

I519. Long Bay Precinct

I519.1. Precinct description

The Long Bay Precinct is located at the northern end of the East Coast Bays on the North Shore. The precinct covers approximately 360 ha of land and is held in multiple ownership. It incorporates the following significant natural and physical resources:

- The outstanding landscapes and natural character of the coastline north of Vaughan Stream;
- The high ecological and amenity values of the Vaughan Stream catchment and coastal receiving waters of the Long Bay-Okura Marine Reserve;
- The Long Bay Regional Park, a regionally important area of high recreational and landscape value;
- An area of national heritage value on the Awaruku headland; and
- A number of native vegetation areas of ecological value.

The purpose of the precinct is to develop a new community on greenfield land in accordance with a land use strategy shown on Precinct Plan 1. The strategy uses an integrated, sustainable low impact approach that protects and enhances the high ecological and amenity value of its receiving environment. Long Bay is divided into two main development areas:

- The upper valley consisting of moderate to steep topography closely oriented to the Vaughan Stream corridor, important tributary waterways and areas of native vegetation where low-density development can occur in association with revegetation.
- The lower valley which covers the more open landscapes associated with the wider valley area where more intensive urban development is enabled.

Resource consents for sub-precincts have been used to provide for co-ordinated development and infrastructure in the lower valley.

The Vaughan Stream catchment is divided into Stream Protection Areas A & B (shown on Precinct Plans 1, 3 and 4 based on the ecological values of stream tributaries, their sensitivity to the adverse effects of development and their contribution to the sustainability of the Vaughan Stream.

The features shown on Precinct Plans 3 and 4 are protected and managed through specific provisions relating to:

- Piripiri Point Protection Area;
- Park Interface Protection Area;
- Vegetation – Conservation Areas;
- Vegetation– Restoration Areas;
- Ecology / Stormwater Management Areas;

I519 Long Bay Precinct

- Landscape Enhancement Areas; and
- Stream Interface Management Areas.

In addition to these areas, ridgeline protection and riparian margins are shown on Precinct Plan 4 which include the following features:

- Ridgeline height control and spot heights
- Park interface viewpoints and visibility line “z-z”
- Streams.

Specific standards relate to these matters. The zoning of land within this precinct is set out in Table I519.1.1 Long Bay Sub-precinct descriptions and zoning.

Table I519.1.1 Long Bay Sub-precinct descriptions and zoning

Long Bay Sub-precinct	Description	Zone
A	Large lot residential	H1 Residential - Large Lot Zone
B	Rural residential	H1 Residential - Large Lot Zone
C	Piripiri Point protection area	H1 Residential - Large Lot Zone
D	Suburban neighbourhood – east of Ashley Avenue (Stream Protection A Area)	H3 Residential - Single House Zone
E	Suburban neighbourhood – north of Vaughans Stream (Stream Protection A and B Area)	H3 Residential - Single House Zone
F	Suburban neighbourhood – south of Vaughans Stream	H3 Residential - Single House Zone
G	Mixed neighbourhood – north of Vaughans Stream	H4 Residential - Mixed Housing Suburban Zone
H	Urban neighbourhood	H5 Residential - Mixed Housing Urban Zone
I	Urban village	H6 Residential -Terrace Housing and Apartment Buildings Zone
J	Village centre	H11 Business - Local Centre Zone
K	Village centre – Vaughans Stream interface	H11 Business - Local Centre Zone
L	Two house site	H7 Open Space – Conservation Zone

Parts of Sub-precinct B mainly around the stream systems are identified as within D9 Significant Ecological Areas Overlay

Parts of Sub-precincts C and E are identified as within D10 Outstanding Natural Landscapes Overlay and within D11 High Natural Character Overlay

Parts of Sub-precinct L are within D17 Historic Heritage Overlay

I519.2. Objectives [rp/dp]

General

- (1) A new community is created in an integrated and sustainable way that protects and enhances the natural environment.
- (2) The nationally significant heritage values and associated landscape character of the Awaruku headland and seaward end of the Awaruku Ridge are protected and enhanced.
- (3) The outstanding landscapes and natural character of the coastal environment bounded by Homestead Spur, Grannys Ridge and Piripiri Point Ridge areas within the North Vaughans area, as seen from within the Long Bay Regional Park and Piripiri Reserve are protected from land use development and subdivision.
- (4) The recreational amenities, landscape values and ecological systems of Long Bay Regional Park are protected and enhanced.
- (5) The water quality, level and flows, habitat values and fauna of the Vaughan Stream and its tributaries and waterways are protected and enhanced, and the adverse effects of sediment discharges to the stream, Long Bay Beach and the Long Bay Ōkura Marine Reserve and wider Hauraki Gulf are minimised to limit effects on their ecological, amenity and recreational values.
- (6) The water quality, habitat values and fauna of the Awaruku Stream are improved and the adverse effects of sediment discharges on Long Bay Beach and the Long Bay Ōkura Marine Reserve are reduced.
- (7) Native vegetation remnants and habitats are protected from subdivision, use and development and native bush areas are enhanced and connected over time to form linked ecological areas.

Sub-precincts A and B

- (8) Large lot development is undertaken in the upper valley and is rural residential in character with bush areas enhanced and connected over time.
- (9) Large lot residential development in Sub-precinct A is provided for in the limited areas where slope and landform do not preclude buildings while protecting and enhancing natural vegetation.
- (10) Rural residential development in Sub-precinct B is provided for while protecting and enhancing the special landscape and environmental values of the steeper areas of the catchment.

Sub-precinct C

- (11) The outstanding natural landscape values of Piripiri Point and the amenity values of the Long Bay Regional Park and Piripiri Reserve are protected.

Sub-precincts D, E and F

(12) Single houses are provided in the North Vaughans, Awaruku and Glenvar areas with some higher intensity integrated housing fronting main roads and reserves in the Awaruku area.

Sub-precinct G

(13) A mixture of stand-alone houses on smaller lots and attached housing types are provided in the North Vaughans area, generally to the south and west of the northern Beach Road extension.

Sub-precinct H

(14) A mixture of two and three storey stand alone and terrace type housing is provided on the northern slopes of the Awaruku ridge and the lower North Vaughans slopes.

Sub-precinct I

(15) Terraced housing and apartment buildings are provided in close proximity to the village centre and open space areas located in the Vaughan's Stream corridor.

Sub-precincts J and K

(16) A quality, compact village centre is developed in Sub-precinct J as a focal point for the local community.

(17) The village centre is integrated with the natural character and amenity of the Vaughan Stream corridor in Sub-precinct K.

Sub-precinct L

(18) The landscape and amenity values of the adjacent Regional Park and coastal environment are protected.

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

I519.3. Policies [rp/dp]

Stormwater Management

- (1) Apply a low impact, treatment train approach including:
 - (a) limitations on landform modification and impervious cover;
 - (b) on-site stormwater mitigation measures for development, roads and accessways and retention of streams and waterways; and
 - (c) provision of catchment-wide facilities like wetlands.

- (2) Require stormwater treatment devices, utilising the best practicable option, within the road reserve and accessways to mitigate the effects of the majority of stormwater generated by the road or accessway including:
 - (a) reducing carriageway widths and limiting impervious areas;
 - (b) incorporation of bio-retention where grades are less than 5%;
 - (c) check dams and flow control methods for grades of 5 to 8%; and
 - (d) off-line treatment for grades greater than 8%.
- (3) Require the riparian margins of the Vaughan and Awaruku Streams (identified on Precinct Plan 4) to be kept free of development and earthworks and to be made stock proof and replanted with suitable native vegetation at the time of subdivision.
- (4) Limit development in the 100 year flood plain to infrastructure that cannot be located elsewhere.
- (5) Require stormwater retention and treatment facilities to be designed to retain the ecological values in and along the Vaughan and Awaruku Streams. These areas should be landscaped to add additional habitat (e.g. wetlands).
- (6) Within the Stream Protection A area:
 - (a) require all streams, waterways and their riparian margins to be retained in their natural state;
 - (b) require existing stormwater overland flow paths to be identified and protected from site works, subdivision and/or development;
 - (c) require imperviousness to be limited to no more than 15 per cent in Sub-precincts A and B and 50 per cent in Sub-precinct D and that part of Sub-precinct E in the Stream Protection A area, with sites sizes to be at least 600m² in Sub-precinct D area;
 - (d) require development to incorporate on-site stormwater mitigation measures to mitigate adverse water quality and quantity effects from the run off from the following areas of impervious surfaces:
 - (i) Sub-precinct A and B, 100 per cent of impervious surfaces;
 - (ii) Sub-precinct E (Stream 1C catchment), 100 per cent of impervious surfaces; and
 - (iii) Sub-precinct D and all other stream catchments, 80 per cent of impervious surfaces;
 - (e) manage the quality of discharged stormwater by removing, on-site, a minimum of 75 per cent of total suspended solids on a long term average

basis from the percentage of impervious areas listed in Standards I519.3(6)(d)(i) and I519.3(6)(d)(ii) above; and

- (f) require no off-site wetlands or ponds to be created in the Stream Protection A Area except for the treatment of road run off from the steeper sections of Glenvar Ridge Road, where grades are greater than 8 per cent.

(7) Within the Stream Protection B Area:

- (a) require the main channels of the Vaughan and Awaruku Streams to be retained in their current state. Allow secondary waterways to be modified (Stream 1B) or removed (except Stream 2);
- (b) require overland flow paths to be identified and protected, post development;
- (c) provide a range of housing types relative to site sizes and impervious cover; and
- (d) require development to be designed so that stormwater run-off is mitigated before it enters the Vaughan and Awaruku Streams.

Protection and management areas

- (8) Require areas of existing native vegetation to be set aside at the time of subdivision, made stock proof, weeds and pests eradicated and afforded long term protection by appropriate legal mechanisms. Vegetation removal should be limited to the eradication of plant pests and weeds.
- (9) Require subdivision and development to contribute to extending the areas of native bush, helping to develop ecological corridors linking the lower valley with the existing bush areas in the upper valley and to restore and enhance degraded landscapes.
- (10) Require subdivision and development to protect the landscapes and natural character of the Regional Park, north of Vaughan Stream, through application of the Piripiri Point Protection Area and the Park Interface Protection Area.

Sediment and earthworks

- (11) Require the control of sedimentation on the receiving environment by limiting the area of land exposed at any one time (30 hectares total of bulk and small scale earthworks) across the whole of the precinct, and enhanced sediment control measures.
- (12) Require allocation of the 30 hectare limit to be on the basis that the proportion of likely total earthworks within each sub-precinct will be as follows:
 - (a) small scale earthworks are expected to amount to no more than two hectares in total across the whole precinct area to be exposed at any one time;

- (b) no more than seven hectares of land may be exposed at any one time in Sub-precincts A and B with no ability to exceed this limit; and
 - (c) up to 21 hectares may be exposed at any one time in Sub-precincts D to K with this extended to 28 hectares where the seven hectare allocation for Sub-precinct A and B has not been taken up in an earthworks season.
- (13) Limit the volume and footprint of earthworks within the Stream Protection A area to avoid changes to landforms, waterways and changes in hydraulic response resulting from compaction of soils during earthworks.
- (14) Require small scale site works to avoid adverse effects on waterways and their margins and areas of ecological value by the preparation of individual site management plans.
- (15) Require all earthwork/geotechnical devices generally to be kept clear of the Vegetation – Conservation areas and riparian margins.
- (16) Require a Lizard Conservation Management Plan for the relocation of lizards prior to any larger scale earthworks in the Stream Protection A area.

Upper Valley (Sub-precincts A and B, and that part of Sub-precinct E in the Stream Protection A area)

- (17) Prohibit earthworks and structures (except those associated with revegetation and fencing) in the Landscape Protection Area between the catchments of Streams 1C and 1D up to the steeper land above the headwaters of Stream 1D and set this land aside for revegetation at the time of subdivision.
- (18) Require re-vegetation on subdivision and development of the land to the north of the escarpment covered by the Landscape Enhancement Area on the northern side of Vaughan Stream.
- (19) Enable development of sites in the Ecology/Stormwater Management Area provided sites are located outside of riparian margins, do not result in clustering of development and are subject to replanting requirements.
- (20) Require the extension of existing areas of native bush in the Ecology/Stormwater Management Area on subdivision and development to create over time ecological corridors.
- (21) Require on site wastewater disposal systems as an interim solution, for development that proceeds ahead of the trunk wastewater network and require any such development to connect to the trunk wastewater network once it becomes available.
- (22) Prevent minor dwellings in Sub-precincts A, B and D.

Lower Valley (Sub-precincts D to K)

- (23) Require proposed roads to be in accordance with the roads shown on Precinct Plans 1, 3 and 4, and allow for variations in alignment (up to 20m of the centre line of the alignment shown on the precinct plans), based on final earth working and site layout.
- (24) Enable minor dwellings in the following locations:
 - (a) sites greater than 1000m² in the Sub-precincts E and F; and
 - (b) within the Sub-precincts G, H and I, minor residential units should be incorporated into garages that overlook rear access lanes.
- (25) Require a 10m building setback to be provided on the 370m section of Vaughans Road shown on Precinct Plan 3.
- (26) Require a riparian margin and Ecology/Stormwater Management Area to be maintained on Stream 1B or any re-alignment of it.
- (27) Require a Stream Interface Management Area to apply to both sides of the lower reaches of the Vaughan Stream outside of the floodplain, with development to provide for public access and informal surveillance of the stream.
- (28) Retain a largely open character in the land on the southern side of the Vaughan Stream corridor, within the Stream Interface Management Area covering Sub-precincts H and K. Require buildings and development to occupy no more than 40 per cent of the Glenvar Ridge Road frontage of the Stream Interface Management Area within Sub-precinct H and manage the design and layout of development in Sub-precinct K.
- (29) Provide a high quality built edge to the northern side of the Vaughan Stream corridor that supports a safe and attractive open space area within the Stream Interface Management Area, by requiring;
 - (a) a shared pedestrian and vehicle lane to front the majority of the stream corridor, at least to the extent of the Sub-precinct I frontage, west of Vaughans Road extension;
 - (b) development to be designed to address and overlook the lane and in turn the stream corridor; and
 - (c) the shared lane to have a carriageway design that slows traffic speeds and mixes pedestrian and cycle use.
- (30) Require the riparian margins shown on Precinct Plan 4 to be planted in native vegetation according to an approved planting plan, apart from proposed walkways, trails and recreational areas.
- (31) Ensure when site works, subdivision or development occur within the Vaughan Stream Corridor, the landowner is responsible for planting the land from the edge

of the Vaughan Stream to the top of the bank and at least 5m beyond on either side and that particular care is taken with the ecological and landscape design of the interface with the Long Bay Regional Park.

- (32) Require the whole of the riparian margin as shown on Precinct Plan 4, on land zoned Open Space – Informal Recreation to be vested in Council at no cost.
- (33) Recognise that vesting of the riparian margin required by Policy I519.3(32) is for stormwater management purposes, including wetlands and perimeter planting and is to be managed for ecological and where practicable, recreational purposes.
- (34) Avoid where practicable service station development in all sub-precincts due to adverse effects on amenity.

Sub-precincts A and B

- (35) Require a minimum subdivision size of two hectares and enable smaller site sizes where existing areas of native vegetation are protected from development and minimal land modification will occur.
- (36) Require development to contribute to revegetation and the extension and linking of existing bush areas for stormwater mitigation, ecological and landscape enhancement purposes.
- (37) Require full (100 per cent) on-site mitigation of stormwater.
- (38) Require esplanade reserves and strips for the section of Vaughan Stream where provided for by the Resource Management Act 1991 and the Unitary Plan.

