

I536. Silverdale 2 Precinct

I536.1. Precinct Description

The Silverdale 2 Precinct applies to approximately 47ha of land located between East Coast Road and the motorway (State Highway 1). The precinct is bounded by the motorway to the west, East Coast Road to the east and the Snowplanet site to the south as shown in I536.10.1 Silverdale 2: Precinct plan 1. It is highly visible from the motorway as the land slopes up significantly from the motorway to East Coast Road.

The purpose of the precinct is to facilitate the development of an entertainment cluster. Activities are limited to entertainment and recreation activities and accessory activities.

The development of this area will have a significant impact on the experience of people travelling on State Highway 1 and the Hibiscus Coast Highway. Objectives, policies and standards will assist in creating a vegetated landscape, helping to frame the entrance to the Hibiscus Coast Highway.

As many of the buildings used for entertainment and recreation activities involve large utilitarian structures, the provisions aim to ensure that such buildings are designed to achieve a high quality of design and avoid adverse visual effects and mitigation of effects through appropriate landscaping. Activities must not adversely affect the surrounding road network.

The zoning of land within this precinct is Business – General Business Zone.

I536.2. Objectives

- (1) A distinctive recreation and entertainment precinct with a high-quality built form and landscape.
- (2) A range of recreation and entertainment and accessory activities is provided for.
- (3) A high-quality built form and landscape with an overall vegetation framework that provides a cohesive landscape and substantially increases the tree canopy.
- (4) Access to the precinct is safe and efficient and does not adversely affect the state highway network or the surrounding road network.
- (5) Passenger transport, cycling and walking are supported.

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

I536.3. Policies

- (1) Limit activities within the precinct to entertainment and recreation activities and other activities that are accessory to these, including supporting and appropriately themed retail and travellers' accommodation.
- (2) Restrict commercial and industrial activities that are not accessory or secondary to entertainment and recreation activities.

- (3) Integrate retail activities with recreation and entertainment activities, and restrict retail activities to those that are closely related to the types of activities provided for in the precinct.
- (4) Provide for development to be integrated within a vegetation and landscape framework that provides a cohesive landscape including a:
 - (a) variety of fast growing exotic trees; and
 - (b) a longer term framework of species characterising New Zealand's northern sub-tropical vegetation.
- (5) Require development to emphasise the underlying natural landform by protecting the integrity of ridgelines, reinforcing the natural watercourses, views and access to sunlight.
- (6) Provide a landscape buffer along the boundary of State Highway 1 to assist in screening development within the precinct from the motorway.
- (7) Require a high standard of architectural and urban design for buildings, development and site layout with the location, scale, materials and colours of buildings, structures and signs being unobtrusive.
- (8) Restrict earthworks to those necessary for the formation of roads, infrastructure and the formation of building platforms.
- (9) Restrict activities that will cause adverse effects on the state highway network or the surrounding road network and restrict vehicular access to the precinct to the defined points on East Coast Road and the southern extension of Painton Road as identified on Silverdale 2 Precinct plan 1.
- (10) Provide a low speed–high amenity transport network supportive of safe and efficient pedestrian and cycle access.
- (11) Restrict noise levels of activities within the precinct so that the amenity values of adjoining areas are not adversely affected.
- (12) Restrict development of the steeper land located within 200m of the boundary with East Coast Road to limited areas of buildings or hardstand areas.
- (13) Require best practice stormwater management, retain existing streams and prevent building and fill within floodplains.

