

I437. Runciman Precinct

I437.1. Precinct Description

The Runciman Precinct is located east of Pukekohe in the vicinity of Runciman.

The purpose of the Runciman Precinct is to provide a rural countryside living opportunity where subdivision is able to be undertaken in a comprehensive and integrated manner recognising the environmental values and character of the area.

The Runciman Precinct contains two sub-precincts; Sub-precinct A – Open and Sub-precinct B – Treed. Sub-precinct A is characterised by a large degree of spaciousness while Sub-precinct B is characterised by gentle hills and more established vegetation. Sub-precinct A uses a clustering method for managing subdivision and is considered suitable for limited Transferable Rural Site Subdivision (TRSS).

The Runciman Precinct is characterised by a number of waterways which can be enhanced to improve terrestrial and aquatic biodiversity, catchment quality and the natural environment.

This precinct incorporates the following Precinct plans:

- Precinct Plan 1: Landscape and Visual Absorption Capacity Plan;
- Precinct Plan 2: Reserves and Connections;
- Precinct Plan 3: Natural and Physical Resources;
- Precinct Plan 4: Riparian Corridors; and
- Precinct Plan 5: Bush Park Concept Plan Development Areas.

The land within this precinct is zoned Rural - Countryside Living Zone.

I437.2. Objectives

- (1) Rural countryside living subdivision is accommodated in a form that has an open and spacious rural character.
- (2) Rural countryside living subdivision recognises the area's distinct landscape characteristics.
- (3) Subdivision results in significant environmental benefits, protecting, enhancing and/or restoring ecological values and natural features.
- (4) Subdivision provides for safe, well-connected vehicle access and recreation trails.

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

I437.3. Policies

- (1) Require rural countryside living subdivision to achieve an open and spacious rural character and that recognises existing landscape characteristics and attributes by:

- (a) limiting the density of sites in a manner appropriate to rural countryside living;
 - (b) promoting subdivision opportunities based on the extent of identified landscape areas and their visual absorption capacity;
 - (c) enabling cluster style rural countryside living, ensuring that specified building areas (being a particular type of nominated building site applying to a dwelling or other specific type of building) and associated accessory buildings are grouped in clusters and that clusters are separated from identified road corridors and other clusters, to achieve an appropriate form of open spacious rural character in between clusters;
 - (d) requiring separation distances between specified building areas located outside clusters;
 - (e) locating specified building areas to integrate these within the undulating landforms, steep slopes and prominent ridgelines;
 - (f) establishing visual amenity enhancements (screening, landscaping or woodlots) and incorporating notable vegetation and the retention of rural structures into the subdivision design and layout;
 - (g) avoiding linear ribbon subdivision along road corridors;
 - (h) avoiding urban forms of residential subdivision; and
 - (i) avoiding significant modifications to landforms and natural features.
- (2) Ensure that the adverse effects of subdivision are managed and all environmental enhancement obligations are implemented.
- (3) Prevent the creation of further sites where subdivision entitlements have been fully utilised to avoid undermining the precinct's character.
- (4) Avoid adverse effects on the visual landscape character of the road corridors and the area as a whole by preventing the further fragmentation of existing smaller rural sites (less than 5 hectares).
- (5) Protect and enhance the ecological values of existing indigenous vegetation and wetlands, and plant, restore and protect the riparian margins of streams to develop riparian corridors.
- (6) Establish a network of recreational trails for walking, cycling and horse riding.
- (7) Provide for opportunities for appropriate rural activities to be integrated with countryside living.

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

I437.4. Activity table

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

Table I437.4.1 Activity table specifies the activity status of subdivision activities in the Runciman Precinct pursuant to section 11 of the Resource Management Act 1991. For clarity, the references to Subdivision in the Rural – Countryside Living Zone in Table I437.4.1 Activity table does not refer to the types of subdivision listed in E39 Subdivision – Rural – Table E39.4.1 Subdivision for specified purposes.

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

Table I437.4.1: Activity table

Activity		Activity status	
Subdivision		Sub-precinct A (Open)	Sub-precinct B (Treed)
General subdivision			
(A1)	Subdivision in the Rural – Countryside Living Zone which complies with Standards I437.6.1, I437.6.2, I437.6.3, I437.6.4 and I437.6.5	RD	RD
(A2)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standard I437.6.1	NC	NC
(A3)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standard I437.6.2	NC	NC
(A4)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standards I437.6.3(3) to (5)	D	NA
(A5)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standards I437.6.3(1) to (2)	NC	NA
(A6)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standard I437.6.4(1)(e)	D	NA
(A7)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standards I437.6.4(1)(a) to 1(d)	NC	NA
(A8)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standards I437.6.5(3) to (5)	NA	D
(A9)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standards I437.6.5(1) to (2)	NA	NC
Transferable Rural Site Subdivision			

(A10)	Transferable Rural Site Subdivision which complies with Standards I437.6.1, I437.6.2 and I437.6.6	D	NA
(A11)	Transferable Rural Site Subdivision which does not comply with Standard I437.6.6 (1-4 and 6)	NC	NA
(A12)	Transferable Rural Site Subdivision where the receiver site is located in Sub-precinct B	N/A	Pr

I437.5. Notification

(1) Any application for resource consent for an activity listed in Table I437.4.1 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).