Sub-precinct A

- (39) Enable the subdivision and development of land of gentle to moderate slope and adjacent to existing roads and accessways to form larger suburban lots.
- (40) Require development to consist of single dwellings that avoid a continuous band of housing along Vaughans Road and which are separated from other development, rather than clustered.
- (41) Enable site sizes down to a minimum of 2,500m², provided that:
 - (a) development sets aside and protects areas of native bush from further development keeping it free from stock, weeds and pests; and
 - (b) earthworks to create building sites and accessways will not disturb more than an average of 2,000m² per site in any subdivision.

Sub-precinct B

- (42) Confine development (including accessways) to existing cleared areas, and where building sites and driveways can be constructed in a way that does not require substantial earthworks or modification of the landform.

- (43) Permit a minimum site size of 5,000m²; provided that native vegetation areas are protected and the presence of accessways and stable building platforms mean that only limited earthworks are required (generally less than an average of 2,000m² per site).
- (44) Recognise in some cases, larger minimum site sizes will be needed to ensure a stable building platform can be provided.

Sub-precincts D, E and F

- (45) Provide for two storey, standalone housing to ensure that a suburban character is retained, except for small areas of more intensive housing and for sites of 1,000m² or more where a minor dwelling may be provided in Sub-precincts E and F.
- (46) Enable a limited range of more intensive housing in these sub-precincts provided that:
 - (a) such housing is located along proposed (main) roads or fronts reserves (public or private) of at least 2000m² in area; and
 - (b) the number of dwellings to be provided does not exceed 20 per cent of the total number of dwellings within the relevant sub-precinct.
- (47) Require building heights and land contouring in the northern and eastern sections of Sub-precincts E and G to be set so that no buildings or structures will be visible:
 - (a) to the east of the northern Beach Road extension (as shown on Precinct Plan 1), from the Long Bay Regional Park, when viewed from the Grannys Bay catchment, and from Piripiri Reserve; and
 - (b) to the north of northern Beach Road extension (as shown on Precinct Plan 1) when viewed from the northern part of the Grannys Bay catchment, and from Piripiri Reserve.
- (48) Require the finished ground level of earthworks across the gully located between the Beach Road extension and Homestead Spur, below the 40m contour line (as shown on the Precinct Plans), to be below the crest of the Spur to ensure the Long Bay Regional Park is buffered from the visual and landscape effects of housing.
- (49) Avoid modification of the existing contours of the crest of Homestead Spur below the 40m contour line.
- (50) Require the Park Interface Protection Area shown on the Precinct Plans 1 and 4 to be provided at the time of subdivision or earthworks.
- (51) Require within the Park Interface Protection Area:

- (a) the existing ridgeline, augmented where necessary and contoured in a natural form, to be in accordance with the Ridgeline Height Control shown on Precinct Plan 4 unless it can be demonstrated that a different ridgeline design meets the requirements of Policies 3 and 4 above;
 - (b) avoid buildings, structures, earthworks or development on the crest, and the eastern and northern side of the Ridgeline Height Control shown on Precinct Plan 4, except for rural type, post and wire fences and re-vegetation, pastoral farming and earthworks to maintain the integrity of the ridgeline;
 - (c) avoid where practicable buildings other than accessory buildings on the southern and western side of the Ridgeline Height Control shown on Precinct Plan 4;
 - (d) any accessory buildings, structures and development on the southern and western side of the Ridgeline Height Control shown on Precinct Plan 4 are not to be visible when viewed from the Long Bay Regional Park within the Grannys Bay catchment and from Piripiri Reserve;
 - (e) all associated earthworks are to retain the structural integrity of the ridgeline; and
 - (f) a consistent and sustainable approach to the design, planting and on-going management of this Park Interface Protection Area must be put in place at the time of subdivision.
- (52) Enable a limited amount of single house development in the North Vaughans area in the catchment of Stream 1C.
- (53) Require single house development in Sub-precinct E in the catchment of Stream 1C be confined to within 120m (as measured along Vaughans Road frontage) of the boundary between the Stream Protection A and B Areas and to the north of the Stream 1C Ecology/Stormwater Management Area as shown in Precinct Plan 1.

Sub-precinct D

- (54) Require single house development on larger sections in the Glenvar area and avoid more intensive housing to reflect the location of this area in Stream Protection A area.
- (55) Require esplanade reserves and strips along Stream 3, where provided for by the Resource Management Act 1991 and the Unitary Plan.

Sub-precinct G

- (56) Enable a mix of single and two storey detached and attached dwellings on smaller sections.

- (57) Apply the Mixed Housing Suburban Zone standards, except for those associated with building height, yards, coverage and impervious areas and fencing which are to be compatible with the adjacent Sub-precinct E.

Sub-precinct H

- (58) Provide for terraced housing and low rise apartments up to three storeys in height and some single houses on small sites with an average density of housing across the sub-precinct of approximately one unit per 250m².
- (59) Provide a landmark building at the south eastern edge of Sub-precinct H on the north western corner of southern Beach Road extension and the proposed road connecting Beach Road extension to Ashley Avenue, in proximity to Long Bay College.
- (60) Enable the landmark building referred to in Policy I519.3(60) above to be up to four storeys in height and have a local retail function addressing the street.
- (61) Require the landmark building referred to in Policy I519.3(60) above to be designed to provide a high quality and distinctive entrance statement to this more intensive section of the urban area.
- (62) Provide for a mix of housing on the boundary of the H7 Open Space – Conservation Zone. Gaps are to be created between groups of attached housing to provide for views into and across the H7 Open Space - Conservation Zone and building heights controlled to maintain the amenity and landscape values of the public open space.
- (63) Fencing and retaining walls along the edge of Sub-precincts F or H and the H7 Open Space - Conservation Zone should be designed to provide a consistent treatment that is sympathetic to the values of the land zoned open space.

Sub-precinct I

- (64) Allow for terraced housing and apartment buildings development up to four storeys in height recognising that the average density of development across the sub-precinct is expected to be more than one unit per 100m².

Sub-precincts J and K

- (65) Enable development up to four storeys in height that forms a continuous frontage to all streets and plazas within Sub-precinct J.
- (66) Limit large floorplate retail activities to one store in excess of 500m² gross floor area within Sub-precinct J, to ensure that the centre develops as a mixed use centre.
- (67) Allow apartments and small scale workplaces to locate in Sub-precinct J so that a mixed use focal point for the community is created. Residential development is to be above ground on the main street frontages.

- (68) Require development in Sub-precinct K to consist of one to two storey development set within an open landscape that integrates with the natural character and open space values of the adjoining Vaughan Stream corridor.

Sub-precinct C (Piripiri Point Protection Area)

- (69) Require the Piripiri Point land to remain in one title, unless subdivision is required for public road access or reserve purposes.
- (70) Require buildings to be located in the nominated building site (that is outside the sub-precinct, as shown on Precinct Plan 1) with development in this site subject to the provisions of the relevant zone.
- (71) Limit activities to grazing, pastoral farming and indigenous re-vegetation.
- (72) Prevent intensive rural activities that involve structures (such as shade houses, glass houses, piggeries, poultry sheds, packing sheds, kennels and the like), forestry and any commercial activities (such as camping grounds and outdoor recreation).
- (73) Prevent buildings or structures of any sort (including tennis courts, helipads, swimming pools, and the like) from being located within the sub-precinct and require accessory buildings for pastoral activities and structures associated with domestic activities to be located outside of this sub-precinct.
- (74) Limit fencing and accessways to normal farm type post and wire fences and unpaved tracks.

Sub-precinct L (two house site)

- (75) Limit further development to the maintenance and repair of the existing buildings. No further building may occur.
- (76) Enable continued use of the buildings as residential units, in addition to community or recreational activities.
- (77) Avoid any subdivision, except for the provision of access.

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

I519.4. Activity table

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

Table I519.4.1 specifies the activity status of land use and development activities in Sub-precincts A, B and D to I (other than in specified locations and in relation to subdivision and earthworks) pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Table I519.4.1: Activity table for Sub-precincts A, B, D, E, F, G, H and I

Activity		Sub-precincts A and B	Sub-precincts D, E, F	Sub-precinct G	Sub-precinct H	Sub-precinct I
Use						
General						
(A1)	Activities in the Ecology/Stormwater Management and Landscape Enhancement Areas	D	D	NA	NA	NA
Development						
(A2)	Impervious surfaces in the Stream Protection A area	C	C	NA	NA	NA
(A3)	Alterations to buildings	P	P	P	P	P
(A4)	Demolition or removal of an existing building	P	P	P	P	P
(A5)	Dwellings not exceeding one per site, on sites greater than 600m ² in the Stream Protection A area	C	C	NA	NA	NA
(A6)	Dwellings not exceeding one per site, on sites greater than 450m ² in the Stream Protection B area	NA	P	P	C	NA
(A7)	Dwellings in Sub-precinct F at a density of more than 1 unit per 450m ² of site area (integrated housing developments) within the Stream Protection B area	NA	RD	NA	NA	NA
(A8)	Dwellings in Sub-	NA	NA	P	C	C

I519 Long Bay Precinct

	precincts G to I not exceeding a density of 1 unit per 300m ² of site area					
(A9)	Dwellings in Sub-precincts G to I exceeding a density of 1 unit per 300m ² of site area	NA	NA	RD	RD	RD
(A10)	Minor dwellings in Sub-precincts E and F on sites greater than 1000m ² , in the Stream Protection B Area, and in Sub-precincts G, H and I where they are located above a garage accessed from a rear lane	NA	P	P	P	P
(A11)	Accessory buildings in the Stream Protection A area not exceeding a total of 50m ² gross floor area per site	RD	C	NA	NA	NA
(A12)	Accessory buildings in the Stream Protection B area not exceeding a total of 50m ² GFA per site in Sub-precincts E and F, except for for Integrated housing developments	NA	P	NA	NA	NA
(A13)	Accessory buildings in Sub-precinct F on sites approved for Integrated housing development, and in Sub-precincts G to I in the Stream Protection B area and not exceeding a total of 25m ² gross floor area per site	NA	C	C	C	C
(A14)	Additions or alterations to an existing building in	C	C	NA	NA	NA

I519 Long Bay Precinct

	the Stream Protection A area which increase the impervious area coverage or roof area					
(A15)	Additions to an existing building in the Stream Protection B area which increase the impervious area coverage except for integrated housing developments in Sub-precinct F	NA	P	RD	RD	RD
(A16)	Additions to an existing building in the Stream Protection B area which increases the impervious area coverage for integrated housing developments in the Sub-precinct F	NA	RD	NA	NA	NA
(A17)	New buildings and additions to existing buildings accommodating activities that are not defined as dwellings.	The activity status of the development is the same as the intended land use activity to be housed within the building				
(A18)	All other development activities	NC	NC	NC	NC	NC

Table I519.4.2 specifies the activity status of land use and development activities in Sub-precincts A and B, F and H (within 30m of Open Space – Conservation Zone land), and Sub-precinct I pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.2: Activity table for Sub-precincts A and B, F and H (within 30m of the Open Space – Conservation Zone), and Sub-precinct I

Activity		Sub-precincts A and B	Sub-precincts F and H within 30m of the Open Space Conservation Zone	Sub-precinct I
Accommodation				
(A19)	Retirement villages	NC	NC	RD
(A20)	Supported residential care and boarding houses accommodating up to 10 people per site inclusive of staff and residents	C	P	P
(A21)	Supported residential care and Boarding Houses not provided for above	NC	NC	RD
(A22)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	C	D	P
(A23)	Visitor accommodation not provided for	NC	NC	D
Commercial				
(A24)	Dairies and cafes up to 100m ² gross floor area	NC	NC	RD
(A25)	Offices not exceeding 100m ² gross floor area at ground floor level in Sub-precinct I	NA	NA	P
(A26)	Service stations	NC	NC	NC
(A27)	Commercial breeding/boarding of animals	D	NC	NC
(A28)	Home occupations	P	P	P
Community				

I519 Long Bay Precinct

Activity		Sub-precincts A and B	Sub-precincts F and H within 30m of the Open Space Conservation Zone	Sub-precinct I
(A29)	Care centres accommodating up to 10 people per site excluding staff	D	D	P Note 1
(A30)	Care centres not provided for	NC	NC	RD Note 1
(A31)	Community facilities	NC	NC	RD Note 1
(A32)	Education facilities	NC	NC	D
(A33)	Healthcare facilities up to 200m ² gross floor area	NC	NC	RD Note 1
(A34)	Healthcare facilities greater than 200m ² gross floor area	NC	NC	RD Note 1

Note 1: Ground floor only

Table I519.4.3 specifies the activity status of additional land use and development activities in Sub-precincts A and B pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.3: Activity table for Sub-precincts A and B

	Activity	Sub-precincts A and B
(A35)	Pastoral farming	P
(A36)	Horticulture	P
(A37)	Glasshouses up to 50m ² per site	P
(A38)	Glasshouses greater than 50m ² per site	D
(A39)	Sale of produce grown on the property	P
(A40)	Riding trails and horse jumping courses for non commercial purposes	P

Table I519.4.4 specifies the activity status of land use and development activities in Sub-precincts J and K pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.4 Activity table for Sub-precincts J and K

	Sub-precinct	Activities	Activity status
(A41)	J	Residential development on the ground floor of any development that fronts the proposed roads shown on Precinct Plan 1	NC
(A42)	J	Service stations	NC
(A43)	K	Walkways and playgrounds	P
(A44)	K	All new buildings and all alterations and additions that change the gross floor area of a building	D
(A45)	K	Alterations and additions that change the external appearance, but not the gross floor area of a building	D
(A46)	K	Cafes, restaurants, community meeting spaces, galleries, event and display areas (except for religious organisations), provided that the maximum gross floor space for any one activity must not exceed 100m ²	P
(A47)	K	All other activities	NC

Table I519.4.5 specifies the activity status of land use and development activities in the areas identified pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.5 Activity table for activities in identified areas

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A48)	Farm type fencing (post and wire)	P	P	P	P	P	P

I519 Long Bay Precinct

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A49)	Non-paved farm type accessways	NC	NC	D	D	P	Pr
(A50)	Roads and bridges	NC	NA	D	NC	P Note 2	Pr
(A51)	Footpaths, tracks and trails, provided they are 5m from the top of the bank of a stream	D	P	P	D	P	D Note 3
(A52)	Pastoral farming	NC	NC	NC	P Note 4	P	NC
(A53)	Buildings, shelters, sheds and other ancillary structures	NC	NC	NC	NC	Pr Note 5	Pr
(A54)	The external maintenance and repair (but not extensions or additions) to existing buildings	NA	NA	NA	P	NA	NA
(A55)	Education and interpretive activities for the public within existing buildings (including alterations)	NA	NA	NC	D	NA	NA

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
	and additions to these buildings)						
(A56)	All other activities	NC	NC	NC	Pr	Pr	Pr

Note 2: Provided they are for public roads

Note 3: Provided for purposes of public access

Note 4: Excluding cattle, horses and pigs

Note 5: All buildings should be located outside of the sub-precinct, within the building site identified on Precinct Plan 1 and 3.

Subdivision

Table I519.4.6 specifies the activity status of subdivision activities pursuant to section 11 of the Resource Management Act 1991.

A blank in Table I519.4.6 means that the provisions of the overlays, zone or Auckland-wide apply.