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

I536.4. Activity table

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

Table I536.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Silverdale 2 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I536.4.1 Activity table

Activity		Activity status
Use		
Accommodation		
(A1)	Home occupations	P
(A2)	Visitor accommodation	RD
Community		
(A3)	Early childhood learning services	RD
(A4)	Community facilities	RD
(A5)	Education facilities	NC
(A6)	Organised sport and recreation excluding golf courses	RD
Rural		
(A7)	Farming	P
Commerce		
(A8)	Parking accessory to a permitted or restricted discretionary activity	C
(A9)	Commercial services	NC
(A10)	Dairies	RD
(A11)	Drive-through restaurant	NC
(A12)	Entertainment facilities excluding cinemas and theatres	RD
(A13)	Offices accessory to a permitted or restricted discretionary activity	RD
(A14)	Offices not accessory to a permitted or restricted discretionary activity	NC
(A15)	Recreation facilities	RD
(A16)	Food and beverage	RD
(A17)	Retail of specialist sporting goods up to 200m ² gross floor area provided that it must be on sites where recreation and entertainment activity is the primary activity and there must be no more than 10 such shops within the precinct.	RD
(A18)	Retail of specialist sporting goods up to 600m ² gross floor area provided it meets the requirements of (A17) above and that the specialist sporting goods being sold must comprise one or more of the following: (a) Bicycle equipment	D

	(b) Camping equipment (c) Canoe equipment (d) Equestrian equipment (e) Fishing tackle equipment (f) Golfing equipment (g) Gun or rifle equipment (h) Sail and surf board equipment (i) Snow ski equipment (j) Wetsuit equipment (k) Clothing and footwear accessory to sporting goods being sold.	
(A19)	Retail of goods accessory to the main activity on the site up to 25 per cent of the gross floor area, or 200m ² , whichever is the lesser	RD
(A20)	Retail of goods accessory to the main activity on the site over 25 per cent of gross floor area, or 200m ² , whichever is the lesser	D
(A21)	Retail not provided for in this table	NC
(A22)	Service stations	D
(A23)	Storage and lock up facilities	NC
(A24)	Supermarkets	NC
Industry		
(A25)	Industrial activities	NC
Mana Whenua		
(A26)	Marae complex	NC
Development		
(A27)	Construction, additions or alterations to buildings	RD
(A28)	Construction, additions or alterations to buildings that infringe the yard standard I1.6.3(1) to the extent that greater than 50% of the yard setback area is occupied by buildings	D
(A29)	Signs complying with Standard I536.6.10	P
(A30)	Signs that do not comply with Standard I536.6.10	RD
(A31)	Signs within the Landscape Buffer Area on I536.10.1 Silverdale 2: Precinct plan 1	NC
Subdivision		
(A32)	Vacant lot subdivision	RD

I536.5. Notification

(1) Any application for resource consent for an activity listed in Table I536.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I536.6. Standards

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

All activities listed as permitted, controlled and restricted discretionary in Table I536.4.1 Activity table must comply with the following standards.

I536.6.1. Home occupations

(1) For a homestay activity, the number of guests must not exceed 10.

I536.6.2. Height

(1) The maximum height of any buildings must be no greater than 10m for 95 per cent of any site.

(2) The maximum height of any buildings must be no greater than 15m for 5 per cent of any site.

I536.6.3. Yards

(1) Buildings must be set back:

(a) 7.5m from the front boundary; and

(b) 5m from any side yard and a rear boundary.

(2) All yards must be unoccupied and unobstructed by any buildings, parts of buildings, decks, terraces, steps and storage of refuse, except that:

(a) parking, access and manoeuvring areas may occur in those parts of yards not required for landscape planting.

(3) Front yards must not be used for the storage of materials.

I536.6.4. Height in relation to boundary

(1) No part of any building shall exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any boundary.

I536.6.5. Landscaping

(1) The Landscape Buffer Area as set out in I536.10.1 Silverdale 2: Precinct plan 1 must have a minimum width of 5m.

(2) A minimum of 10 per cent of the net site area, which can include the Landscape Buffer Area, must be landscape designed and planted in grass, trees and shrubs subject to maintaining sight lines.

- (3) All of the area shown as Landscape Buffer Area in I536.10.1 Silverdale 2: Precinct plan 1 must be landscape- designed and planted in grass, trees and shrubs.
- (4) Where the ground level parking spaces are not enclosed in a building the parking spaces must be predominantly screened from the street frontage by a landscape planting area.
- (5) A security or other fence must not be constructed along the outside boundary of or within the landscape planting required in a front yard.
- (6) Each of the above required landscape area (together with other landscaped parts of a site) must be subject to a landscape plan required as part of any resource consent for an activity or a building on the site.