I437.6. Standards

The standards applicable to any overlays, Rural – Countryside Living Zone and Auckland-wide provisions apply in this precinct, except for the following:

- E39 Subdivision – Rural – Standard E39.6.4.7(3)(d) TRSS through amalgamated donor lots minimum net site area.
- E39 Subdivision – Rural – Standard E39.6.5.2(1)(a) Rural – Countryside Living Zone minimum net site areas.
- E39 Subdivision – Rural – Standard E39.6.5.2(1)(c) Rural – Countryside Living Zone average net site areas.

All activities listed as Restricted Discretionary and Transferrable Rural Site Subdivision activities in Table I437.4.1 Activity table must comply with the following activity standards.

Subdivision

I437.6.1. Minimum net site size for all subdivision

(1) The minimum net site area for any new site in the Runciman Precinct (including around an existing dwelling) must be 2,500m².

I437.6.2. General subdivision

(1) A consent notice must be registered against all new Certificates of Title requiring buildings to be located within a specified building area.

(2) The subdivision application must provide a scheme plan that designs and locates all the site's subdivision entitlements (including lot layout, access, boundaries and specified building areas), and areas for protection, and

identify and provide for all the environmental benefit requirements below. For the avoidance of doubt, this plan may include stages for the Resource Management Act 1991 section 224c certificate.

- (3) A consent notice must be registered against all new Certificates of Title (including that for any balance site) to record that subdivision entitlements have been utilised.
- (4) Unprotected remnant indigenous vegetation or unprotected freshwater wetlands located within the site must be protected, enhanced and certified in accordance with the provisions in Appendix 15 Subdivision information and process and Appendix 16 Guideline for native revegetation plantings.
- (5) Riparian corridors within the site (shown on Runciman: Precinct plan 4 - riparian corridors) must be planted with indigenous vegetation, protected, restored and certified in accordance with the provisions in Appendix 15 Subdivision information and process and Appendix 16 Guideline for native revegetation plantings, and meet the minimum standards specified in Table I437.6.2.1 Riparian corridor minimum planting.

Note 1: Where a site has existing mature indigenous species or mature exotic species adjacent to a stream (where the species are not pest plants) this existing vegetation may be used as credit to meet the requirements under Table I437.6.2.1.

Table I437.6.2.1: Riparian corridor minimum planting

Riparian Corridor	Minimum Planting (Width measured horizontally from the edge of the stream)
Where any freshwater stream identified on Runciman: Precinct plan 4 - riparian corridors forms a property boundary	An average of 20m and a minimum of 10m on one side
Where any freshwater stream identified on Runciman: Precinct plan 4 - riparian corridors is within the property	An average of 20m on each side and a minimum of 10m on each side (or to the property boundary where the width between the stream and the property boundary is less than the distances specified)

- (6) The final location of a stream identified on Runciman: Precinct plan 4 - riparian corridors must be confirmed by a site survey at the time of the subdivision application.
- (7) Protective fencing, as required by the provisions in Appendix 15 Subdivision information and process and Appendix 16 Guideline for native revegetation plantings, will only be required where grazing of animals is proposed.

- (8) Any feature proposed for protection will not be eligible for compensation in accordance with the Resource Management Act 1991 nor qualify as a Financial or Development Contribution (including reserve contribution).
- (9) Land for the Proposed Walking / Cycle / Bridle Trails within the site generally identified on Runciman: Precinct plan 2 - reserves and connections must be vested in Council, or made available for use by the public through easement or alternative legal instruments.