Table I519.4.6 Activity table for subdivision

	Activity	Sub-precincts A and B	Sub-precincts D to K	Sub-precinct C: Piripiri Point Protection Area	Sub-precinct L
(A57)	Subdivision to effect a boundary adjustment	P	P		NC
(A58)	Subdivision to provide for a network utility	P	P		NC
(A59)	Subdivision in the Stream Protection B Area	NA	RD	NA	NC
(A60)	Single site subdivision including the amalgamation of	NA	NA	C	NA

I519 Long Bay Precinct

	Activity	Sub-precincts A and B	Sub-precincts D to K	Sub-precinct C: Piripiri Point Protection Area	Sub-precinct L
	the relevant part of Lot 26 DP 66117 to incorporate the existing dwelling site and curtilage (as shown as the nominated building platform on Precinct Plan 1) into Sub-precinct C: Piripiri Point Protection Area				
(A61)	Subdivision in Sub-precinct C: Piripiri Point Protection Area for public road or reserve purposes only	NA	NA	D	NA
(A62)	Subdivision in Sub-precincts A and B, and in Sub-precinct D and E within the Stream Protection A Area.	RD	RD	NA	NA
(A63)	Any other subdivision	NC	NC	Pr	NC

Land disturbance

Tables I519.4.7 and I519.4.8 specifies the activity status of land use activities pursuant to section 9(2) and 9(3) of the Resource Management Act 1991. In instances where the precinct activity status conflicts with the provisions of E11 Land Disturbance – Regional, E12 Land Disturbance - District or E26 Infrastructure, the precinct provisions prevail.

Table I519.4.7 Activity table for land disturbance

	General land disturbance	Activity status
(A64)	Earthworks which expose no more than 500m ² surface area of bare earth except where listed in Table I519.4.8	P
(A65)	Earthworks for the maintenance, repair, renewal and minor infrastructure upgrade of network utilities (above and below ground)	P
(A66)	Earthworks for the provision of above ground network utilities located in a formed road reserve	P
(A67)	Earthworks for the maintenance, repair, renewal and minor infrastructure upgrade of roading and road network activities	P

I519 Long Bay Precinct

	located in a formed road reserve	
(A68)	Earthworks in Sub-precincts A, B and C which are not a permitted activity provided that the total land area that will be exposed at any one time under all live consents does not exceed 7 hectares Note 6	RD
(A69)	Earthworks in Sub-precinct D and E (within the Stream Protection A Area) which are not a permitted activity, provided that the total land area that will be exposed at any one time under all live consents does not exceed 21 hectares. Note 6	RD
(A70)	Earthworks in Sub-precincts E to K within the Stream Protection B Area which are not a permitted activity, provided that the total land area across Sub-precincts D to K that will be exposed at any one time under all live consents does not exceed 21ha Note 6	RD
(A71)	Earthworks in Sub-precincts E to K in the Stream Protection B Area which are not a permitted activity where the total land area that will be exposed at any one time under all live consents is more than 21ha (and no more than 28ha in Sub-precincts A to K) Note 6	D
(A72)	Earthworks in Sub-precincts A, B and C which are not a permitted activity and where the total land area that will be exposed at any one time under all live consents in Sub-precincts A, B and C exceeds 7ha. Note 6	NC
(A73)	Earthworks in Sub-precincts A to K which are not a permitted activity where the total land area that will be exposed at any one time under all live consents in Sub-precincts A to K exceeds 28ha. Note 6	Pr

Note 6: Live consents include the consent application under consideration and the area and timing of earthworks exposed by giving effect to any approved consents.

Table I519.4.8 Activity table for land disturbance in specific locations

	Specific location land disturbance	Activity status
	Sub-precinct H	
(A74)	Retaining walls on the western boundary of the H7 Open Space – Conservation Zone which have the effect of raising the ground level less than 1m high	D
	Sub-precinct C: Piripiri Point Protection Area	

I519 Long Bay Precinct

(A75)	Earthworks ancillary to a permitted activity	P
(A76)	Earthworks to create a ridgeline in accordance with the Ridgeline Height Control and Spot Heights as shown on Precinct Plan 4	RD
(A77)	Earthworks to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Precinct Plan 4	D
(A78)	Earthworks for public roading or reserve purposes	D
(A79)	All other earthworks	NC
Sub-precinct E within Park Interface Protection Area		
(A80)	Earthworks to create the ridgeline in accordance with Ridgeline Height Control and Spots Heights as shown on Precinct Plan 4	RD
(A81)	Earthworks to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Precinct Plan 4	D
(A82)	Earthworks to the north and east of the Ridgeline Height Control Line once the ridge is formed for revegetation and fencing purposes	P
(A83)	Other earthworks to the north and east of the Ridgeline Height Control Line once the ridge is formed	NC
(A84)	Earthworks once the Piripiri Point/Grannys Bay Ridge is recontoured which lower the height of the constructed ridgeline	Pr
(A85)	Earthworks which expose up to 25m ² of bare earth to the west and south of the Ridgeline Height Control Line once the ridge is formed	P
(A86)	Earthworks which expose 25m ² or more of bare earth to the west and south of the Ridgeline Height Control Line once the ridge is formed	D
(A87)	Retaining walls to the west and south of the Ridgeline Height Control Line once the ridge is formed which have the effect of raising the ground level by up to 1.5m above the natural ground level (measured by the vertical distance from the top to the bottom of the wall).	P
(A88)	Retaining walls to the west and south of the Ridgeline Height Control Line once the ridge is formed which have the effect of raising the ground level by greater than 1.5m above the natural ground level (measured by the vertical distance from the top to the bottom of the wall).	D
(A89)	All other earthworks	NC
Sub-precincts A and B within Vegetation - Conservation, Vegetation - Restoration, Landscape Enhancement and Ecology / Stormwater Management Areas		
(A90)	Earthworks within Vegetation Conservation areas for the purposes of installing surface laid wastewater disposal fields and tracks for public recreation	D

I519 Long Bay Precinct

(A91)	Earthworks within Vegetation Restoration areas directly associated with revegetation, fencing and walking tracks	P
(A92)	Earthworks within Landscape Enhancement Areas that expose up to 25m ² surface area of bare earth	P
(A93)	Earthworks within Landscape Enhancement Areas that expose more than 25m ² surface area of bare earth	RD
(A94)	Earthworks within Ecology/Stormwater Management Areas directly associated with revegetation	P
(A95)	Other earthworks within Vegetation Restoration, Landscape Enhancement and Ecology/Stormwater Management Areas	D
(A96)	All other earthworks in Vegetation Conservation areas	NC
All sub-precincts: Within Riparian Margins		
(A97)	Earthworks for tracks that provide for public access to and along a public reserve more than 5m from the top of the bank of a stream, and site works directly associated with revegetation	P
(A98)	Earthworks associated with stream bank rehabilitation and revegetation of waterways	P
(A99)	Earthworks for the purposes of installing or maintaining infrastructure (including accessways, roads and road network activities)	RD
(A100)	All other earthworks	NC

Table I519.4.9 specifies the activity status of vegetation management land use activities pursuant to section 9(2) of the Resource Management Act 1991.

Table I519.4.9 Activity table for vegetation management

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation Areas	Sub-precincts A and B within land identified as Vegetation – Restoration Areas	All sub-precincts: Riparian Margins	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A101)	Alteration or removal of	NC	NC	D	D	NC

	any native vegetation					
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Table I519.4.10 specifies the activity status of stream diversions, water takes, disturbance and reclamation activities pursuant to sections 13 and 14 of the Resource Management Act 1991

Table I519.4.10 Activity table for lakes, rivers, streams and wetland management

	Streams	Activity status
(A102)	The diversion, disturbance, piping or reclamation of streams (including intermittent streams) in Sub-precincts E to K, except for the main channel of the Vaughan and Awaruku Streams and Stream 2	P
(A103)	The diversion, disturbance, piping or reclamation of the main channel of the Vaughan and Awaruku Streams and Stream 2 within the Long Bay Precinct.	NC
(A104)	The diversion, disturbance, piping or reclamation of streams (including intermittent streams) within the Stream Protection A Area shown on Precinct Plan 4.	NC

I519.5. Notification

- (1) An application for resource consent for a controlled activity listed in Tables I519.4.1 to I519.4.10 Activity tables above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Tables I519.4.1 to I519.4.10 Activity tables and which is not listed in I519.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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).

I519.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, unless otherwise specified by the following standards.

All permitted, controlled and restricted discretionary activities listed in Tables I519.4.1 to I519.4.10 must comply with the following activity standards.

I519.6.1. Minor dwellings in Sub-precincts G to I

- (1) Minor dwellings in Sub-precincts G, H and I must meet all of the following:
 - (a) not exceed a net internal floor area of 65m²;

- (b) be located above a garage that is accessed from a rear lane; and
- (c) be orientated so that living/dining/kitchen area overlooks the rear lane.

(2) the dwelling does not need to have its own outdoor living area or service court and may be provided with only one on-site car park.

I519.6.2. Building height

(1) Buildings must not exceed the maximum heights specified in Table I519.6.2.1:

Table I519.6.2.1: Maximum building height

Sub-precinct	Maximum height
A and B	8m
D and F	8m
G (South and West of Beach Road extension)	8m
H when more than 30m from land zoned Open Space – Conservation	11m provided that 50 per cent of a building's roof in elevation measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more
Long Bay H within 30m of land zoned Open Space - Conservation	10.5m
I	14m
J	14m
K	8m

(2) Sub-precinct E and G (North and East of Beach Road extension)

(a) the maximum building height is 8m provided that:

- (i) no part of any building (or other structure) built to the East of the northern Beach Road extension and the line marked 'z-z' extending northwards as shown on Precinct Plan 4 is to be visible, when viewed from any of the Park Interface Viewpoints shown on Precinct Plan 4;
- (ii) no part of any building (or other structure) built to the North of the northern Beach Road extension and west of the line marked 'z-z' as shown on Precinct Plan 4 is to be visible when viewed from the Park Interface Viewpoints 2 and 3 shown on Precinct Plan 4;
- (iii) in determining the visibility of buildings (or other structures) under (i) and (ii) above, allowance must be made for a 0.5m tolerance factor.

That is, the height at which a building (or structure) would become visible must be 0.5m below the measured height; and

(iv) compliance with the terms of any consent notice attached to the relevant certificate of title for the building site which sets out the ground level from which building (or other structure) height must be measured and the maximum building (or other structure) height above this level must be deemed to comply with this standard. If no relevant consent notice exists, or an alternative building (or other structure) height is proposed, then sufficient information will need to be provided to demonstrate compliance with the standard (such as an analysis of cross sections from the relevant viewpoints in accordance with Standard I519.6.21(4).

(3) Development that does not comply with Table I519.6.2.1 above is a restricted discretionary activity where located within Sub-precinct H and involving an additional storey (up to a total height of 14m) for one landmark building within that sub-precinct.

(4) Development located within Sub-precincts E and G North and East of the Northern Beach Road extension, as shown on Precinct Plan 1 that does not comply with Standard I519.6.2(2) above is a prohibited activity.

(5) All other development that does not comply with Table I519.6.2.1 above is a discretionary activity.

I519.6.3. Yards

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I519.6.3.1.

Table I519.6.3.1: Building yard

Yard	Sub-precincts A and B	Sub-precincts D, E and F	Sub-precinct G	Sub-precinct H	Sub-precinct I
Front yard	7.5m	5m Note 7	5m	2m	2m
Side yard	6m	1.2m	1.2m	0m	0m
Rear yard	6m	3m Note 8	3m	3m yard to be provided on boundary with land zoned Open Space - Conservation, otherwise 0m.	0m

Note 7: Except where the Vaughans Road setback applies under Standard I519.6.6.

Note 8: Except that in Sub-precinct E for sites containing the Park Interface Protection Area, there must be no development built to the north and east of the Ridgeline Height Control Line shown on Precinct Plan 4.

- (2) Integrated housing developments in Sub-precinct F must comply with the following side yards:
- (a) for 1,500m² sites for multi-unit developments, a 2m yard requirement must apply to the exterior boundaries. No yard requirement applies to interior boundaries;
 - (b) for 300m² sites for town house developments, one side yard is to be 2m, for the other side yard, a building may be built up to the boundary where this boundary adjoins another 300m² integrated housing development site; and
 - (c) for 400m² and 600m² sites for duplexes and triplexes, a 2m yard requirement must apply to exterior boundaries. For internal boundaries, a building may be built up to the boundary where it involves dwellings established concurrently on the site and joined at a common wall at the boundary.
- (3) For Sub-precinct G, yards do not apply to those parts of a site boundary that share a wall with an existing or proposed building on an adjoining site.
- (4) Rain tanks may be situated within any side and rear yard provided that they do not exceed 2.5m in diameter and are no more than 1.8m in height.
- (5) Rain tanks may be situated within any required front yard provided they are at least 1.5m from the front boundary and are located below finished ground level.
- (6) In Sub-precinct J, no front, side or rear yards apply and in Sub-precinct K a 2m yard must apply to all boundaries with the Open Space – Informal Recreation Zone.
- (7) Development that does not comply with the front yard Standards I519.6.3(1) and I519.6.3(2) above is a restricted discretionary activity where located:
- (a) within Sub-precincts D, E, F and G where:
 - (i) the sites do not front the southern Beach Road extension (except for that portion of road opposite Sub-precinct H) and the northern Beach Road, Ashley Avenue and Glenvar Road extensions as shown on the Precinct Plan 1; and
 - (ii) the front yard is reduced up to 1.5m, provided that not more than 30 per cent of the area which lies between 1.5m and 5m back from the front boundary of the site is covered by buildings.

- (b) within Sub-precinct I, on sites that adjoin proposed roads, provided that any part of a building at ground level that is located within the front yard is not be used for residential purposes (including garages).
- (8) Development that does not comply with the rear yard standards in Standard I519.6.3(1) above is a restricted discretionary activity where located within Sub-precincts D, E, F and G and the length of that part of the building infringing the rear yard is no greater than 10m.
- (9) Garages (including minor dwellings) that do comply with Standard I519.6.3(1) above are restricted discretionary activities where both of the following apply:
 - (a) they are located within a rear yard:
 - (i) on Sub-precinct F sites approved for integrated housing developments; or
 - (ii) on Sub-precincts G, H or I sites where vehicle access is provided by a common rear lane rather than direct from the street.
 - (b) they are designed and located to maintain the amenity of adjacent site and occupying no more than 70 per cent of the frontage of the rear yard (such garages may include a minor household unit designed to overlook the rear vehicle access lane).
- (10) All other development that does not comply with Standards I519.6.3(1) and I519.6.3(2) is a discretionary activity.

I519.6.4. Building coverage

- (1) The maximum building coverage must not exceed the maximum net site coverage set out in Table I519.6.4.1.

Table I519.6.4.1: Maximum net site coverage

Sub-precinct	Maximum net site coverage
A and B	10 per cent
D, E and F	35 per cent excluding land to the north and east of the Ridgeline Line Height Control Line within the Park Interface Protection Area.
Integrated housing development sites within Sub-precinct F	40 per cent Note 9
G	35 per cent
H	50 per cent
I	80 per cent
J	100 per cent
K	30 per cent

Note 9: For sites with rear vehicle access via a private lane shown on an approved subdivision plan, building coverage may be assessed on the basis of the sites proportionate share of the accessway.

- (2) Development that does not comply with Standard I519.6.4(1) above is a discretionary activity, except for building coverage in Sub-precincts G and H which may be increased by 5% where the additional coverage has been approved as part of a land use consent granted in respect of a development of a site in excess of 1,500m² that is located more than 30m from land zoned Open Space-Conservation.