I536.6.6. Maximum impervious surfaces

- (1) No greater than 50 per cent of any site may be covered in an impervious surface, except where the site (or any part of a site) is located within the East Coast Road Area.
- (2) No greater than 40 per cent of the area of a site or that part of a site, within the East Coast Road Area may be covered in an impervious surface.

I536.6.7. Roof types

- (1) All roofs must be made of materials other than an uncoated galvanized material.

I536.6.8. Access to activities and sites

- (1) Access to the Hibiscus Highway must be via the new north /south road shown in I536.10.1 Silverdale 2: Precinct plan 1 which connects to Painton Road.

I536.6.9. Indicative roads

- (1) Where an indicative road shown on I536.10.1 Silverdale 2: Precinct plan 1 traverses land that is being developed, the developer must form the road over the land in accordance with standard 2 and 3 below and transfer ownership of the formed road to Council.
- (2) The location of any formed road may vary from the alignment of the Indicative Road shown on I536.10.1 Silverdale 2: Precinct plan 1 by a maximum of 20m, except that:
 - (a) The point or points at which the Indicative Road links in with any existing road, or any other Indicative Road, must not be varied; and
 - (b) The alignment of the road at the point where any Indicative Road intersects with a site boundary must not be varied.
- (3) Any new roads intersecting with East Coast Road must be formed and vested so as to connect or be capable of connecting to the indicative road depicted within I536.10.1 Silverdale 2: Precinct plan 1.

I536.6.10. Signs

These standards apply to Signs (except billboards) that are part of a comprehensive development, see E23 Signs:

- (1) Free standing front yard signs:
 - (a) maximum height of 1.5m; and
 - (b) maximum area of 7m².
- (2) One sign per site.
- (3) Signs attached to buildings shall:
 - (a) Be within the profile of the building and attached parallel to the façade of the building; and
 - (b) Be such that no more than 30 per cent of the area of the building façade shall be occupied by lettering or other parts of the sign (the area is defined by an imaginary best-fit box enclosing the sign).

I536.6.11. Subdivision

- (1) Except as provided in Standard I536.6.11(4) below, the minimum site size is 10,000m²
- (2) Except as provided in Standard I536.6.11(4) below, the minimum width of site frontage is:
 - (a) 75m for front sites; and
 - (b) 9m for rear sites.
- (3) Except as provided in Standard I536.6.11(4) below, subdivision must comply with the layout shown on I536.10.1 Silverdale 2: Precinct plan 1.
- (4) There is no minimum site size or site frontage for sites complying with the following:
 - (a) A land use resource consent has been granted for one or more of the activities in Table I536.4.1 Activity table on the site except:
 - (i) Any activity listed as a permitted activity;
 - (ii) Earthworks;
 - (iii) All activities listed as accessory to other activities in Table I536.4.1 Activity table which remain on the same site as the main activity;
 - (iv) The activity has been established and is in operation;
 - (v) The site is of sufficient size and dimension, so that the activity remains compliant with the standards for the zone and car parking or has a resource consent to depart from those standards; and

- (vi) All outdoor areas, landscaping, car parking and manoeuvring areas and any other land required to be associated with the activity by a resource consent, remain on the site of the activity.

I536.7. Assessment – controlled activities

I536.7.1. Matters of control

The Council will reserve its control to all of the following matters 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) Car parking accessory to a permitted or restricted discretionary activity:
 - (a) the degree of compliance with I536.10.1 Silverdale 2: Precinct plan 1;
 - (b) the effects of the design and external appearance of car parking on amenity values within the precinct;
 - (c) the effects of site layout on the ability to provide a strong vegetated framework of landscaping and screening together with the ability to minimise hardstand areas;
 - (d) the effects of entry and exit points as well as parking areas on adjoining sites amenity values;
 - (e) the effects of landscaping on the ability to visually screen car parking and address effects such as glare from lights and noise from vehicles; and
 - (f) the effects of ongoing parking management on the ability to meet the requirements of any submitted traffic assessment, management plan or Integrated Transport Assessment.