I437.6.3. Subdivision standards for general subdivision in Sub-precinct A (Open)

- (1) The site must have an area of 5ha or greater.
- (2) The maximum density of subdivision must be no greater than one new site per 2.5ha of the site. Maximum density is calculated from the gross area of the site.
- (3) After the first new site, subsequent sites are only available on the basis of the grouping of at least 75 per cent of the resulting sites' specified building areas together in a cluster in accordance with Standard I437.6.3(4).
- (4) Cluster sites must meet all of the following:
 - (a) be agglomerated in clusters of up to four sites and thereafter in a subsequent cluster(s) utilising the remaining entitlements. An existing dwelling may be located within a cluster;
 - (b) be contiguous with another site(s) within the cluster;
 - (c) all specified building areas must be located within a 50m radius of the cluster's centre;
 - (d) there must be a minimum separation distance of 150m between a specified building area in one cluster and the nearest specified building area in another cluster. This standard does not apply to a complying cluster that is proposed to straddle a property boundary;
 - (e) specified building areas within a cluster must be located outside the Road Corridor Setbacks identified on Runciman: Precinct plan 1 - landscape and visual absorption capacity plan; and
 - (f) each cluster(s) must be serviced by a single private way or road. For the avoidance of doubt, several clusters can share the single private way or road.
- (5) Specified building areas of sites not within a cluster must be separated by at least 100m from the edge of another specified building area or an existing dwelling.

I437.6.4. Alternative subdivision standards for general subdivision of sites with an area greater than 20ha in Sub-precinct A (Open)

- (1) As an alternative to the subdivision standards in Standard I437.6.3, the following subdivision standards apply:
- (a) the site must have an area of 20ha or greater within Sub-precinct A;
 - (b) the maximum density of subdivision must be no greater than one new site per 1.5ha of the site. Maximum density is calculated from the gross area of the site;
 - (c) sites are only available on the basis of the grouping of at least 80 per cent of the resulting site's specified building areas together in a cluster in accordance with Standard I437.6.4(d);
 - (d) cluster sites must meet all of the following:
 - (i) sites must be agglomerated in clusters with a minimum of four sites and thereafter in a subsequent cluster(s) utilising the remaining entitlements with the maximum size of a cluster being 15 sites. An existing dwelling may be located within a cluster.
 - (ii) sites must be contiguous with another site(s) within the cluster;
 - (iii) all specified building areas must be located within 155m radius from the cluster's centre;
 - (iv) there must be a minimum separation distance of 125m between a specified building area in one cluster and the nearest specified building area in another cluster. This standard does not apply to a complying cluster that is proposed to straddle a property boundary;
 - (v) specified building areas within a cluster must be located outside the Road Corridor Setbacks identified on Runciman: Precinct plan 1 - landscape and visual absorption capacity plan; and
 - (vi) each cluster(s) must be serviced by a single private way or road. Several clusters can share the single private way or road.
 - (e) specified building areas of the sites not within a cluster must be separated by at least 125m from the edge of another specified building area or an existing dwelling.

I437.6.5. Subdivision standards for general subdivision in Sub-precinct B (Treed)

- (1) The site must have an area of 5ha or greater.
- (2) The maximum density of subdivision must be no greater than one new site per 2.5ha of the site. Maximum density is calculated from the gross area of the site.
- (3) Specified building areas within a cluster must be located outside the Road Corridor Setbacks identified on Runciman: Precinct plan 1 - landscape and visual absorption capacity plan.

- (4) Where located within the Bush Park Concept Plan Development Areas (refer to Runciman: Precinct plan 5 - Bush Park concept plan), specified building areas must be located in the identified development areas.
- (5) Specified building areas of sites must be separated by at least 100m from the edge of another specified building area or an existing dwelling.

I437.6.6. Transferable Rural Site Subdivision standards

Refer to the provisions in Appendix 15 Subdivision information and process and Appendix 16 Guideline for native revegetation plantings for further information on the Transferable Rural Site Subdivision process, and a guideline for native revegetation plantings.

- (1) The receiver site must be located in Sub-precinct A.
- (2) The receiver site must have a gross site area of 8ha or greater.
- (3) The maximum density of subdivision must be no greater than one new site per 2.0ha of the receiver site, calculated from the gross area of the site(s). The minimum lot size for the purpose of Standard I437.6.6 is 1ha.
- (4) After the first new site, subsequent sites are only available on the basis of the grouping of at least 95% of the resulting sites' specified building areas together in a cluster in accordance with Standard I437.6.6(5).
- (5) Cluster sites meet all of the following:
 - (a) sites must be agglomerated in clusters of a minimum of four sites up to a maximum of 15 sites. An existing dwelling may be located within a cluster;
 - (b) sites must be contiguous with another site(s) within the cluster;
 - (c) all specified building areas must be located within 75m radius from the cluster's centre;
 - (d) there must be a minimum separation distance of 200m between a specified building area in one cluster and the nearest specified building area in another cluster. This standard does not apply to a complying cluster that is proposed to straddle a property boundary;
 - (e) specified building areas within a cluster must be located outside the Road Corridor Setbacks identified on Runciman: Precinct plan 1 - landscape and visual absorption capacity plan; and
 - (f) each cluster(s) must be serviced by a single private way or road. Several clusters can share the single private way or road.
- (6) Specified building areas of sites not within a cluster must be:
 - (a) separated by at least 100m from the edge of another specified building area or an existing dwelling.