I519.6.5. Height in relation to boundary

- (1) Development must comply with the height in relation to boundary standards as set out in Table I519.6.5.1:

Table I519.6.5.1: Height in relation to boundary standards

Sub-precinct	Height in relation to boundary standard
F	<p>The standards from the zone must apply, except as follows for integrated housing developments in Sub-precinct F:</p> <ul style="list-style-type: none"> • For sites over 1,500m² in area, the underlying zone standards must apply to the exterior boundaries, except the road boundary. For internal boundaries, no height in relation to boundary rule applies; • For 300m² sites for town houses, buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries. Where a side boundary abuts another 300m² integrated housing site, for that side boundary, buildings must not project beyond a 68 degree recession plane measured from a point 3m vertically above ground level; or • For sites 400m² and 600m² sites identified for duplexes and triplexes respectively, buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along exterior side and rear boundaries..
G	<p>The zone standards apply, except that no height in relation to boundary standard applies to those parts of a site boundary that share a wall with an existing or proposed building on an adjoining site.</p>
H	<p>The zone standards apply along any boundary with Sub-precinct A to F, or an open space zone.</p> <p>For sites that adjoin other sites in Sub-precincts G to I, buildings must not project beyond a 68 degree recession plane measured from a point 3m vertically above ground level, except that this does not apply to:</p> <ul style="list-style-type: none"> • The internal boundaries of sites 1,500m² or greater; • The boundary between adjoining dwellings established concurrently on adjoining sites and joined at a common wall

	<p>on the boundary; and</p> <ul style="list-style-type: none"> • Front boundaries.
I	Standards from the zone must apply around the perimeter of the sub-precinct, except for the front boundary, where no height in relation to boundary standard applies, or sites that adjoin the Sub-precinct J and K.
J and K	No standard applies

(2) Development that does not comply with Standard I519.6.5(1) above is a restricted discretionary activity where located in Sub-precincts A, B, and D to I.

(3) Within Sub-precinct F, on sites approved for integrated housing and in Sub-precincts G, H and I, garages are not required to comply with Standard I519.6.5(1) above where:

(a) They are part of a comprehensively designed development;

(b) vehicle access is provided by a rear lane rather than direct from the street; and

(c) in Sub-precincts G, H and I, where garages that are designed to overlook the rear vehicle access lane incorporate a minor dwellings unit.

(4) All other development that does not comply with Standard I519.6.5(1) above is a discretionary activity.

I519.6.6. Vaughans Road setback

(1) All buildings on sites subject to the Vaughans Road Set Back shown on Precinct Plan 4 must be set back a minimum of 10m from the common boundary with the road reserve.

(2) All development that does not comply with Standard I519.6.6(1) above is a restricted discretionary activity.

I519.6.7. Activities in Sub-precinct E in the Park Interface Protection Area South and West of the Ridgeline Height Control Line

(1) Buildings, except for accessory buildings must not be located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 4.

(2) Accessory buildings and structures located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 4 are discretionary activities, provided that the maximum height of any buildings and structures are 2m below the lowest point of the Ridgeline Height Control line on that property.

- (3) Any building or structure that does not comply with Standard I519.6.7(1) above and is not a discretionary activity under Standard I519.6.7(2) above is a prohibited activity.

I519.6.8. On-site stormwater management

(1) Maximum impervious area

- (a) Development must comply with the maximum impervious areas set out in Table I519.6.8.1 below, provided that the provisions set out below related to the mitigation, on-site, of stormwater generated from these impervious areas can be complied with in terms of both water quality and quantity:

Table I519.6.8.1: Maximum impervious area

Sub-precinct	Stream Protection A Area	Stream Protection B Area
A and B	500m ² or 15 per cent of the site (whichever is greater)	NA
D, E, F and G	50 per cent (to a maximum of 500m ²)	50 per cent (to a maximum of 500m ²) Note 10
H	NA	70 per cent
I	NA	90 per cent
J	NA	100 per cent
K	NA	50 per cent

Note 10: The calculation of impervious area must exclude all land to the north and east of the Ridgeline Height Control Line within the Park Interface Protection Area. Within this sub-precinct, no impervious surfaces are allowed.

(2) On-site stormwater mitigation

(a) Rain tanks:

- (i) all development must use rain tanks to store and reuse stormwater generated from roof areas;
- (ii) rain tanks and associated plumbing must be designed to ensure that water from roof areas will be used as a non-potable source of water for toilets, washing machines and irrigation;
- (iii) in the Stream Protection A Area rain tanks must be for both attenuating peak flows and for reuse of stormwater (dual purpose);
- (iv) in the Stream Protection A Area, the size of the rain tank must be determined by reference to the roof area of buildings and the nature and extent of other on-site stormwater management techniques to be used;

- (v) in the Stream Protection B Area, rain tanks need only be designed for the reuse of rainwater as a non-potable source of water in the dwelling; and
 - (vi) in the Stream Protection B Area the minimum rain tank size must be 3,000l per dwelling or commercial unit, or at least 3,000l per 150m² of roof area where there is more than one unit within a building.
- (b) Other on-site mitigation - Stream Protection A area:
- (i) in Sub-precincts A and B, 100 per cent of the total constructed impervious area on the site is required to be fully mitigated by on-site stormwater management techniques, including the use of the rain tanks, revegetation and other on-site techniques such as pervious paving and bio retention;
 - (ii) in all cases, in Sub-precincts A and B a mix of techniques must be used;
 - (iii) in Sub-precinct D all stormwater runoff from not less than 80 per cent of the total constructed impervious areas on sites and from 100 per cent of impervious areas in Sub-precinct E in the catchment of Stream 1C, is required to be fully mitigated by on-site stormwater management techniques;
 - (iv) in Sub-precincts D and E storm water management techniques must include the use of rain tanks required, revegetation as well as other on-site techniques such as pervious paving and bio retention; and
 - (v) the amount of revegetation must take into account any revegetation established at the time of subdivision for the purposes of stormwater mitigation.
- (c) Other on-site mitigation - Stream Protection B area:
- (vi) in Sub-precincts E to K in the Stream Protection B areas, no additional stormwater mitigation measures to the rain tanks required above are required for the management of the stormwater generated from impervious areas specified in Table I519.6.8.1 above.
- (d) Design of on-site mitigation:
- (i) the best practicable option must be applied in the choice of stormwater management techniques to be used, except for stormwater wetlands which cannot be used in the Stream Protection A area;
 - (ii) all proposed on-site stormwater management techniques must be subject to the approval of Council;
 - (iii) all stormwater management devices must be installed as soon as possible after site construction is complete;

- (iv) stormwater and surface runoff from development must be discharged into the primary stormwater system and not to the street;
 - (v) impervious surfaces, including driveways, must incorporate techniques to intercept and/or divert stormwater runoff to a sump designed to trap silt and floatable debris and where practical discharge to a bio retention device in the road reserve where adequate capacity is available. In other cases the sump must discharge to the primary stormwater system in accordance with Standard I519.6.8(2)(a) above;
 - (vi) in the Stream Protection A areas, a mix of on-site techniques must be used and rain tanks must not be the sole form of mitigation;
 - (vii) where the site is identified in Precinct Plan 4 as containing riparian margins and Ecology/Stormwater Management areas on Precinct Plan 4, priority must be given to planting in these areas when designing site stormwater measures and a planting plan must be provided;
 - (viii) a Council approved covenant under s.108 of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 must be registered against the title of every site required to undertake on site stormwater mitigation; and
 - (ix) the effect of the covenant/consent notice referred to in Standard I519.6.8(2)(d)(viii) above must be to ensure the efficient future functioning and ongoing maintenance of the on-site stormwater management system.
- (3) Development of up to 70 per cent impervious area within Stream Protection B Area is a restricted discretionary activity where located in Sub-precincts E, F and G provided that:
- (a) any stormwater runoff from any additional area of impervious surface above 50 per cent of the site is fully mitigated by on-site stormwater management techniques, so that the stormwater run-off from the site is equal to the amount of stormwater generated if 50% of the site was covered in buildings and impervious areas;
 - (b) a Council approved covenant under s. 108 of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 is registered against the title of every site required to undertake on site stormwater mitigation; and
 - (c) the effect of the covenant/consent notice required by clause Standard I519.6.8(3)(b) above must be to ensure the efficient future functioning and on-going maintenance of the on-site stormwater management system.
- (4) Any development that does not comply with the on-site stormwater management standards specified above is a non-complying activity.

I519.6.9. Fences, boundary and retaining walls

- (1) In the Long Bay Precinct, except for: Sub-precincts C, J and K; those parts of Sub-precinct E in the Park Interface Protection Area; the boundary between Sub-precinct H and H7 Open Space - Conservation zone, the following standards apply:
 - (a) for sites that adjoin open space, or are within a Stream Interface Management Area, any boundary fences or walls within a yard fronting a reserve or open space area must be limited to a maximum height of 1.2m, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected; and
 - (b) for sites that immediately adjoin land for cycle and pedestrian routes, a boundary fence or wall may be constructed to a maximum height of 1.2m on the common boundary, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected.
- (2) In the following areas: Sub-precincts C, J, K and L; those parts of Sub-precinct E in the Park Interface Protection Area; the boundary between Sub-precinct H and Open Space-Conservation Zone, the following standards apply:
 - (a) in Sub-precinct J, K and L there must be no front fences;
 - (b) along Sub-precinct H's boundary with the Open Space-Conservation Zone, all boundaries in Sub-precinct C (Piripiri Point Protection Area), those parts of Sub-precinct E in the Park Interface Protection Area north and east of the Ridgeline Height Control Line and on the crest of the ridge, fencing must be limited to farm type, post and wire construction;
 - (c) in Sub-precinct E in the Park Interface Protection Area south and west of the Ridgeline Height Control Line, the zone standards apply, provided that the height of any fence does not exceed the Ridgeline Height Control Line; and
 - (d) access points from private sites into the H7 Open Space – Informal Recreation Zone, the Regional Park and H7 Open Space-Conservation Zone must be located on the shared boundary between private lots.
- (3) Development that does not comply with Standard I519.6.9(1) is a restricted discretionary activity.
- (4) Development that does not comply with Standard I519.6.9(2) above is a discretionary activity.

I519.6.10. Earthworks - general

- (1) Development that does not comply with Standards I519.6.12 and I519.6.15 is a non-complying activity
- (2) All other development that does not comply with the standards in Standard I519.6.10 is a discretionary activity.

- (3) A site management plan must be prepared for all earthworks in the Long Bay Precinct irrespective of whether they are classified as a permitted, controlled, discretionary or non-complying activity except for:
- (a) earthworks for the installation of fences;
 - (b) utility connections;
 - (c) effluent disposal fields;
 - (d) swimming pools;
 - (e) garden amenities;
 - (f) gardening; and
 - (g) planting of any vegetation.
- (4) All erosion and sediment control measures must be in place prior to any earthworks or subdivision activities being undertaken.
- (5) Where earthworks are undertaken adjacent to any Vegetation Conservation, Vegetation Restoration Area or Riparian Margin identified on Precinct Plans 4 or 5; land zoned Open Space-Conservation Zone and the Long Bay Regional Park, a protective fence must be constructed at the edge of these areas and remain in situ for the duration of the works.
- (6) After all construction is complete (including hard landscaping) in Sub-precincts A and B; Sub-precinct D within the Stream Protection A area; reserves and open space and all riparian margins, soil which has been compacted as a result of earthworks and vehicle movements must be reconditioned to a minimum depth of 400mm.
- (7) For development that is within the catchment of Stream 1C, all subsurface drains must direct groundwater to existing seepage areas prior to discharge to watercourses and there must be no direct discharge from subsurface drains to watercourses.

I519.6.11. Earthworks greater than 500m² surface area of bare earth (30 hectare limit)

- (1) Allocations for earthworks within all sub-precincts must be on the basis of first-come-first-served respectively.
- (2) No earthworks (cut/fill) greater than 2,500m² in area must be undertaken outside the period 1 October to 30 April, unless an extension to that earthworks season is granted in writing by an authorised council officer. (The application may be granted or refused at the discretion of the authorised council officer having regard, without limitation, to seasonal conditions at the time of the application).

- (3) All exposed sites greater than 2,500m² in area must be stabilised prior to 30 April (or the end of the earthworks season if an extension past 30 April has been granted).
- (4) Prior to 1 July of the forthcoming earthworks season, no single landowner in Sub-precincts D to K can apply for site works consent for greater than 21 hectares of exposed surface area of bare earth at any one time.
- (5) If, by 1 August of that same year, earthwork consents for that earthworks season have not been received for all of the 7ha in the Sub-precincts A, B or C, then application may be made to reallocate any unallocated amount to Sub-precincts D to K.
- (6) Earthworks areas are considered to be exposed or 'open' from the first day earthwork activities begin (the first day earthwork machines move any earth, including topsoil), until the day the site has been 'closed off' and the entire earth worked area is stabilised against any potential sediment being discharged into the receiving environment.
- (7) 'Closed off' (stabilised) means that a site has been topsoiled and seeded or hydroseeded with grass, or mulched with straw or bark and grass seed.
- (8) In the Long Bay Precinct, 100 per cent ground coverage must be achieved so that no bare ground is visible before the site is deemed to be 'closed off'.
- (9) Earthwork consents must be limited to one earthworks season and must contain a monthly staging plan that states the amount of land to be opened and closed for earthworks for each month.
- (10) Monthly reporting of the area exposed and closed off in that month and any preceding months, and the expected exposed area in the remainder of the earthworks season, must be provided to the Council.
- (11) Extensions of a consented earthworking schedule to accommodate seasonal conditions may be made in accordance with I519.6.11(2) above, provided that the aggregate area exposed by all live consents does not exceed the limits set out in Activity Table I519.4.7 General land disturbance.
- (12) Extensions of a consented earthworks schedule into the following earthworks season may be granted in writing by an authorised council officer, having regard to the area of earthworks proposed for that year as contained in all live consents for the relevant sub-precincts.
- (13) Sediment and erosion control ponds and decanting earth bunds are to be installed prior to the earthworks and must be sized as follows:
 - (a) 300m³ volume per hectare of contributing catchments (3 per cent volume);
and
 - (b) 30 per cent permanent water storage and 70 per cent temporary storage.
- (14) All sediment and erosion control ponds must be flocculated in order to achieve greater efficiencies in retaining fine-grained sediment.

- (15) Chemical treatment (flocculation) must be applied as follows:
- (a) automatic rainfall activated treatment of all sediment retention ponds for contributing catchments greater than 3,000m² and decanting earth bunds with contributing catchments between 250m² – 3,000m² in area;
 - (b) batch application where testing of detention ponds after every rainfall event that has caused run off, indicates clarity of less than 50mm (measured vertically from the water surface); and
 - (c) manual batch application of decanting earth bunds serving contributing catchments less than 250m² in area (2 hours settlement period prior to discharge).
- (16) A lizard conservation management plan must be prepared prior to any site works over 500m² being undertaken in the Stream Protection A area and must include the information requirements set out in I519.9.3.