I536.7.2. Assessment criteria

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) The extent to which the proposal is consistent with I536.10.1 Silverdale 2: Precinct plan 1;
- (2) Design and external appearance:
 - (a) the extent to which the design and appearance of the car parking area and its visual impact contributes to high levels of amenity within the precinct; and
 - (b) the extent to which the use of high quality permanent materials and street furniture contributes towards high levels of amenity within the precinct.
- (3) Site layout:

- (a) the extent to which the site is laid out in such a way as to accommodate a strong vegetated framework in the precinct and mitigate any potential adverse visual effects of car parking areas when viewed from any public road or open space;
 - (b) the extent to which parking is screened and punctuated by landscaped areas and provides for safe pedestrian movement or it is screened by being located within the building envelope; and
 - (c) the extent to which buildings and hardstand areas are minimised within the East Coast Road Area.
- (4) Landscape elements:
- (a) the extent to which the site is landscaped in such a way as to assist with the visual screening of car parking and the landscape elements maintain or enhance the overall cohesiveness of the urban and landscape form for the precinct; and
 - (b) the extent to which the site is screened so that the amenity values of adjoining sites are not diminished by effects such as the glare from vehicle lights or noise from vehicles stopping and starting.
- (5) Parking management:
- (a) the effects of entry and exit points as well as parking areas on adjoining sites amenity values; and
 - (b) the extent to which the parking area are marked, signposted and managed in such a way that is consistent with any submitted traffic assessment and management plan, or where appropriate an Integrated Transport Assessment for the activities that will utilise it.

I536.8. Assessment – restricted discretionary activities

I536.8.1. Matters of discretion

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

- (1) All Restricted Discretionary Activities in Table I536.4.1 Activity table except construction, additions and alterations to buildings, signs and subdivision
 - (a) the degree of compliance with I536.10.1 Silverdale 2: Precinct plan 1;
 - (b) Traffic effects:
 - (i) effects on the safe and efficient operation of the adjoining road network;

- (ii) the effects of the design of parking, queuing and manoeuvring space on the ability to meet the expected needs of vehicles using the site;
- (iii) the effects of entry and exit points as well as parking areas on adjoining sites amenity values;
- (iv) the effects of the proposal on the ability to reduce the use of single purpose/occupant vehicle trips;
- (v) the effects of the proposal on the safe movement of pedestrians;
- (vi) the effects of the proposal on the ability to increase cycle use;
- (vii) the effects of the proposal on the ability to meet the recommendations within any submitted traffic assessments; and
- (viii) the ability of the proposal to show through time that parking is effectively managed.

(c) Noise effects:

- (i) noise effects, including from amplified music on the amenity values of adjoining sites, streets and open spaces; and
- (ii) nuisance for adjoining sites from noise and the movement of people entering and leaving the site.

(2) Construction, additions or alteration to buildings:

(a) the degree of compliance with I536.10.1 Silverdale 2: Precinct plan 1;

(b) Design and external appearance of buildings:

- (i) any adverse visual effects resulting from the orientation, design and appearance of the proposed building in particular any use of blank walls as viewed from State Highway 1 or the Hibiscus Coast Highway; and
- (ii) any effects on traffic safety and on the general night time amenity values in the area of lighting proposed on site and on buildings.

(c) Site layout:

- (i) effects of site layout on the provision of safe and legible access for pedestrians and the ability to address the effects associated with car parking, storage areas and outdoor activities; and
- (ii) effects of hardstand areas in the East Coast Road Area.

(d) Landscape elements:

- (i) effects of landscaping on the overall cohesiveness of the site as viewed from State Highway 1 or the Hibiscus Coast Highway; and
- (ii) effects of landscaping on the ability to create a strong vegetated framework.