I437.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I437.8. Assessment – restricted discretionary activities

I437.8.1. 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, zone or Auckland-wide provisions:

- (1) the matters listed in E39 Subdivision – Rural – E39.8.1(7) and (8);
- (2) size, design, layout, and location of sites, specified building areas, vehicle access, pattern of development, and amenity planting and landscaping;
- (3) the effects of the protection, restoration and enhancement of indigenous vegetation, wetlands and riparian corridors; and the nature of restoration, mitigation and enhancement (refer to Runciman Precinct: Precinct plan 4);
- (4) the management of steep slopes greater than 15 degrees identified in Runciman Precinct: Precinct plan 3 - natural and physical resources;
- (5) effects associated with wastewater disposal;
- (6) effects associated with stormwater management;
- (7) the provisions of power, telephone and utility services;
- (8) the provision of trails identified in Runciman Precinct: Precinct plan 2 - reserves and connections; and
- (9) protection and enhancement of cultural heritage sites identified in Runciman: Precinct: Precinct plan 3 - natural and physical resources.

I437.8.2. 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, zone and Auckland-wide provisions:

- (1) the criteria listed in E39 Subdivision – Rural – E39.8.2(7) and (8);
- (2) size, design, layout, and location of sites, specified building areas, vehicle access, pattern of development, and amenity planting and landscaping:
 - (a) the extent to which the subdivision responds to the topography and characteristics of the land being developed and result in non-uniform patterns of development along ridgelines identified in Runciman Precinct: Precinct plan 1 - landscape and visual absorption capacity plan, as viewed from public roads and provides a good level of amenity for future dwellings;
 - (b) the extent to which the subdivision recognises and provides for existing buildings and vehicle access;

- (c) whether the subdivision separates specified building areas from remnant indigenous vegetation, wetlands and riparian corridors so as to avoid adverse effects on the continued ecological value and functioning of these features, and minimise the fragmentation of these features from the development of vehicle access;
- (d) the extent to which the subdivision results in amenity planting and landscaping softening the visual effects of clusters and vehicle access (appropriate protection mechanisms should apply to the amenity planting and landscaping as part of any subdivision application);
- (e) whether the subdivision protects notable trees;
- (f) whether the subdivision will ensure that proposed access, private way and roading (and extent of earthworks) is appropriate to maintain a rural character, and avoid the introduction of elements that create an urbanised character. Design outcomes should include:
 - (i) narrow gently curving accessways, consideration of grass swales and the absence of kerbs, channels, street lighting and extensive hard surfacing while being designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards;
 - (ii) entries, gates and fences that blend with existing rural character by using a simple range of materials that are common in the area, avoiding materials and elaborate designs that are borrowed from an urban context;
 - (iii) gates and entranceway fencing setback from the road; and
 - (iv) fence heights that are similar to rural farm fencing.
- (g) whether the subdivision provides safe and stable vehicular access to the specified building area(s). Gradient of access, width (and use of passing bays as appropriate), sight distances, formation and finished surface (including extent and appropriateness of tar seal, concrete, compacted metal or other surface to the approval of council), and the extent of any cutting, filling and earthworks should be appropriate;
- (h) the extent to which the subdivision provides appropriate maintenance obligations for any private ways;
- (i) for rural countryside living subdivision on sites with an area greater than 20ha in Sub-precinct B the design of the subdivision should:
 - (i) maintain distinct boundaries and a separate identity for each cluster, providing a clear open space between clusters when viewed from a public road;