I519.6.12. Earthworks in Sub-precincts C, E and G (North and East of Beach Road extension)

- (1) In addition to Standards I519.6.10 and I519.6.11 above (except for earthworks for geotechnical remediation, stabilisation or preparatory site works):
- (a) earthworks must achieve and maintain a ridgeline in Sub-precincts C and E that, in association with contouring of land to the south and west of the ridgeline, ensures that no buildings or structures constructed in accordance with Standard I519.6.2(2) will be visible:
 - (i) to the east of the northern Beach Road extension, and the line marked “z-z” extending northwards as shown on Precinct Plan 4 when viewed from any of the Park Interface viewpoints shown on Precinct Plan 4;
 - (ii) to the north of northern Beach Road extension and west of the line marked “z-z” as shown on Precinct Plan 4 when viewed from the Park Interface Viewpoints 2 and 3 shown on Precinct Plan 4; and
 - (iii) An analysis must be provided of cross sections in accordance with Standard I519.6.21(4);
 - (b) finished ground level of land below the 40m contour line, east of the northern Beach Road extension shown on Precinct Plan 3 must be 6m below the crest of the Homestead Spur section of the Ridgeline Height Control line; and
 - (c) the existing contours of the crest of Homestead Spur below and south of the 40m contour line must not be reduced.

I519.6.13. Land disturbance in Sub-precincts F and H

- (1) In addition to Standards I519.6.10 and I519.6.11 above, where applications for earthworks are proposed adjacent to land zoned Open Space - Conservation:

- (a) all earthworks must be kept wholly outside the H7 Open Space - Conservation zone.

I519.6.14. Land disturbance - Vegetation and Conservation Restoration Areas

- (1) In addition to Standards I519.6.10 and I519.6.11 above, where earthworks are proposed on sites that contain land identified as Vegetation – Conservation Area or Vegetation– Restoration Area, the application must provide for protective fencing of these areas.

I519.6.15. Land disturbance in Sub-precinct C

- (1) Where earthworks are proposed in Sub-precinct C, Standard I519.6.12 must also apply.

Subdivision

- (1) Any subdivision that does not comply with the standards for proposed roads, stormwater management and riparian margins in Standards I519.6.16 to I519.6.18, the standards specific to Sub-precinct A and B in Standard I519.6.19 and I519.6.20(6) in Sub-precincts D, E and F is a non-complying activity.
- (2) Any subdivision that does not comply with the standards in Standard I519.6.21 below relating to ridgeline protection in the Park Interface Protection Area of Sub-precinct E and Sub-precinct C: Piripiri Point Protection Area is a prohibited activity.
- (3) All other subdivisions are a discretionary activity.

I519.6.16. Subdivision - Proposed Roads

- (1) The proposed roads shown in Precinct Plans 1, 3 and 4 must be provided in accordance with the alignments shown and the staging of subdivision.
- (2) All proposed roads (other than Glenvar Ridge Road) must be provided with a separate shoulder cycle lane in each direction.
- (3) On-street parking (other than Glenvar Ridge Road) must be provided on both sides of the road in order to satisfy the on-street parking requirements.
- (4) The proposed roads must provide the road widths shown in Precinct Plan 4.
- (5) Proposals to alter the alignment of a Proposed Road by more than 20m either side of the centre line of a road at any point along its length are non-complying activities.
- (6) Moving the alignment of a Proposed Road less than 20m either side of the centre line of the road to take into account finished earthworks will not be considered to be an alteration of its alignment.

I519.6.17. Subdivision – stormwater management

- (1) Subdivision proposals must demonstrate that the sites to be created can reasonably accommodate development that will be able to comply with the on-site stormwater management standards in Standard I519.6.8 above including the actions to be taken to ensure the on-going retention and maintenance of on-site mitigation areas and facilities (that include covenants and/or consent notices under s 221 of the Resource Management Act 1991).
- (2) At the time of subdivision, planting to fully mitigate the effects of stormwater from accessways must be established.
- (3) Planting to fully mitigate the effects of stormwater from accessways must be located in any riparian margins and Ecology/Stormwater Management Areas, identified on Precinct Plans 3 and 4 within the existing boundaries of the sites, as a priority, before other areas are planted.
- (4) Planting to fully mitigate the effects of stormwater from accessways must be established before the issue by Council of a certificate of compliance under s 224(c) of the Resource Management Act 1991.
- (5) Existing overland flow paths in Sub-precincts A, B and C and post development overland flow paths in Sub-precincts D to K must be identified and protected, taking into account the need to provide connectivity with overland flow paths above and below the site.
- (6) For all residential sub-precincts (except Sub-precincts A and B), Standard I519.6.8 above may be achieved by a combination of individual and communally owned on-site measures.
- (7) Where stormwater devices are proposed to serve more than one unit and communally-owned measures are to be partly relied upon, then:
 - (a) bio-retention, rain tanks and other localised detention and treatment devices designed to serve a number of sites under the one unit-title (e.g. multi-unit apartment building) must be retained in private ownership and must be managed by an appropriate management structure (e.g. body corporate); and
 - (b) the use of proposed reserves for soakage areas will only be accepted where these are to vest as local purpose drainage reserves and will not be deducted from development contributions for parks and reserves.

I519.6.18. Subdivision – riparian margins

- (1) Any subdivision application to create sites containing land identified as Riparian Margin must comply with the following:
 - (a) all land must be surveyed to define the width of the riparian margin of the stream/s on the site;
 - (b) details of the existing vegetation and ground cover within the margin must be provided to identify the scale and extent of additional planting required

to ensure bank stability and an enhanced aquatic habitat of the stream within the margin;

- (c) all riparian margins must be planted in native vegetation to the full width of the margin identified on the Precinct Plan 4;
- (d) a planting plan for the riparian margin must be in accordance with I519.9.2 below, and approved by Council;
- (e) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
- (f) a weed and pest management strategy for the riparian margin must be submitted to and approved by Council and then implemented in full;
- (g) all land must be fenced to a stockproof standard, unless otherwise approved by Council;
- (h) all earthworks, building platforms and infrastructure must be located wholly outside of any land identified as riparian margin except:
 - (i) for the purposes of installing and maintaining infrastructure;
 - (ii) for the purposes of rehabilitation and enhancement of the stream bank and margin; and
 - (iii) for the provision of tracks and trails for public access to and along a public reserve that is located more than 5m from the top of the bank of the stream within the margin;
- (i) where the riparian margin is not to be taken or provided as an esplanade reserve or strip, an agreement to covenant in perpetuity the area of riparian margin must be entered into before the issue by the Council of a certificate pursuant to s224(c) of the Resource Management Act 1991; and
- (j) covenants referred to in Standard I519.6.18(i) above must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) that the fencing of riparian margins on both the original site and on the newly created sites is maintained to a stockproof standard;
 - (ii) that the margin remains undisturbed from any earthworks or structures;
 - (iii) that restoration planting occurs in the areas identified on the plan of subdivision in accordance with the approved planting plan;
 - (iv) that weeds and pests are controlled; and
 - (v) that any revegetation of the margin is protected.

- (k) alternatively to Standard I519.6.18(j), a consent notice under s221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

I519.6.19. Subdivision – Sub-precincts A and B

- (1) The minimum net site area is 2ha.
- (2) Notwithstanding Standard I519.6.19(1) above, the Council may permit subdivision into sites of less than 2ha where the proposed subdivision proposes to protect all land on the existing site identified as Vegetation - Conservation Area and Vegetation– Restoration Area, in which case the minimum site areas must be as listed in Table I519.6.19.1 Alternative minimum net site sizes.

Table I519.6.19.1: Alternative minimum net site sizes

Sub-precinct	Minimum net site size
A	2,500m ²
B	5,000m ²

- (3) The Standards in I519.6.19(2) apply provided that:
- (a) the minimum area must not include any land identified as Vegetation - Conservation and Vegetation – Restoration Areas;
- (b) for sites that contain land identified as Landscape Enhancement Area, accessways and any building platforms must be kept outside this area;
- (c) the total surface area of earthworks associated with subdivision must not exceed an average of 2,000m² per site to be created (this area may exclude areas of trench excavation that remain open for no more than 3 days to provide for counterfort or subsoil drains and stormwater or wastewater pipes); and
- (d) the gradient of the accessway must not exceed 1:8.

Vegetation – conservation areas

- (4) Any subdivision application to create sites containing land identified as Vegetation – Conservation Area must comply with the following:
- (a) the land must be surveyed to define the boundary of existing vegetation;
- (b) the land must be fenced to a stockproof standard, unless otherwise approved by the Council;
- (c) all site works, building platforms and infrastructure, except for surface laid wastewater disposal fields and tracks for public access purposes, must be

located wholly outside any land identified as Vegetation – Conservation Area;

- (d) a weed and pest management strategy must be submitted to and approved by Council and then implemented in full;
- (e) an agreement to covenant in perpetuity the area in Vegetation - Conservation must be entered into before the issue by the Council of a certificate pursuant to s224(c) of the Resource Management Act 1991;
- (f) covenants referred to in I519.6.19(4)(e) above must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) that the fencing of the Vegetation–Conservation area on both the original site and on the newly created sites is maintained to a stockproof standard;
 - (ii) that these areas remain undisturbed from any earthworks or structures;
 - (iii) that all existing trees and any re-vegetation of the area are protected; and
 - (iv) that weeds and pests are controlled.
- (g) alternatively, to Standard I519.6.19(4)(e) a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Vegetation restoration areas

- (5) Any subdivision application to create sites containing land identified as Vegetation – Restoration Area must comply with the following:
 - (a) all land must be fenced to a stockproof standard, unless otherwise approved by Council;
 - (b) all site works building platforms and infrastructure must be located wholly outside of any land identified as Vegetation – Restoration;
 - (c) all land identified as Vegetation - Restoration must be planted for restoration purposes in accordance with an approved planting plan;
 - (d) a weed and pest management strategy must be submitted to and approved by Council and then implemented in full;
 - (e) the planting plan must be in accordance with the planting plan in I519.9.2, and must be approved by Council;
 - (f) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;

- (g) an agreement to covenant in perpetuity the area in Vegetation– Restoration Area must be entered into before the issue by Council of a certificate pursuant to s. 224(c) of the Resource Management Act 1991;
- (h) covenants referred to in Standard I519.6.19(5)(g) above must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) that the fencing of the Vegetation-Restoration area on both the original site and on the newly created sites is maintained to a stockproof standard;
 - (ii) that these areas remain undisturbed from any earthworks or structures;
 - (iii) that restoration planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting plan;
 - (iv) that weeds and pests are controlled; and
 - (v) that all existing trees and any re vegetation of the area is protected.
- (i) alternatively to Standard I519.6.19(5)(g) a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Ecology/ stormwater management areas

- (6) For any subdivision of sites containing land in an Ecology/Stormwater management area and where development is proposed within the management area, the following must apply:
 - (a) no less than 50 per cent of the Ecology/Stormwater Management Area within any new site must be planted for revegetation purposes in accordance with an approved planting plan;
 - (b) the planted area referred to in Standard I519.6.19(6)(a) above may include areas revegetated for the purposes of on-site stormwater mitigation;
 - (c) in the Ecology/Stormwater Management Area identified at the head of Stream 1C, the whole of this area must be planted for revegetation purposes in accordance with an approved planting plan;
 - (d) the planted area referred to in Standard I519.6.19(6)(a) above must be located within the Ecology/Stormwater Management area or be contiguous with land identified as Vegetation - Conservation or riparian margin on the precinct plans;
 - (e) the planting plan must be in accordance with I519.9.2 below, and must be approved by Council;

- (f) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
- (g) all building platforms, accessways and services must be located wholly outside of riparian margins and any land identified for revegetation;
- (h) in the case of the headwaters of Stream 1C, all development and earthworks must be kept wholly outside the Ecology/Stormwater Management area;
- (i) an agreement to covenant in perpetuity the revegetation area required above must be entered into before the issue by Council of a certificate of compliance pursuant to s224(c) of the Resource Management Act 1991;
- (j) covenants must be registered against the titles of the revegetation sites and any sites related to the revegetated sites to be created through the subdivision and require that:
 - (i) the revegetation area is planted in accordance with an approved planting plan;
 - (ii) fencing is maintained to a stockproof standard ;
 - (iii) the area remains undisturbed; and
 - (iv) weeds and pests are controlled.
- (k) alternatively to Standard I519.6.19(6)(i) a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Landscape enhancement areas

- (7) Any subdivision application to create sites containing land within the Landscape Enhancement Area must comply with the following:
 - (a) all the Landscape Enhancement Area contained within the boundaries of the sites to be created must be revegetated in accordance with a planting plan;
 - (b) the replanting referred to in Standard I519.6.19(7)(a) above may include planting required for riparian margins or on site stormwater management;
 - (c) the planting plan must be in accordance with I519.9.2 below and must be approved by Council;
 - (d) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
 - (e) a weed and pest management strategy must be submitted to and approved by Council. Weed and pest management must be undertaken in accordance with the approved strategy;

- (f) an agreement to covenant in perpetuity the Landscape Enhancement Area must be entered into before the issue by Council of a certificate pursuant to s.224 (c) of the Resource Management Act 1991;
- (g) covenants referred to in Standard I519.6.19(7)(f) must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) fencing on both the original site and newly created sites is maintained to a stockproof standard, and remains undisturbed from any earthworks or structures;
 - (ii) that planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan; and
 - (iii) weeds and pests are controlled and that any revegetation of the area must be protected.
- (h) alternatively to Standard I519.6.19(7)(f), a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

I519.6.20. Subdivision – Sub-precincts D, E and F

- (1) Subdivision for stand-alone dwellings must comply with the site area requirements in Table I519.6.20.1 Site area requirements.

Table I519.6.20.1: Site area requirements

	Minimum net site area	Minimum average net site area within any sub-precinct
Stream protection A area	600m ²	NA
Stream protection B area	450m ²	500m ²

- (2) The Council may permit the subdivision of integrated residential developments in Sub-precinct F into sites of less than 450m² where all of the following applies:
 - (a) the integrated residential development is located fronting proposed roads or fronts a neighbourhood reserve of at least 2,000m² in area;
 - (b) the site is not a rear site;
 - (c) vehicle access can be provided by a rear access lane or a joint driveway; and
 - (d) the site is not located within the Stream Protection A Area.

- (3) Where the requirements of Standard I519.6.20(2) above are met, sites must comply with the minimum net site areas in Table I519.6.20.2:

Table I519.6.20.2: Minimum net site area of subdivision of integrated residential developments

House typology	Minimum net site area
Single townhouse (with zero lot line except where abuts a lot of 450m ² or greater)	300m ²
Duplex (Two units side by side sharing a common wall)	400m ²
Triplex (Three units side by side sharing a common wall between each unit)	600m ²
Multi-units	1,500m ² or greater

- (4) Subdivision of integrated residential developments to create individual sites for dwellings may only occur once land use consent has been granted in respect of a development. In such cases, the number, size and location of all sites must be in accordance with the land use consent granted in respect of the development.
- (5) For stand-alone dwellings on sites of 450m² or greater, no more than 10 per cent of sites created per subdivision can be rear sites.
- (6) Within protection and management areas:
- (a) the proposed subdivision must provide, in accordance with Standards I519.6.19(5) and I519.6.19(7) for that area of land identified in the clauses as required to be set aside from development; and
 - (b) sites may incorporate land identified as, Vegetation–Conservation Area and Ecology/Stormwater Management Area in Precinct Plan 4 where the provisions of Standards I519.6.19(4) and I519.6.19(6) above are met. In such cases at least 400m² of the site must be clear of these areas.