(e) Stormwater:

- (i) the effect of the proposal on the ability to provide a riparian margin on either side of the ephemeral streams identified in I536.10.1 Silverdale 2: Precinct plan 1 area marked Riparian Margins;
- (ii) the effects on streams caused by piping other than for road crossings;
- (iii) flooding effects caused by any structures proposed within flood plains; and
- (iv) the effects of road runoff.

(f) Earthworks:

- (i) the effects of earthworks on the ability to minimise the landform changes; and
- (ii) the effects of earthworks on the ability to reflect the original pattern of folds and creases in the landform.

(3) Signs:

- (a) refer to restricted discretionary activity matters of discretion in Signs E23.8.1.

(4) Subdivision:

- (a) the degree of compliance with the I536.10.1 Silverdale 2: Precinct plan 1;
- (b) the effects of the proposals staging on the ability to integrate the subdivision with surrounding infrastructure;
- (c) the effects of lot layout, lot size, frontage, orientation, earthworks and infrastructure on the ability to reinforce the objectives and policies of the precinct having regard to topography, existing vegetation, solar orientation, features of conservation or heritage interest and efficient access to utility services;
- (d) the effects of the roading layout on meeting the overall landscape concept and providing for safe and efficient pedestrian and cycle movement;

(e) Stormwater:

- (i) the effect of the proposal on the ability to provide a riparian margin on either side of the ephemeral streams identified in I536.10.1 Silverdale 2: Precinct plan 1 area marked Riparian Margins;
- (ii) the effects on streams caused by piping other than for road crossings;
- (iii) flooding effects caused by any structures proposed within flood plains; and
- (iv) the effects of road runoff.

(f) Cumulative effects:

- (i) the effects on an open landscaped environment caused by a proliferation of small sites;
- (g) Earthworks:
 - (i) the effects of earthworks on the ability to minimise the landform changes; and
 - (ii) the effects of earthworks on the ability to reflect the original pattern of folds and creases in the landform.
- (5) For development that does not comply with Standards I536.6.2 Height, I536.6.3 Yards, I536.6.4 Height in relation to boundary, I536.6.5 Landscaping, I536.6.6 Maximum impervious surfaces, I536.6.7 Roof types, I536.6.8 Access to activities and sites, I536.6.9 Indicative roads the Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
 - (a) any special or unusual characteristic of the site which is relevant to the standard;
 - (b) where more than one standard will be infringed, the effects of all infringements considered together;
 - (c) Height and Height to boundary:
 - (i) effects on direct sunlight and daylight to adjoining sites;
 - (ii) effects on the visual character and amenity values of adjoining sites; and
 - (iii) effects on the comfort of pedestrians at ground level due to changes to the wind environment.
 - (d) Yards:
 - (i) effects on the amenity values and visual character of the precinct and access to direct sunlight and daylight for adjoining sites;
 - (ii) effect on the ability to still meet landscaping requirements; and
 - (iii) effect on the ability to retain access and provide for stormwater disposal.
 - (e) Landscaping:
 - (iv) the effect of reduced landscaping on the amenity values and visual character of adjacent sites and the overall precinct; and
 - (v) the effect of reduced landscaping on the ability of other proposals to ensure that there is no reduction of amenity values.
- (6) Impervious surfaces:
 - (a) the stormwater effects of the proposal relative to a complying situation with respect to volume, timing and peak flow.

(7) Roof materials:

- (a) The effect of roof materials on receiving waters.