- (ii) complement the design and layout of subdivision by: the use of specimen trees along fence lines, driveways, roads and private way; and the use of small scale woodlots and copses within fields.
 - (j) the extent to which the subdivision mitigates the effects of design and layout of subdivision by using amenity planting and landscaping undertaken in a comprehensive manner to screen or soften the visual effects of clusters, roads, private ways and driveways.
- (3) whether the protection, restoration and enhancement of indigenous vegetation, wetlands and riparian corridors and the nature of restoration, mitigation and enhancement:
 - (a) includes protective fencing of a sufficient standard to prevent grazing animals from entering protected natural areas and of such structure and material, as well as maintenance, to provide for a permanent ongoing means of protection;
 - (b) ensures riparian enhancement and restoration planting has regard to regional riparian zone planting guidelines and/or regional ecological restoration planting guidelines; and
 - (c) avoids the establishment of fish barriers and/or remedy existing fish barriers.
- (4) whether the management of steep slopes greater than 15 degrees avoids the risk of erosion and instability. A management plan for slopes steeper than 15 degrees which are subject to significant risk of erosion and instability should be prepared. This management plan should evaluate the retirement of land from farming activities and its revegetation;
- (5) whether wastewater disposal ensures that the site has sufficient area available to accommodate an appropriate sewage and wastewater disposal system which will not create an erosion or instability problem or water pollution and/or:
 - (a) where it is proposed to serve a cluster by a waste water treatment system, ensure wastewater treatment is of an appropriate technical standard and has sufficient capacity to service the requirements of the subdivision;
 - (b) provide ongoing ownership by means of a properly Incorporated Legal Society or other entity which will have the physical and financial responsibility for repairing and maintaining the plant or facility, subject to provisions for ongoing performance and maintenance to council's satisfaction; and
 - (c) include requirements for maintenance of the plant or facility to ensure its continued effective functioning.

- (6) whether stormwater management should adopt stormwater management techniques that avoid or mitigate the adverse effects of stormwater runoff on neighbouring properties, waterways and on land stability;
- (7) whether power, telephone and utility services should be provided to land in the subdivision;
- (8) whether land provided for trails has a practical grade, width and alignment and link to any trails shown or formed on adjacent properties;
- (9) the extent to which identified cultural heritage sites can be protected and enhanced; and
- (10) the extent to which amenity planting and landscaping provides landscape rehabilitation, screens and softens the adverse visual effects of buildings, roads, access ways and driveways resulting from subdivision, and maintains and/or enhances rural character and amenity.

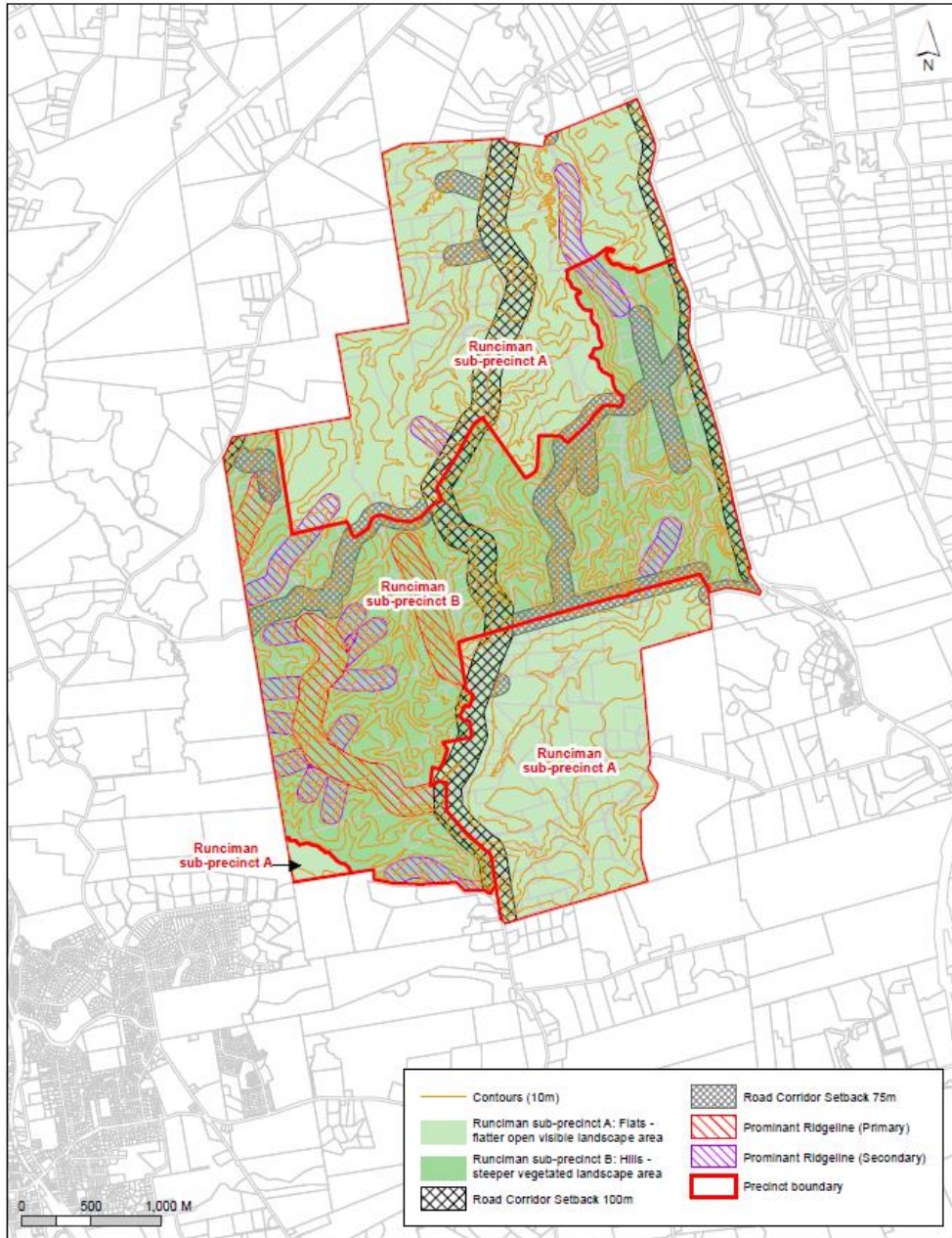
I437.9. Special information requirements

