Tree Hill.

The purpose of the precinct is to provide for retirement village development. The precinct provisions acknowledge the significance of the amenity and outlook from the adjacent Monte Cecilia Park, through suitable building setbacks, controls on building heights and provision of viewshafts across the site, tree protection, access and heritage.

Sub-precinct A provides for greater building heights to enable more intensive retirement village development on the site. It enables taller building heights to be located within the inner core of the site. Sub-precinct A also identifies the location of the future building platforms.

The historic access to the Pah Homestead (located on Monte Cecilia Park) has been identified as bisecting the north eastern portion of the precinct. The former carriageway alignment and the associated vegetation is considered to be significant with or without the physical remains being in existence. Sub-precinct B provides for the protection of the physical/archaeologic remains of this access, the former alignment and the gate posts at the Pah Road frontage, while providing for development within the existing building platforms up to the permitted building height for the underlying zone.

The zoning of land within this precinct is Residential – Mixed Housing Urban Zone.

I317.2. Objectives

- (1) Retirement village development is enabled within the precinct.
- (2) The landscape and heritage values of Monte Cecilia Park are recognised together with the spatial relationship between Monte Cecilia Park and the development within the precinct.
- (3) The contribution that trees make to the precinct's character and the character and landscape of the adjoining Monte Cecilia Park are recognised and protected.

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

I317.3. Policies

- (1) Enable the development of retirement villages to provide accommodation and care for older people.

- (2) Enable consolidation of greater building heights within Sub-precinct A, while ensuring that the adverse effects on the character and amenity of the neighbourhood and neighbouring sites are managed.
- (3) Limit maximum building height and the location of building platforms to an appropriate scale to maintain identified views from Monte Cecilia Park shown in Hillsborough Precinct: Precinct plan 1.
- (4) Provide for the protection of the physical/archaeological remains of the historic access to the Pah Homestead, the former carriageway alignment and the gate posts at the Pah Road frontage.
- (5) Protect trees within the precinct that contribute to the amenity, landscape and ecological values of the area.

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

I317.4. Activity table

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

Table I317.4.1 Activity table specifies the activity status of land use and development activities in the Hillsborough Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I317.4.1 Activity table

| Activity | | Activity status |
|--------------------|--|-----------------|
| (A1) | Tree trimming | P |
| (A2) | Tree alteration or removal of trees listed in Table I317.6.4.1 and identified on Hillsborough: Precinct plan 2 – location of trees | RD |
| Use | | |
| Residential | | |
| (A3) | Retirement villages | P |
| Development | | |
| (A4) | New buildings and additions to buildings accommodating retirement village activities | RD |
| (A5) | Maintenance of existing paved surfaces within Sub-precinct B | P |
| (A6) | Development within Sub-precinct B | RD |
| (A7) | Development in accordance with Hillsborough: Precinct plan 1 | P |
| (A8) | Any development that is not in accordance with Hillsborough: Precinct plan 1 | D |

I317.5. Notification

- (1) Any application for resource consent for an activity listed in Table I317.4.1 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).

I317.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct.

All activities listed as permitted and restricted discretionary in Table I317.4.1 Activity table must comply with the following permitted activity standards.

I317.6.1. Building height

- (1) The building height Standard H5.6.4 for the Residential - Mixed Housing Urban Zone applies to the precinct, except where otherwise specified in Hillsborough Precinct: Precinct plan 1.

The maximum height in Sub-Precinct A as shown in Hillsborough: Precinct Plan 1 is to be measured to the underside of the eaves of buildings. An additional three metres of height is allowed for to accommodate roofs, machinery rooms/plant, lift and stair over-runs (all being non-habitable floor space) for these buildings.

I317.6.2. Yards

- (1) All buildings must be located greater than 3 metres from the boundary with Monte Cecilia Park.

I317.6.3. Building platform

- (1) All buildings in Sub-precinct A must be located in the building platforms identified in Hillsborough Precinct: Precinct plan 1.

I317.6.4. Tree Trimming

- (1) The following trees listed in Table I317.6.4.1 Trees for protection and identified in Hillsborough Precinct: Precinct plan 2 must not be altered, removed or have works undertaken within the dripline.
 - (a) Exceptions to this control are the following:
 - (i) trimming of the canopy, excluding the roots, of any tree which does not damage its health. Such works must be limited to no more than 20 per cent of live growth removal in any one year and must be in accordance with currently accepted arboriculture practice, ensuring that the natural form and branch habit of the tree species is maintained;
 - (ii) if the trimming is done by a qualified arborist or arboriculturalist, the work must be limited to no more than 30 per cent of live growth

removal in any one year and must be in accordance with currently accepted arboriculture practice, ensuring that the natural form and branch habit of the tree species is maintained;

- (iii) if the trimming rule above does not apply, any regular minor trimming or maintenance must be done by hand operated secateurs or pruning shears, in accordance with the accepted arboriculture practice.
- (iv) the removal of any tree or part of a tree that is dead or that is suffering from an untreatable disease which has caused a significant decline in its health, evidence must be produced if required.