I519.6.21. Subdivision – Sub-precincts C and E

- (1) At least 400m² of any site must be clear of land identified as Park Interface Protection Area as shown on Precinct Plan 3.
- (2) Prior to any s224(c) certificate being issued for sites within the sub-precinct except for a balance site, the following requirements apply:
- (a) a ridgeline with natural form must be constructed meeting the requirements of Standard I519.6.12 above;

- (b) the northern and eastern faces of the ridgeline must be vegetated in accordance with a planting and maintenance plan approved by the Council, which must be consistent with planting in the adjoining land within the Long Bay Regional Park;
- (c) the planting is to be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
- (d) a stockproof fence must be provided along the boundaries with the Long Bay Regional Park;
- (e) any fencing on the side boundaries of each site must be in accordance with Standard I519.6.9 above;
- (f) details of the ownership mechanisms and obligations for the ongoing protection and management of the Park Interface Protection Area must be provided and approved by the council;
- (g) a covenant must be registered against the titles of the sites to be created through subdivision that have land within the Park Interface Protection Area. The covenant must define the boundary of the Park Interface Protection Area and the Ridgeline Height Control Line, being the physical location of the crest of the ridgeline as formed, and require that:
 - (i) the ridgeline may not be reduced in height;
 - (ii) planting and maintenance occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan;
 - (iii) pest and weeds are controlled in the planted area;
 - (iv) the maximum height of buildings or structures within the Protection Area, south or west of the Ridgeline Height Control Line are to be 2m below the lowest point of the ridgeline;
 - (v) no buildings, structures, site works, development or infrastructure is permitted on the crest or to the north or east of the Ridgeline Height Control Line, except for permitted fencing and revegetation; and
 - (vi) fencing on the boundary of the Long Bay Regional Park is maintained to a stock proof standard.
- (h) alternatively to Standard I519.6.21(g) a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant;
- (i) a single site subdivision with one title must be created for the whole of sub-precinct C: Piripiri Point Protection Area and this must include an area of land of approximately 1.17ha, incorporating the nominated building platform shown on Precinct Plan 1 to be subdivided from Lot 26 DP 66117;

- (j) details must be provided to and approved by Council of the ownership mechanism and obligations for the on-going protection and management of the Sub-precinct C: Piripiri Point Protection Area;
 - (k) a covenant in perpetuity must be registered against the title of the lot to be created through subdivision and the covenant must require that:
 - (i) buildings, structures, above ground infrastructure and access ways to these buildings be confined to the nominated building platform shown on Precinct Plan 1;
 - (ii) activities in Sub-precinct C: Piripiri Point Protection Area are limited to grazing and other pastoral uses, indigenous revegetation and a public road to the Piripiri Reserve;
 - (iii) fencing will be limited to farm type, post and wire fences;
 - (iv) no further subdivision will occur, except for the purposes of a public road to the Piripiri Reserve or to create a public reserve;
 - (v) the Ridgeline Height Control Line be defined, being the physical location of the crest of the ridgeline as formed, and that the ridgeline may not be reduced in height; and
 - (vi) a ridgeline with natural form meeting the requirements of Standard I519.6.12(1) above or as set out in any other resource consents that have been authorised or subdivision consent for the land in the North Vaughans Area must be constructed in conjunction with the ridgeline within sub-precinct E and appropriately maintained.
 - (l) alternatively to Standard I519.6.21(2)(k), a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.
- (3) For all sites created north and east of the Northern Beach Road extension as shown in Precinct Plan 1, a consent notice under section 221 of the Resource Management Act 1991 must be entered into and registered against the titles setting out
- (a) the natural ground level from which maximum building height must be measured; and
 - (b) the maximum height buildings may be built to without infringing Standards I519.6.2(2)(a)(i) and I519.6.2(2)(a)(ii).
- (4) An analysis must be provided of cross section from each of the three viewpoints shown on Precinct Plan 4 to confirm that any buildings located in the area specified in Standard I519.6.21(3) above will not be visible from these points. The analysis must include:
- (a) the cross sections must assume that no vegetation or trees are in place; and

- (b) where no buildings exist in the areas identified in Standard I519.6.21(3), then the cross sections must assume a building height that can comply with building height Standard I519.6.2(2)(a).

I519.6.22. Additional Subdivision Standards – Sub-precinct C

- (1) There must be no subdivision, except for the provision of a public road or reserve and to effect the amalgamation of the building site required by Standard I519.6.21.
- (2) The design and layout of the public access road to the Piripiri Reserve should avoid an overly built appearance and retain the open character of the area. The length of the road should be planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf. The road carriageway should be sealed but there should be no kerb and channelling. Provision should be made for grassed/vegetated drainage swales either side of the road and generous provision for pedestrian access.

I519.6.23. Subdivision – Sub-precincts G to K and Open Space – Informal Recreation Zone land

- (1) Esplanade Reserves must be reduced to the area covered by the Open Space – Informal Recreation Zone where:
 - (a) all land in the Open Space – Informal Recreation Zone is vested in Council; and
 - (b) on completion of earthworks, subdivision or development the landowner must plant riparian margin within the Vaughan Stream Corridor in native vegetation according to an approved planting plan. This includes planting from the edge of the Vaughan Stream to the top of the bank and no less than 5m beyond the top of the bank on either side.

I519.7. Assessment – controlled activities

I519.7.1. Matters of control

I519.7.1.1. Land use and development

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application for a land use or development activity:

- (1) Stormwater management; and
- (2) Wastewater management.

I519.7.1.2. Subdivision

The Council will reserve its control to the following matter when assessing a controlled activity resource consent application, in addition to the matters

specified for the relevant controlled activities in the overlay, zone or Auckland-wide provisions:

- (1) The effects of subdivision on the Piripiri Point Protection Area.

I519.7.2. Assessment criteria

I519.7.2.1. Land use and development

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

- (1) Stormwater Management - General:
 - (a) the extent to which the natural drainage patterns of the site are retained;
 - (b) whether direct piping of stormwater discharges to streams has been avoided;
 - (c) whether modifications to natural waterways have been avoided in the Stream Protection A area, and that stream flows, including base flows are not adversely affected;
 - (d) whether stormwater works on steep or unstable slopes have been avoided;
 - (e) whether runoff from the site is to be discharged into the primary stormwater system and not to the street;
 - (f) whether runoff from residential driveways and parking areas enters the primary stormwater system via a sump to trap silt and floatable debris;
 - (g) whether bio-retention has been used in preference to proprietary stormwater treatment systems;
 - (h) the extent of perviousness of paving, green roofs, uncovered slatted wooden decks and swimming pools can be taken into account in determining appropriate mitigation methods; and
 - (i) the extent of imperviousness of areas earthworked and compacted when considering stormwater runoff.
- (2) Stormwater management – in Stream Protection A Areas:
 - (a) whether water reuse is undertaken with ‘dual purpose’ rainwater tanks. These tanks and their associated plumbing should be designed for stormwater peak flow attenuation and rainwater reuse by the dwelling;

- (b) whether one or more of the following methods to mitigate stormwater generated by other hard surfaces such as driveways, paths, patios and decks is used:
 - (i) revegetation;
 - (ii) bioretention including rain gardens;
 - (iii) stormwater planters;
 - (iv) tree pits; and
 - (v) pervious paving and other similar devices;
- (c) whether planting within the Ecology/Stormwater Area, in particular any riparian areas should be prioritised over other parts of the site;
- (d) whether appropriate ongoing maintenance and management systems have been arranged;
- (e) whether on-site wastewater disposal systems, used as an interim solution on sites in Sub-precincts A and B should be advanced secondary treatment systems with ultraviolet disinfection and surface dripper irrigation land disposal;
- (f) whether on-site wastewater disposal systems should be designed to enable connection to the public wastewater system once it becomes available;
- (g) whether a covenant capable of registration under the Land Transfer Act 1952 and approved by Council should be registered against the title of every site with an on-site wastewater treatment system. This would be to ensure the efficient future functioning and ongoing maintenance of the system and to require the property owner to enter into a programmed maintenance contract to Council's satisfaction.

I519.7.2.2. Subdivision

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

- (1) whether the design of the subdivision provides for a single site to include the house site identified on Precinct Plan 1, unless separate sites are needed to provide for public road access to Piripiri Reserve;
- (2) whether the subdivision avoids other house sites being substituted for the nominated house site;

- (3) whether the subdivision provides for the protection in perpetuity of the entire sub-precinct by way of a covenant or similar mechanism, as approved by Council;
- (4) whether all buildings and structures are kept wholly outside the sub-precinct;
- (5) whether all above ground infrastructure including electricity, water supply, stormwater and wastewater disposal areas to service the building platform are be kept outside the sub-precinct;
- (6) whether the design and layout of the access road to the Piripiri Reserve avoids an overly built appearance and retains the open character of the area;
- (7) the extent to which the length of the access road to the Piripiri Reserve is planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf;
- (8) Whether the access road carriageway is sealed but also has no kerb and channelling and provision has been made for grassed/vegetated drainage swales on either side of the road and generous provision is made for pedestrian access;
- (9) The extent to which the subdivision provides for the ongoing management and maintenance of land within the sub-precinct by methods approved by Council; and
- (10) Whether the ridgeline has been contoured so that any development (including structures and buildings) to the south and west of the Ridgeline Height Control Line and north and east of the Vaughans Road extension shown on Precinct Plan 4 is not visible from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve when viewed from the Park Interface viewpoints 2 and 3 shown on Precinct Plan 4.

I519.8. Assessment – restricted discretionary activities

I519.8.1. Matters of discretion

I519.8.1.1. Land use and development

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application in Tables I519.4.1 to I519.4.2, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) effects associated with neighbourhood integration;
- (2) effects on the streetscape and neighbourhood character;.
- (3) effects of the building design and appearance;

- (4) landscaping effects;
- (5) effects of stormwater management;
- (6) effects of wastewater disposal; and
- (7) visual effects on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline.
- (8) in relation to Sub-precinct H, in addition to the above, effects associated with the design of development north of the Awaruku ridgeline in relation to views into and across land zoned Open Space - Conservation.
- (9) For accommodation, commercial and community activities in Sub-precinct H, and within 30m of the H7 Open Space – Conservation Zone, in addition to the above, the effects of the activity on the heritage, landscape and amenity values of the Open Space - Conservation Zone.

I519.8.1.2. Land disturbance

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application for earthworks in Tables I519.4.7 and I519.4.8, in addition to the matters specified for the relevant restricted discretionary activities in the overlay and the Auckland-wide provisions:

- (1) effects arising from the design of the ridgeline within the Park Interface and Piripiri Point Protection Areas;
- (2) effects arising from the finished profile of the earthworks as they relate to the Protection and Management Areas;
- (3) effects of site management techniques, including staging;
- (4) the effects of the proposed timing, size and extent of earthworks; and
- (5) the effects arising from the amount and location of cut and fill.

I519.8.1.3. Specific standard infringements

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

- Reduction in Rain Tank Size in a Stream Protection B Area
- Buildings within the Vaughan Road Setback
- Landmark Building in Sub-Precinct H
- Front Yards for Sub-Precincts D to I

- (1) effects associated with neighbourhood integration;

- (2) effects on the streetscape and neighbourhood character;
- (3) effects of the building design and appearance;
- (4) effects associated with the outdoor living space;
- (5) privacy effects;
- (6) landscaping effects;
- (7) effects associated with site facilities and storage areas;
- (8) effects of stormwater management; and
- (9) visual effects on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline.

I519.8.1.4. Subdivision

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, and Auckland-wide provisions:

- (1) Sub-precincts A and B:
 - (a) effects arising from the extent of landform changes;
 - (b) effects associated with the location and design of roads and accessways;
 - (c) effects of wastewater systems; and
 - (d) effects of on-site management of stormwater.
- (2) Sub-precincts D to K:
 - (a) consistency with any other resource consents that have been approved;
 - (b) effects associated with the overall urban form and layout of design;
 - (c) effects arising from the design of proposed and secondary roads including stormwater treatment;
 - (d) effects associated with the design of the ridgeline, finished ground contours and street lighting in the North Vaughans area;
 - (e) effects on cycle and pedestrian routes;
 - (f) effects of proposed reserves;
 - (g) effects associated with the site sizes and dimensions;

- (h) effects of the design of rear lanes and accessways;
- (i) effects of landscape concepts for proposed reserves, public and other areas;
- (j) effects associated with any planting plans for Protection and Management Areas and any lizard conservation management plan;
- (k) effects of stormwater management; and
- (l) for Sub-precinct H, in addition to the above, the effects of subdivision design, earthworks, retaining wall treatments and fencing on the interface with the H7 Open Space – Conservation Zone.

I519.8.2. Assessment criteria

I519.8.2.1. Land use and development

The Council will consider the relevant assessment criteria below for restricted discretionary activities and the assessment criteria for controlled activities relating to stormwater management and wastewater disposal in I519.7.2.1 above, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, zone or Auckland-wide provisions:

- (1) whether the development helps to provide a well-connected public movement network, taking into account the following:
 - (a) whether the development provides for the proposed roads shown on Precinct Plan 1, and the secondary roads and pedestrian and cycle routes shown on any other resource consents granted in respect of the precinct or sub-precinct;
 - (b) whether development fronts reserves and public open space areas on adjacent sites;
 - (c) whether the layout of the development allows for the majority of dwellings to front public streets; and
 - (d) whether the use of cul-de-sacs and internalised accessways is minimised;
- (2) whether to the north of the Awaruku Ridgeline, where development in Sub-precinct H is proposed opposite the termination of a public road that is orientated towards (perpendicular to) the H7 Open Space – Conservation Zone, the layout of the buildings provide for a view shaft from such a road to continue through into the Regional Park where practicable and where grades allow;
- (3) whether landscaping within the relevant part of private sites in Sub-precinct H is kept low and sympathetic with the landscape character of the

H7 Open Space – Conservation Zone. Yards are to be maintained unencumbered by accessory structures that would block a view shaft;

- (4) the extent to which fences, garages and the sides and rear of buildings do not dominate the views obtained from future open spaces, the Vaughans Corridor and the Long Bay Regional Park;
- (5) whether the architectural qualities of the dwelling are of a high standard and achieve an appropriate degree of integration with neighbouring dwellings (existing or proposed) and variety through variation in building form and materials, relative to neighbouring dwellings (existing or proposed);
- (6) whether adequate separation is provided between dwellings within the same street block, with at least 12m between the backs of development for those parts of the development that are above the ground floor; and
- (7) the extent to which landscaping enhances the overall appearance of the dwelling and provides an attractive living environment for its residents.

Development in Sub-precinct F at a density of greater than 450m² per site

In addition to the criteria listed from I519.8.2.1(1) to I1.8.2.1(7), the following criteria apply:

- (8) whether the number of dwellings to be provided for exceed 20 per cent of the likely total number of dwellings within Sub-precinct F.

Development in Sub-precinct J

In addition to the criteria listed from I519.8.2.1(1) to I1.8.2.1(7), the following criteria apply:

- (9) the extent to which buildings are built to the street edge along the Beach Road and Glenvar Road extensions, with car parking located underground or to the rear of the building;
- (10) whether the buildings incorporate ground floor uses that activate the street edge and provide weather cover over the adjacent footpath;
- (11) Whether the buildings display high quality urban design that contributes to a vibrant, safe and attractive town centre;
- (12) Whether:
 - (a) the development orientates itself to the street, with doors, windows and balconies opening out to the street;
 - (b) the ground floor of buildings are distinguishable from upper floors by way of increased stud height, greater extent of glazing / openings and quality of finish;

- (c) the facades of buildings are modulated and proportioned to present an interesting, fine grained and visually rich picture to the street; and
- (d) roof lines are varied, with plant and machinery hidden where possible and corners accentuated.