An application for a subdivision activity must be accompanied by landscape and scheme plan prepared by a suitably qualified and experienced person, with regard had to the provisions in Appendix 15 Subdivision information and process and Appendix 16 Guideline for native revegetation plantings, which addresses the following matters:

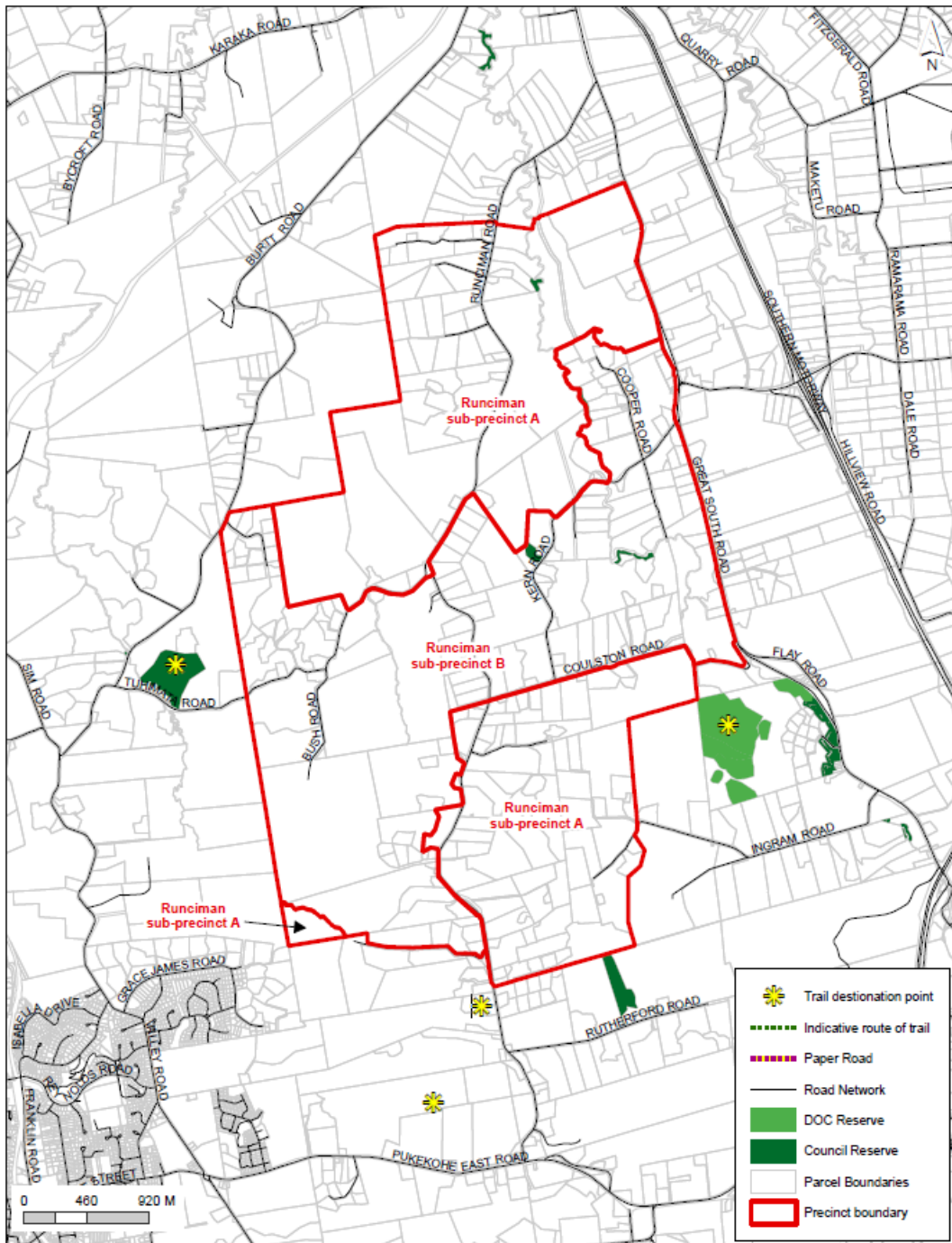
- (1) the natural and physical resources illustrated on Runciman Precinct: Precinct plan 3 - natural and physical resources;
- (2) contours including steep slopes greater than 15 degrees;
- (3) any relevant matters illustrated on Runciman Precinct: Precinct plans 1 to 4;
- (4) existing indigenous vegetation and existing freshwater wetlands;
- (5) streams and riparian corridors as identified on Runciman Precinct: Precinct plan 4 - riparian corridors and confirmed by onsite survey;
- (6) all relevant significant environmental benefits proposed;
- (7) all amenity and mitigation planting proposed;
- (8) all sites, specified building areas and clusters, where relevant;
- (9) vehicle access; and
- (10) any walking / cycle / bridle trail(s) identified in Runciman Precinct: Precinct plan 2 - reserves and connections, where relevant.