Note: Where any element of uncertainty exists as to the likely fate of the tree, the benefit of doubt will be given to the tree's survival by not removing it until such time as its irreversible decline is obvious. Before removing any affected tree, consultation with the Council's arborist should be undertaken.

Emergency tree works: In such circumstances the person undertaking the work must notify the council in writing within seven days of the work commencing as to the reason for the work.

The actions of any statutory authority in carrying out of work authorised by statute: In such circumstances the authority concerned shall notify the council in writing no later than seven days prior to the work commencing as to the reason for the work.

Table I317.6.4.1 Trees for protection

| Tree number on Hillsborough: Precinct Plan 2 | Common name | Botanical name | Location of tree | Legal description |
|--|-------------|----------------------|----------------------------|-------------------|
| 1 | Puriri | Vitex lucens | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 2 | Pohutukawa | Metrosideros excelsa | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 3 | Pohutukawa | Metrosideros excelsa | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 4 | Pin Oak | Quercus pallustris | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 5 | Pin Oak | Quercus pallustris | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 6 | Pin Oak | Quercus pallustris | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 7 | Pin Oak | Quercus pallustris | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 8 | English Oak | Quercus sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |

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|----|--------------------------|---------------------------|-------------------------------|--------------------|
| 9 | English Oak | Quercus sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 10 | English Oak | Quercus sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 11 | Silky Oak | Grevillea robusta | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 12 | Totara | Podocarpus totara | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 13 | English Oak | Quercus sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 14 | English Oak | Quercus sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 15 | Norfolk Island Pine | Araucaria heterophylla | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 16 | Totara | Podocarpus totara | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 17 | Totara | Podocarpus totara | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 18 | Norfolk Island Pine | Araucaria heterophylla | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 19 | Norfolk Island Pine | Araucaria heterophylla | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 20 | Variegated Pohutukawa | Metrosideros excelsa | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 21 | English Oak | Quercus sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 22 | English Oak | Quercus sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 23 | False Cypress | Chamaecyparis sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 24 | Lemonwood | Pittosporum eugenoides | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 25 | English Oak | Quercus sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 26 | Juniper | Juniperus sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 27 | Totara | Podocarpus totara | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 28 | Bottlebrush | Callistemon sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 29 | Lemonwood | Pittosporum eugenoides | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 30 | Bottlebrush | Callistemon sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |

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|----|-----------------------|-------------------------|----------------------------|-----------------|
| 31 | Silver Birch | Betula pendula | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 32 | Silver Birch | Betula pendula | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 33 | False Cypress | Chamaecyparis sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 34 | Cabbage Tree | Cordyline australis | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 35 | Silky Oak | Grevillea robusta | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 36 | Spruce | Picea sp | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 37 | Holm Oak | Quercus ilex | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 38 | Persimmon | Diospyros lotus | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 39 | Queensland Box | Lophostemon conferta | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 40 | Queensland Frangipani | Hymenosporum flavum | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 41 | English Oak | Quercus sp | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 42 | Sweet Gum | Liquidambar styraciflua | 42 Herd Road, Hillsborough | Lot 1 DP 426413 |
| 43 | Lemonwood | Pittosporum eugenoides | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 44 | Pin Oak | Quercus pallustris | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 45 | Camellia | Camellia japonica | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 46 | Sweet Gum | Liquidambar styraciflua | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 47 | Totara | Podocarpus totara | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 48 | Cypress | Cupressus sp | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 49 | Totara | Podocarpus totara | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 50 | Totara | Podocarpus totara | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 51 | Pohutukawa | Metrosideros excelsa | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 52 | Kauri | Agathis australis | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |

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|----|---------------------|-------------------------|----------------------------|-----------------|
| 53 | Totara | Podocarpus totara | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 54 | Karaka | Corynocarpus laevigatus | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 55 | Pohutukawa | Metrosideros excelsa | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 56 | Gum | Eucalyptus sp | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 57 | Box Elder | Acer negundo | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 58 | Box Elder | Acer negundo | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 59 | Norfolk Island Pine | Araucaria heterophylla | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 60 | Silky Oak | Grevillea robusta | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 61 | Monterey Pine | Pinus radiata | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 62 | Japanese Cedar | Cryptomeria japonica | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 63 | Totara | Podocarpus totara | 169 Pah Road, Hillsborough | Lot 3 DP 426413 |
| 64 | Tree Fern | Cyathea sp | 169 Pah Road, Hillsborough | Lot 3 DP 426413 |
| 65 | Gum | Eucalyptus sp | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 66 | Water Gum | Tristaniaopsis laurina | 169 Pah Road, Hillsborough | Lot 3 DP 426413 |
| 67 | Spruce | Picea sp | 169 Pah Road, Hillsborough | Lot 3 DP 426413 |
| 68 | Flowering Gum | Eucalyptus ficifolia | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 69 | Spruce | Picea sp | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 70 | Wonder Tree | Idesia polycarpa | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 71 | Pohutukawa | Metrosideros excelsa | 169 Pah Road, Hillsborough | Lot 3 DP 426413 |
| 72 | Norfolk Island Pine | Araucaria heterophylla | 169 Pah Road, Hillsborough | Lot 3 DP 426413 |
| 73 | Totara | Podocarpus totara | 169 Pah Road, Hillsborough | Lot 3 DP 426413 |
| 74 | Japanese Cedar | Cryptomeria japonica | 169 Pah Road, Hillsborough | Lot 3 DP 426413 |

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|----|------------------------------|-------------------------|----------------------------|-----------------|
| 75 | Bull Bay Magnolia | Magnolia grandiflora | 169 Pah Road, Hillsborough | Lot 3 DP 426413 |
| 76 | Wonder Tree | Idesia polycarpa | 169 Pah Road, Hillsborough | Lot 2 DP426413 |
| 77 | Nikau Palm | Rhopalostylis sapida | 169 Pah Road, Hillsborough | Lot 3 DP 426413 |
| 78 | Monterey Cypress | Cupressus macrocarpa | 169 Pah Road, Hillsborough | Lot 3 DP 426413 |
| 79 | Indian Bean Tree | Catalpa bignonioides | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 80 | Totara | Podocarpus totara | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 81 | Linden | Tilia sp | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 82 | Port Jackson Fig | Ficus rubiginosa | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 83 | Camellia | Camellia japonica | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 84 | Puriri | Vetex lucens | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 85 | Pohutukawa | Metrosideros excelsa | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 86 | Holm Oak | Quercus ilex | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 87 | Puriri | Vetex lucens | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 88 | Yew | Taxus baccata | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 89 | Totara (group of 3 trees) | Podocarpus totara | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 90 | Karaka | Corynocarpus laevigatus | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 91 | Totara (hedgerow of 6 trees) | Podocarpus totara | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 92 | Pohutukawa | Metrosideros excelsa | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 93 | Pohutukawa | Metrosideros excelsa | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 94 | Oak | Quercus sp | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 95 | Pohutukawa | Metrosideros excelsa | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
| 96 | Golden Tatara | Podocarpus totara CV | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |

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|----|------------|----------------------|----------------------------|-----------------|
| 97 | Pohutukawa | Metrosideros excelsa | 169 Pah Road, Hillsborough | Lot 2 DP 426413 |
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I317.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I317.8. Assessment – restricted discretionary activities

I317.8.1. 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 overlay, Auckland-wide or zone provisions:

- (1) new buildings and additions to buildings accommodating retirement village activities:
 - (a) the matters of discretion in H5 Residential – Mixed Housing Urban Zone H5.8.1.(3) integrated residential development;
 - (b) the effect on the historic Pah Homestead carriageway, if relevant; and
 - (c) the effect on the surrounding residential and open space environment.
- (2) the effect of tree alteration or tree removal:
 - (a) the matters of discretion set out in E16 Trees in open space zones E16.8.1.
- (3) infringements of the standards:
 - (a) the effect on the surrounding residential and open space environment.

I317.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) new buildings and additions to buildings accommodating retirement village activities:
 - (a) the matters of discretion in H5 Residential – Mixed Housing Urban Zone H5.8.1.(3) integrated residential development:
 - (i) the assessment criteria H5 Residential – Mixed Housing Urban Zone H5.8.2.(3) integrated residential development;
 - (b) the effect on the historic Pah Homestead carriageway, if relevant:
 - (i) the extent to which the alignment of the historic Pah Homestead carriageway is affected; and