I536.8.2. Assessment criteria

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

- (1) All Restricted Discretionary Activities in Table I536.4.1 Activity table except construction, additions and alterations to buildings, signs and Subdivision:
- (a) The extent to which the proposal is consistent with I536.10.1 Silverdale 2: Precinct plan 1;
- (b) Traffic and transport effects:
- (i) the extent to which the traffic generated adversely effects the safe and efficient operation of the adjoining road network including having regard to the cumulative effects of traffic from the area and any interim traffic effects arising from the extent to which the indicative road network is in place at the time of the establishment of an activity;
 - (ii) the extent to which there is sufficient space on site for queuing, parking and manoeuvring of vehicles to meet the expected needs of vehicles using the site;
 - (iii) the extent to which entry and exit points to the site and parking areas have adverse effects on the amenity values of adjoining sites;
 - (iv) the extent to which the proposal includes travel demand measures, as appropriate, which optimise the use of modes such as shared parking arrangements, cycling, walking and carpooling in order to reduce the use of single purpose/occupant vehicle trips;
 - (v) the extent to which the proposal provides for the safe movement of pedestrians using the facilities as well as those passing by and moving between sites;
 - (vi) the extent to which adequate cycle facilities are provided on site and in a location that encourages cycle use having regard to anticipated levels of demand;
 - (vii) the extent to which the parking areas provided can be managed, marked and signposted so as to give effect to the above and the recommendation contained within any submitted traffic assessment and management plan or Integrated Transport Assessment (ITA); and
 - (viii) the extent to which the proposal includes provisions for the ongoing monitoring of parking supply and demand and the effectiveness of any travel demand measures. For the avoidance of doubt this may

entail review conditions to ensure measures are in place over the lifetime of the consented activities.

(c) Noise effects:

- (i) the extent to which the activity generates adverse noise effects, including from amplified music, and detracts from the amenity values of adjoining sites, streets and open spaces;
- (ii) the extent to which measures such as building design to incorporate noise attenuation methods can be provided;
- (iii) the extent to which the activity creates a nuisance for adjoining sites from noise and the movement of people entering and leaving the site; and
- (iv) the extent to which noise effects are generated at night and on weekends.

(2) Construction, additions or alteration to buildings:

(a) the extent to which the proposal is consistent with I536.10.1 Silverdale 2: Precinct plan 1;

(b) design and external appearance of buildings:

- (i) the extent to which any adverse visual effects resulting from the orientation, design and appearance of the proposed building can be avoided, or where these cannot be avoided due to the nature of the building, are suitably mitigated. In particular the Council will consider whether the building presents an attractive facade, avoiding the use of blank walls as viewed from State Highway 1 or the Hibiscus Coast Highway;
- (ii) the extent to which the lighting proposed on site and on buildings does not have adverse effects on traffic safety and on the general night time amenity values in the area;
- (iii) the extent to which the area is not dominated by artificial lighting and glare and light overspill are minimised to adjoining properties;

(c) Site layout:

- (i) the extent to which the site is laid out to mitigate any potential adverse effects of car parking, storage areas and outdoor activities and provides for legible and safe access for pedestrians; and
- (ii) the extent to which buildings and hardstand areas are minimised within the East Coast Road Area.

(d) Landscape elements:

- (i) the extent to which the site can be landscaped to assist with the visual screening of car parking and storage areas, and to maintain or

enhance the overall cohesiveness of the site as viewed from State Highway 1 or the Hibiscus Coast Highway; and

- (ii) the extent to which the landscaping assists in the creation of a strong vegetated framework.

(e) Stormwater:

- (i) whether a riparian margin is provided on each side of the ephemeral streams identified in I536.10.1 Silverdale 2: Precinct plan 1;
- (ii) the extent to which piping of streams (other than road crossings) is avoided;
- (iii) the extent to which structures are located outside of the flood plain areas; and
- (iv) the extent to which swales are used for the conveyance of road runoff.

(f) Earthworks:

- (i) the extent to which the amount of earthworks is minimised taking into account the existing landform;
- (ii) the extent to which the resulting landform is able to reflect the existing landform with only partial lowering of ridges and the valleys of intermittent streams being only partially filled.

(3) Signs:

- (a) refer to restricted discretionary activity assessment criteria in E23.8.2.