I437.10. Precinct plans

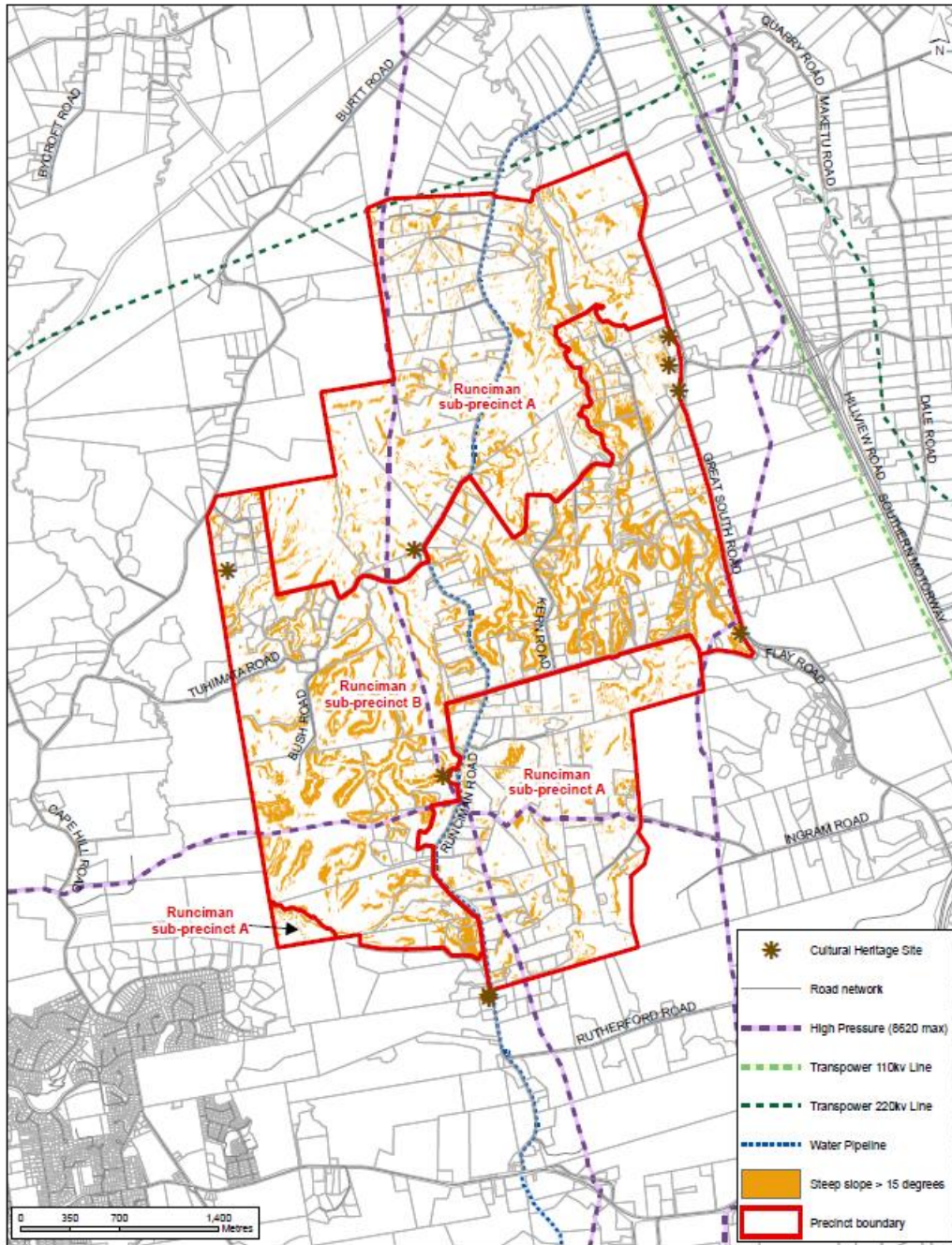
I437.10.1. Runciman Precinct: Precinct plan 1 – landscape and visual absorption capacity plan