Development in Sub-precinct K

In addition to the criteria listed from I519.8.2.1(1) to I519.8.2.1(7), the following criteria apply:

- (13) whether the development is of a very high quality in terms of design, materials and finish;
- (14) the extent to which development includes pathways, plazas, outdoor seating areas and landscaping integrated with the adjacent Vaughan corridor;
- (15) whether buildings incorporate large areas of openings, glazing and transparent material to ensure a high degree of visual integration between the town centre to the south, and the Vaughan corridor to the north; and
- (16) whether on-site car parking is avoided.

Development in the Stream Interface Management Area

In addition to the criteria already listed, the follow criteria will apply:

- (17) whether the location, scale and intensity of development contributes to the open nature of the area and provides public access to, and views across the Vaughan Stream;
- (18) whether a consistent edge treatment between the Sub-precincts H and K and land zoned Open Space – Informal Recreation is provided through either landscaped earth batter slopes or low (less than 1 metre high) retaining walls, or a combination of both, together with visually permeable fencing. Retaining wall treatments should be consistent to avoid a clash of different styles and materials along the public interface; and
- (19) the extent to which landscaping and planting in the Stream Interface Management Area retains the open character of the area and provide for public amenity.

Development in Sub-precincts A and B within Ecology/Stormwater Management Areas

The follow criteria apply to development in these areas:

- (20) whether development, including access and building sites, does not result in the removal of any native vegetation;
- (21) whether housing is generally located at least 50m apart from neighbouring houses;

(22) the extent to which development only occurs where there is no loss of riparian vegetation, waterways are not adversely affected and the ecological values of the area are not compromised, unless the development is related to necessary infrastructure. Any adverse effect of infrastructure is to be off-set by way of revegetation; and

(23) whether the development of riding trails and horse jumping courses will result in the removal of any native vegetation and whether the existing and future ecological and landscape values of the management area will not be compromised.

Accommodation, commercial and community activities

(24) Whether any activity adjacent to land zoned Open Space – Conservation responds to the heritage, landscape and amenity values of the open space area and whether large building masses are avoided.

Additional impervious areas and building coverage in the Stream Protection B Area

(25) The assessment criteria for controlled activities relating to stormwater management in I519.7.2.1 apply.

I519.8.2.2. Land disturbance

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 and the Auckland-wide provisions:

- (1) Sediment management for sites which expose more than 500m²:
 - (a) whether the mitigation of the effects of earthworks includes a combination of the following measures, so as to minimise sediment runoff and discharge:
 - (i) stabilised construction entranceways;
 - (ii) silt fences;
 - (iii) clean water diversion drains;
 - (iv) surface flow interception measures (contour drains and bunds);
 - (v) sediment retention ponds (floating outlet);
 - (vi) decanting earth bunds (floating or fixed outlet);
 - (vii) progressive stabilisation of earth-worked areas with grass, straw or hay mulch following topsoil spreading as soon as final contours are established and/or when the exposed area will not be worked on for four weeks or more;

(viii) additional contingency interception measures comprising:
additional down slope earth bunds, super silt fencing and
stormwater wetlands (pre-commissioning) as may be appropriate;

(ix) the following essential elements of sediment retention pond
design:

- a larger volume is beneficial as retention time is increased
- a floating decant discharge system that discharges water
from the surface of the pond
- a discharge rate of 3 litres per second per hectare of
catchment draining to the pond
- a forebay pond
- a wide level spreader at the inlet;

(b) whether once earthworks have been completed in the Stream
Protection A Area and where parks and open spaces are created in
the Stream Protection B Area, reconditioning of surface soils occurs in
areas that will not be subject to subsequent secondary earthworks to
ensure that these areas retain the ability to absorb rainfall. In general
the minimum depth of reconditioning should be 400mm; and

(c) whether earthworks alters or disturbs an overland flow path only where
a satisfactory alternative flow path is available.

(2) Earthworks Sub-precincts C and E:

(a) the extent to which the eastern and northern slopes of the ridgeline
achieve and retain a natural transition in its landform profile with that
of the adjacent landform in the Long Bay Regional Park and or Piripiri
Point Ridge;

(b) whether the profile of the earth works to the south and west of the
ridgeline aligns with the required contouring of land within Sub-
precinct E; and

(c) whether the design and location of any earth works for public access
purposes in Sub-precinct C does not adversely affect the landform or
landscape of the area.

(3) Riparian margins:

(a) whether works are located outside of the riparian margin where
feasible;

- (b) where works are necessary to install infrastructure or for the rehabilitation of stream banks, whether the works minimise disturbance of existing vegetation; and
 - (c) where vegetation clearance is required, whether enhancement planting off-sets the effects of this and achieve a net increase in vegetation cover.
- (4) Landscape enhancement area:
- (a) whether earthworks on sites which contain land identified as Landscape Enhancement Area provide landscape enhancement planting in the enhancement area in accordance with an approved planting plan;
 - (b) whether planting is maintained for a period of not less than two years and any plants that fail to thrive during that time are replaced;
 - (c) whether planting is undertaken in the planting season immediately following the completion of site works to the satisfaction of the Council; and
 - (d) whether any earthworks result in changes to the profile of the escarpment and whether works to create stable building platforms are limited to the area of the site outside the Landscape Enhancement Area.
- (5) Earthworks in excess of 500m² of surface area of bare earth in Stream Protection B Area:
- (a) whether the earthworks plan is consistent with any resource consents granted in respect of the precinct or sub-precinct;
 - (b) whether appropriate mitigation methods are installed; and
 - (c) whether the earthworks profile within Sub-precinct E, in association with the ridgeline shown on Precinct Plan 4, ensures that development can comply with the standards under Standard I519.6.12.
- (6) Sub-precincts A and B:
- (a) whether earthwork are limited in area to avoid adverse effects from compaction, siltation or sediment runoff; and
 - (b) whether earthwork designs maintain landforms and minimise the volume and area of cut and fill with consideration given to the use of structural methods to ensure each lot has within it a building platform that does not require substantial earthworking to provide a stable house site and the construction of access to the platform.

(7) Sub-precincts D and E in Stream Protection A Area:

- (a) the extent to which major modification of the landform, including changes to ground water flows and the base flows of streams, is minimised;
- (b) whether cut and fill areas are carefully selected and designed to avoid major changes to landforms and to minimise adverse effects on streams and waterways and areas of native vegetation, including minimising ground level differences between riparian margins, vegetation conservation and restoration areas and sites and streets; and
- (c) within the catchment of Stream 1C, whether groundwater flows post-development mimic pre-development groundwater conditions.

I519.8.2.3. Specific standard infringements

The Council will consider the relevant assessment criteria below for restricted discretionary activities which infringe the following standards, in addition to the matters set out in the assessment criteria for stormwater management in I519.7.2.1 above:

(1) Reduction in Rain Tank Size in a Stream Protection B Area:

- (a) whether in the Stream Protection B Area, development that involves rain tanks of less than 3,000L per unit must utilise other on-site stormwater techniques so that no additional stormwater to that generated from permitted development occurs.

(2) Buildings within the Vaughan Road Setback:

- (a) whether the site has exceptional topographical or geotechnical constraints that require a building to be constructed within the setback;
- (b) whether the proposal is for small-scale development such as accessory buildings, garages, swimming pools, decks and terraces, or where a dwelling is proposed, whether it is no more than one storey high;
- (c) whether the proposed reduction in yard has no more than a minor effect on the rural character of the ridgeline when viewed from the Long Bay Regional Park and from the Okura coastline; and
- (d) whether possible existing native trees and vegetation have been retained.

(3) Landmark Building in Sub-Precinct H:

- (a) whether the building is of a high architectural design standard; and

- (b) whether the building positively acknowledges and reflects its location at the entrance to the more intensive areas of the precinct and its location on a prominent corner site.

(4) Front Yards for Sub-Precincts D to I:

- (a) in Sub-precinct D to H, whether the combined effect of the height, width and extent of building projection towards the street boundary on the visual amenity of the streetscape and neighbouring properties is adverse;
- (b) in Sub-precinct D to H, whether no car ports and garages will be established in the front yard;
- (c) in Sub-precinct I at ground level, whether the building contains non-residential activities that open to the street (that is, with doors, windows and display glazing fronting the street) and which help to activate the street environment; and
- (d) in Sub-precinct I, whether the building is designed to present a high quality, attractive frontage to the street.

I519.8.2.4. Subdivision

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, and the Auckland-wide subdivision provisions:

- (1) For subdivision matters set out in I519.8.1.4 above”
 - (a) Whether the design and layout of building platforms and accessways maintain existing landforms and minimise earthworks that result in changes to the landscape character of the zone and whether larger than minimum sites are required.
 - (b) whether vehicle access (public roads and private accessways) is located as close as practical to a formed legal road or served by an existing formed vehicle access, or should be shared between sites where feasible;
 - (c) whether access avoids Vegetation - Conservation Areas and riparian margins identified on Precinct Plans 3 and 4;
 - (d) whether access has been designed to follow the existing landform and cause minimal land disturbance;
 - (e) whether access has been designed in such a way that it incorporates low impact stormwater mitigation techniques such as bio-retention and dual strip driveways;

- (f) whether the design of the access does not accentuate stormwater runoff, erosion or increase the potential for land instability;
 - (g) whether the gradient of the accessway does not exceed 1:8;
 - (h) whether there is no direct discharge of stormwater to the street;
 - (i) whether the design and layout of the subdivision ensures that the site is capable of achieving full stormwater mitigation on site in accordance with the on-site stormwater management rules;
 - (j) whether the design and layout of subdivision in Sub-precincts A and B ensures that each site is capable of on-site disposal of wastewater as an interim solution until such time as it is possible to connect to the public wastewater network;
 - (k) whether required planting is appropriately spaced to ensure rapid shade cover to protect against ongoing weed problems and provide an enhanced habitat along streams and riparian margins;
 - (l) whether planting includes native trees and shrubs that attract native birds, lizards and insects and is appropriately linked to existing native plantings to create ecological corridors for fauna to move along; and
 - (m) whether planting has been sourced from the local area within the Tamaki Ecological District where possible.
- (2) For subdivision in the Stream Protection B Area that is a restricted discretionary activity, the following assessment criteria apply:
- (a) whether the proposed layout ensures that development and earthworks can achieve the outcomes required in the Park Interface Protection Area and Piripiri Point Protection Area, Vegetation Conservation Areas and riparian margins, where relevant;
 - (b) where proposed roads are not provided in accordance with the alignments and design standards specified in Precinct Plans 3 and 4, whether there are alternative alignments that better serve the area, while still ensuring that the proposed road provides the same function as that intended in the precinct;
 - (c) whether there is an integration of stormwater mitigation devices with the urban form and roading network to ensure that the stormwater devices add to the amenity and landscaping of the area, while the urban form provides the space for both on-site and off-site stormwater mitigation areas;
 - (d) whether the design of proposed roads achieves a high standard of amenity, in particular through the provision of appropriately designed

footpaths, cycleways, berms, median strips and size and spacing of street trees;

- (e) whether stormwater treatment devices, utilising the best practicable option, are provided to mitigate within the road reserve, the majority of stormwater generated by the road and whether the best practicable option proposed includes the following:
 - (i) bio-retention and pervious paving for shallow grades less than 5 per cent parallel to the roadway;
 - (ii) inclusion of check dams and other flow control methods with bio-retention for grades between 5 per cent and 8 per cent; and
 - (iii) off-line treatment for grades greater than 8 per cent;
- (f) whether roads are designed to provide a high degree of connectivity;
- (g) whether road layouts ensure that most, if not all, development has the ability to front a street (there should be limited use of rear sites in Sub-precincts D, E and F and no rear sites in Sub-precincts G to I) and provide for informal surveillance of roads to promote safety and personal security streets on adjoining land;
- (h) whether rear vehicle access lanes are privately owned and maintained;
- (i) whether the design and management of rear lanes and accessways considers the need for access by emergency vehicles, delivery and rubbish collection and whether they provide thoroughfare for pedestrians and cyclists;
- (j) whether shared street designs may be an appropriate form of public road design where traffic volumes and speeds allow for the safe mixing of traffic with pedestrians and cyclists in a specifically designed street environment. Whether the design provides functional, low maintenance spaces within the street reserve. The shared spaces should still provide for access by emergency vehicles and service vehicles;
- (k) whether site sizes and dimensions are appropriate for the intended housing typology, ensure appropriate orientation of development in terms of fronting streets and ensuring privacy between dwellings, and are able to accommodate stormwater treatment devices (such as rain tanks);
- (l) whether roads and reserves provide for the main pedestrian and cycle connections through the area, with dedicated off-street links provided

where they would maintain and enhance connectivity where vehicle connections cannot be made;

- (m) whether cycle and pedestrian only routes are designed to comply with the following:
 - (i) they should be illuminated at night, where appropriate;
 - (ii) They should have a minimum width of 5m; and
 - (iii) They should be designed and landscaped to ensure that stormwater generated from paths can be mitigated;
- (n) whether 80 per cent of the homes in Sub-precincts D to I are within 400m of an existing or proposed neighbourhood park/reserve of at least 2,000m² in area;
- (o) whether proposed reserves help to create linkages with other reserves and natural features in the precinct area and provide a central valley link between the upper valley and the lower valley and the Long Bay Regional Park;
- (p) whether land which has a solely stormwater or landscape protection function is not vested as recreation reserve;
- (q) whether the design of pedestrian and cycle routes includes appropriate landscaping, fencing, pavements and lighting; and
- (r) whether the required planting plans for all Protection and Management Areas and any Lizard Conservation Management Plan provide sufficient detail to ensure that sustainable outcomes can be achieved.

Sub-Precinct E

In addition to the general criteria I519.8.2.4(1) and I519.8.2.4(2)(a) to (r) above, the following criteria apply to Sub-precinct E only:

- (a) whether street lighting of the northern Beach Road extension and streets east of northern Beach Road extension are designed so that this lighting has minimal visibility from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve;
- (b) whether adjacent to Vaughans Road, there is no more than one street connection to Vaughans Road in addition to the northern Beach Road extension. Whether in this area, the use of joint accessways/lots to access rear lots from Vaughans Road are avoided, apart from individual driveway access for lots that front Vaughans Road;
- (c) whether within the catchment of Stream 1C, development provides for interconnectivity between the different land holdings such as walkways and cycleways;

- (d) whether the subdivision demonstrates how the design of the ridgeline in the Park Interface Area and Piripiri Point Protection Area and the profile of land to the west and south of the ridgeline will meet the standards in Standard I519.6.12. Whether this includes analysis of visibility of permitted development south and west of the ridgeline from the Park Interface Viewpoints shown on Precinct Plan 4;
- (e) whether subdivision provides for the protection and consistent management of the entire area of Park Interface Protection Area by way of a covenant in perpetuity or similar mechanism approved by the Council; and
- (f) whether the Council is fully satisfied that the finished ground contours and ridgeline comply with Standard I519.6.12 before any s.224(c) certificate for sites created in Sub-precinct E to the north and east of the Vaughans Road extension, as shown on Precinct Plan 4, can be issued.

Sub-precinct H

In addition to the general criteria I519.8.2.4(1) and I519.8.2.4(2)(a) to (r) above the following criteria apply to Sub-precinct H only:

- (a) whether subdivision design provides for views into and through land zoned Open Space - Conservation to the Hauraki Gulf;
- (b) whether the design of subdivisions and building platforms, roads, accessways, driveways, underground and surface infrastructure, stormwater mitigation techniques, landscaping, planting and fencing do not adversely affect the archaeological sites within land zoned Open Space – Conservation;
- (c) whether a consistent treatment of the boundary with land zoned Open Space - Conservation is achieved through the subdivision design using either landscaped earth batters or low (less than 1m high) retaining walls or a combination of both; and
- (d) whether retaining walls treatments are consistent to avoid a clash along the interface with land zoned Open Space – Conservation.