(4) Subdivision:

- (a) the extent to which the proposal is consistent with I536.10.1 Silverdale 2: Precinct plan 1;
- (b) the extent to which the proposed staging of the subdivision, servicing, or roads results in the integration of the subdivision with the surrounding infrastructure;
- (c) the extent to which lot layout, lot size, frontage, orientation, earthworks and infrastructure affect the ability to reinforce the objectives and policies of the precinct having regard to topography, existing vegetation, solar orientation, features of conservation or heritage interest and efficient access to utility services;
- (d) the extent to which the road layout and pattern provides sufficient space for planting of trees consistent with the overall landscape concept while also providing for safe and efficient pedestrian and cycle movement;

(e) Stormwater:

- (i) whether a riparian margin is provided on each side of the ephemeral streams identified in I536.10.1 Silverdale 2: Precinct plan 1;
 - (ii) the extent to which piping of streams (other than road crossings) is avoided;
 - (iii) the extent to which structures are located outside of the flood plain areas; and
 - (iv) the extent to which swales are used for the conveyance of road runoff.
- (f) Cumulative effects:
- (i) the extent to which the creation of a site results in a proliferation of small sites that may, individually or in combination, have adverse effects on the open landscaped environment sought by the objectives and policies of the precinct;
- (5) Height and height in relation to boundary:
- (a) the extent to which the increase in height and the scale and design of the building has an adverse effect on:
 - (i) the access of direct sunlight and daylight for adjoining sites;
 - (ii) the amenity values and visual character of adjacent sites; and
 - (iii) the wind environment to the extent that it will adversely affect the comfort of pedestrians at ground level.
- (6) Yards:
- (a) the extent to which the proposed yard reduction, and the scale and design of the buildings and structures, adversely affect the amenity values and visual character of the precinct and adjacent sites or the access of direct sunlight and daylight for adjoining sites;
 - (b) the extent to which landscaping requirements are able to be met with the proposed yard reduction; and
 - (c) the extent to which the proposed yard reduction affects access to the site or the provision of stormwater services to the site.
- (7) Landscaping:
- (a) whether a reduction in total landscaping to not less than 75 per cent of the standard other than the landscaping required in the Landscape Buffer Area can be achieved;
 - (b) whether a reduction in the width of any required landscaping in a front yard to not less than 3m can be achieved;
 - (c) the extent to which the proposed landscaping reduction does not adversely affect the amenity values and visual character of adjacent sites;

- (d) the extent to which the proposed landscape reduction affects the overall amenity values and visual character of the precinct;
 - (e) the extent to which the provision of open space or the provision of landscaping in common with one or more adjoining sites achieves a similar level of landscaping as a complying situation; and
 - (f) the extent to which the proposed reduction in landscaping is offset by other proposals to ensure there is no reduction of amenity values.
- (8) the extent to which the amount of stormwater produced from the site is similar to a complying situation with respect to volume, timing and peak flow through the use of best practice onsite mitigation and reduction measures and in terms of long-term maintenance and operational risk and costs.
- (9) Roof materials
- (a) The treatment of stormwater should be provided on site to remove adverse effects on receiving waters.

I536.9. Special information requirements

An application for construction, additions and alterations to buildings and subdivision must be accompanied by:

- (1) A perspective sketch or photomontage showing the proposed building when viewed from State Highway 1 and the Hibiscus Coast Highway. The viewpoints for the photomontage or sketch shall be agreed with the Manager, Resource Consents, Auckland Council.
- (2) A landscape plan detailing the vegetated framework which shall be designed in a manner that contributes to the ecological, functional and aesthetic values of the site. The vegetated framework shall integrate development through:
 - (a) modulating and visually breaking building mass;
 - (b) screening utility areas and carpark areas;
 - (c) enhancing the microclimate;
 - (d) establishing spatial boundaries;
 - (e) establishing a visual relationship to the wider landscape;
 - (f) contributing to the site legibility through reinforcing entranceways and delineating public and private areas;
 - (g) creating a visual buffer between incompatible activities; and
 - (h) screening insensitive earthworks or retaining walls.

I536.10. Precinct plans

I536.10.1 Silverdale 2: Precinct plan 1