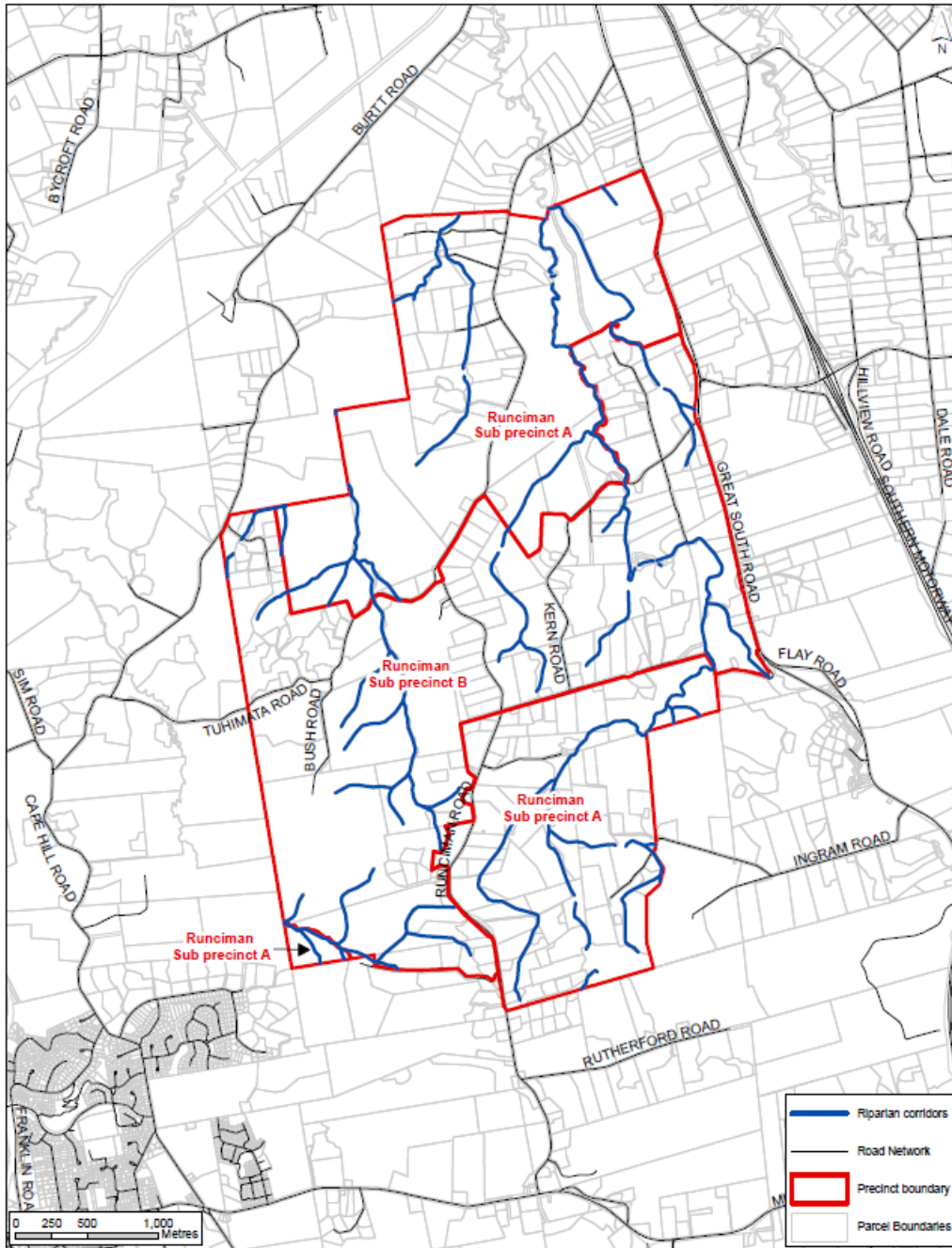
I437.10.2. Runciman Precinct: Precinct plan 2 – reserves and connections



I437.10.3. Runciman Precinct: Precinct plan 3 – natural and physical resources



I437.10.4. Runciman Precinct: Precinct plan 4 – riparian corridors



I437.10.5. Runciman Precinct: Precinct plan 5 – Bush park concept plan