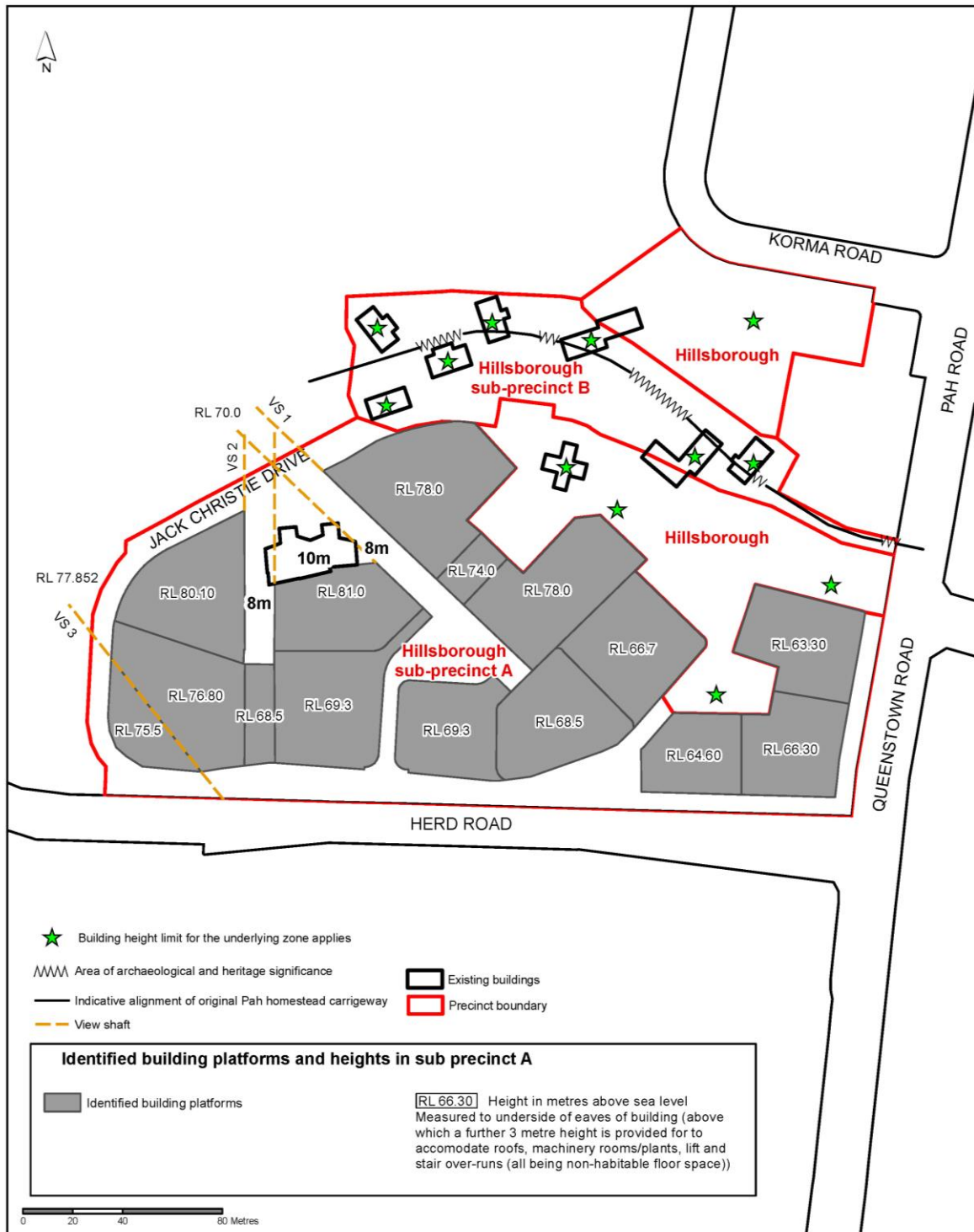
- (ii) the extent to which elements of heritage/archaeological significance located along the alignment of the access route can be maintained.
- (c) the effect on the surrounding residential and open space environment:
 - (i) refer to Policy I317.3.(1);
 - (ii) refer to Policy I317.3.(2);
 - (iii) refer to Policy I317.3.(3);
 - (iv) refer to Policy I317.3.(4); and
 - (v) refer to Policy I317.3.(5);
- (2) the effect of tree alteration or tree removal:
 - (a) the matters of discretion set out in E16 Trees in open space zones E16.8.1:
 - (i) the assessment criteria in E16 Trees in open space zones E16.8.2 applies;
 - (ii) the extent to which the tree contributes towards significant historic and landmark values of the site and neighbourhood due to its species, location and form;
 - (iii) the extent to which the tree forms part of the historic planting of the former carriageway;
 - (iv) the extent to which the tree contributes to the visual amenity of the site and immediate neighbourhood characteristics; and
 - (v) the extent to which the tree contributes to the amenity value of the site relative to screening or beautification functions.
- (3) infringements of the standards:
 - (a) the effect on the surrounding residential and open space environment:
 - (i) refer to Policy I317.3.(2); and
 - (ii) refer to Policy I317.3.(3).

I317.9. Special information requirements

There are no special information requirements in this precinct.

I317.10. Precinct plans

I317.10.1. Hillsborough: Precinct plan 1



I317.10.2 Hillsborough: Precinct plan 2 – location of trees