I519.9. Special information requirements

An application for a land use, development and subdivision activity must be accompanied by the following unless otherwise specified:

I519.9.1. Stormwater management

Stormwater management information must include the following:

- (1) the amount of stormwater to be generated from the future development on the sites to be created, taking into account existing and future stormwater flows

upstream and downstream of the site, where relevant. Relevant assumptions and calculations are to be provided;

- (2) how the design of the development (for example the layout of the lots sites, driveway locations, the design of roads and the protection of ecological features and stream riparian margins) takes into account stormwater related limitations and incorporates the principles of low impact design;
- (3) the range of techniques to be used to manage the adverse effects of the stormwater to be generated by the development and the extent to which these techniques can be accommodated on-site in accordance with Standard I519.6.8 above;
- (4) how sufficient space is to be provided for the required stormwater mitigation measures;
- (5) in areas where the groundwater levels need to be controlled to maintain stability, how proposed stormwater mitigation measures comprising sub-surface features are designed, in particular lined and drained, to avoid the adverse discharge of runoff to ground;
- (6) how development is to be managed to ensure that the integrity of any stormwater mitigation devices (such as bio-retention and pervious paving) will not be compromised during and after the subdivision, development, building and landscaping process; and
- (7) details of any covenants and/or consent notices under s 221 of the Resource Management Act 1991 necessary to ensure the on-going retention and maintenance of on-site mitigation areas and facilities.

I519.9.2. Planting Plan

A planting plan must include the following information:

- (1) identification of the area of land within the Protection or Management areas and riparian margin to be set aside for planting;
- (2) identification of stream banks, slope, soil type and existing or potential erosion;
- (3) details of areal extent of all existing and proposed development;
- (4) identification of all existing areas of native and exotic bush and vegetation;
- (5) details of soil quality and depth including any required soil reconditioning of compacted areas as the result of previous land uses and site works;
- (6) species types, source of plant material, maturity of planting and density of planting;
- (7) details of noxious weed, pest and animal control;
- (8) details of timing of planting and possible staging of planting;
- (9) details of maintenance programme to be implemented and a programme for replanting where the survival rate of planting is less than 90 per cent;

- (10) details of any fencing or alternative stock proof methods proposed;
- (11) proposed means of ownership and ongoing management; and
- (12) identification of areas of land on which archaeological sites are located, and details of appropriate planting, fencing and ongoing management of those areas.

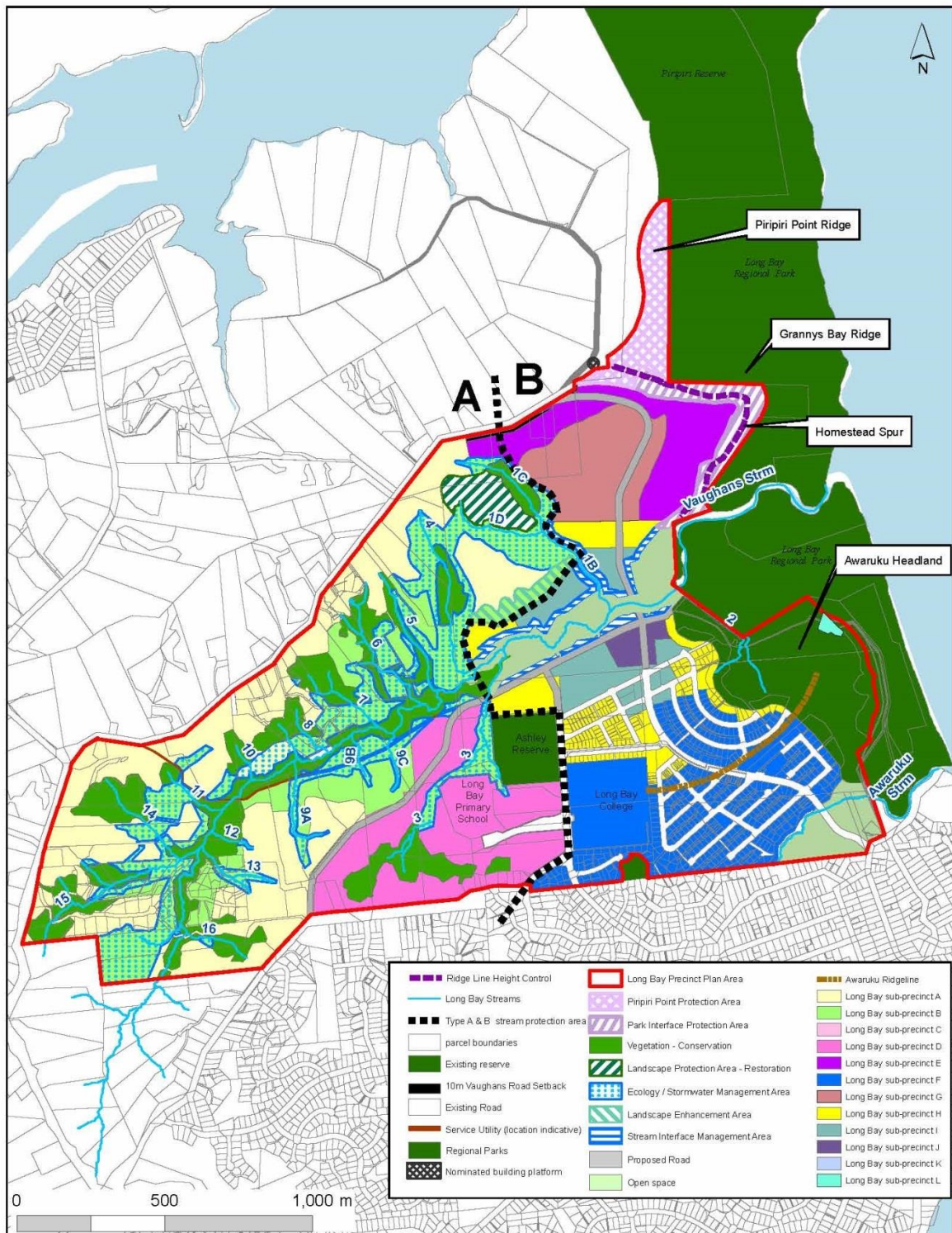
I519.9.3. Lizard conservation plan

An application for earthworks over 500m² in the Stream Protection A Area must include the following information for the management of lizards prior to any earthworks taking place:

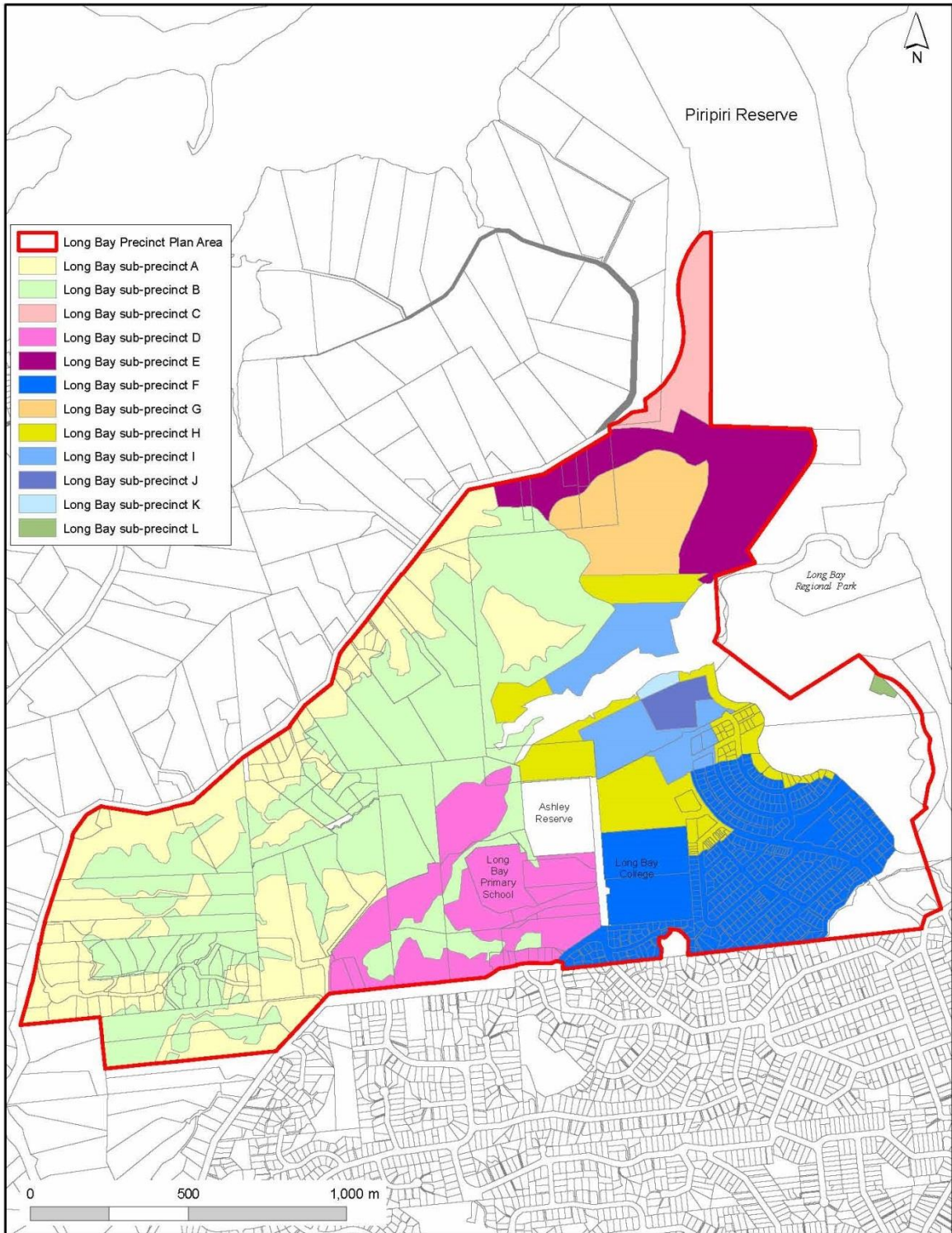
- (1) identification of sites containing indigenous lizard populations that may be threatened by proposed earthworks on a site;
- (2) identifying alternative suitable receptor sites for the relocation of indigenous lizards found, to be approved by a qualified herpetologist. Consideration can be given to receptor sites located within the Ecology/Stormwater Management Area where revegetation will occur for stormwater mitigation;
- (3) identifying suitable buffers for avoidance of earthworks and vegetation removal adjacent to the alternative receptor sites and suitable buffers adjoining any lizard habitat areas that will not be affected by the earthworks;
- (4) identifying appropriate methodology for the capture and relocation of lizards into the receptor sites. The methodology for the capture and relocation will be prepared by a suitably qualified and experienced herpetologist. The actual relocation operation will be carried out by a suitably qualified and experienced herpetologist. Survey, capture and relocation must commence prior to any vegetation removal and should be done between September to December and/or from March to April;
- (5) details for ongoing pest management within the receptor sites;
- (6) details of fencing or alternative stock proof methods proposed; and
- (7) proposed means of ongoing management.

I519.10. Precinct plans

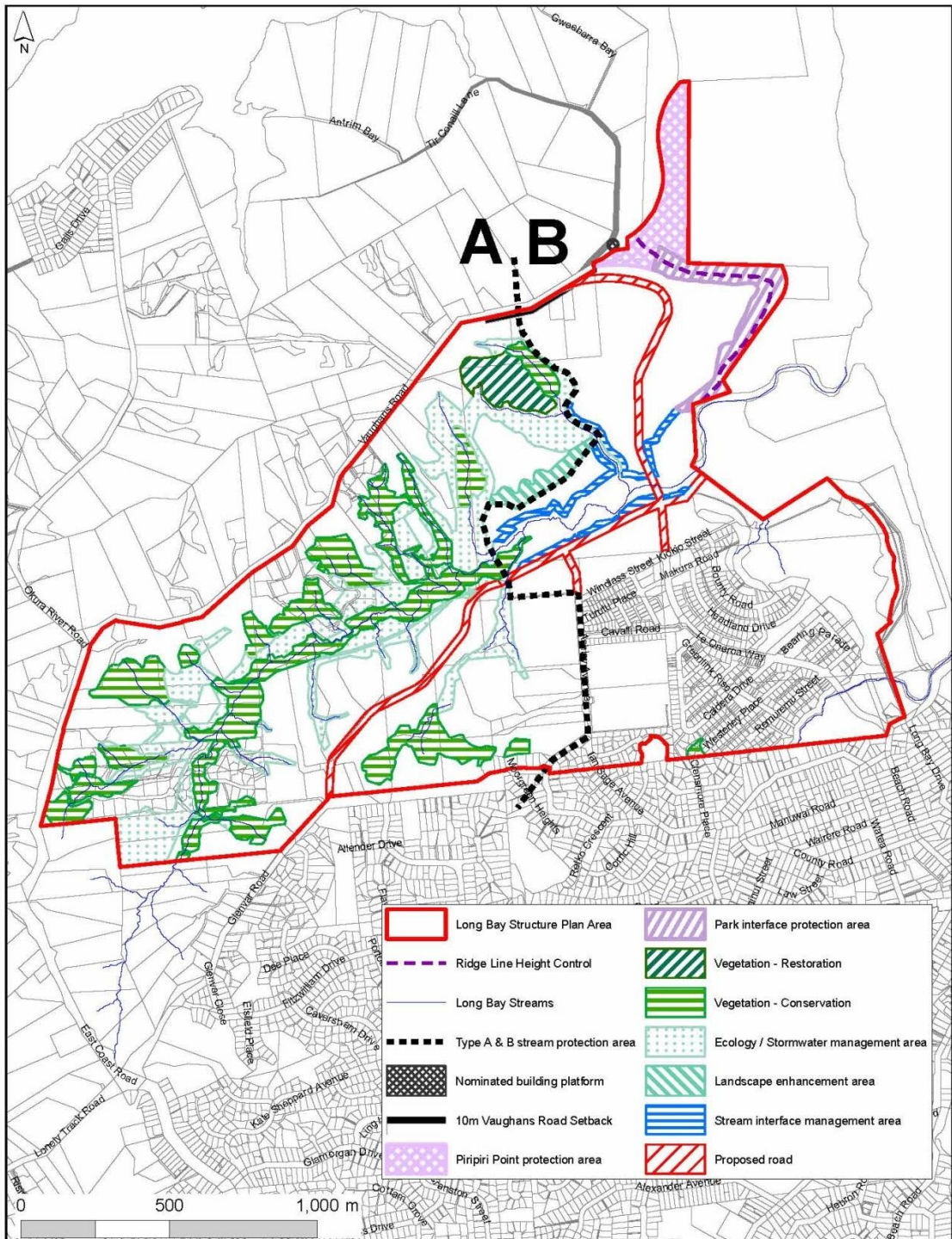
I519.10.1 Long Bay Precinct: Precinct plan 1 – Land use strategy



I519.10.2 Long Bay Precinct: Precinct plan 2 – Sub-precincts A to L



I519.10.3 Long Bay Precinct: Precinct plan 3 – Additional controls



I519.10.4 Long Bay Precinct: Precinct plan 4 – Additional controls

