

5.61 Scott Point

The objectives and policies of the underlying Single House, Mixed Housing Suburban, Mixed Housing Urban, Terraced Housing and Apartment Buildings, Neighbourhood Centre, Public Open Space – Sport and Active Recreation, Public Open Space – Informal Recreation and Public Open Space – Conservation zones apply in the following precinct except as specified below. Refer to the planning maps for the location and extent of the precinct.

Precinct Description

The Scott Point precinct is located approximately 11 kilometres north-west of central Auckland and is surrounded by existing urban zoned land and adjacent to the rapidly growing master planned communities of Hobsonville Point. Scott Point is also adjacent to the expansive waters of the Waitemata Harbour.

The precinct is to be developed as a sustainable community with a compatible mix of residential and ancillary activities. Development in the precinct will be guided by the following precinct plans:

- Scott Point precinct plan 1 (Movement, Open Space and Ecological Network, and Land Use zones)
- Scott Point precinct plan 2 (Transport Elements)

- Scott Point precinct plan 3 (Roading Typologies)
- Scott Point precinct plan 4 (Stormwater Elements)

The purpose of the precinct is to provide for the comprehensive and integrated development of Scott Point, to increase the supply of housing (including affordable housing), and to make efficient use of land and infrastructure. The precinct will provide for a residential area integrated with public transport and movement networks, a neighbourhood centre, a range of public open spaces, and a variety of housing options.

The precinct will be developed in a comprehensive and integrated manner through a requirement for framework plans. A framework plan is a resource consent which must be approved prior to development or subdivision occurring in this area. Resource consent applications are then assessed against their consistency with the approved framework plan. Each framework plan must include the elements specified for the respective area depicted on the precinct plans. The framework plan will also enable the integrated and efficient staging of development.

Objectives

- 1.The Scott Point precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living and ancillary activities in order to increase housing supply.
- 2.Different types of housing and varying levels of intensification are enabled to provide a choice of living environments for a range of household needs, including the elderly and disabled, and long term affordability.
- 3.Development that is of a form, scale and design that results in a high quality liveable place with housing that has visual richness, coherence and appropriate architectural style and landscape design themes.
- 4.Subdivision and development promote enhancement of coastal character and protection of heritage, cultural and ecological features.

5. Development results in a transition of building density and heights (from low along the coast to higher inland and adjacent to amenity features and public transport routes) to provide visual integration to the harbour setting.
6. Subdivision and development promote water sensitive design, energy efficiency and sustainability.
7. Freshwater and marine water quality is maintained; and ecosystem health and areas of significant Mana Whenua values are protected from degradation. Areas of degraded water quality and ecosystem health are protected from further degradation and enhanced.
8. Development is integrated with transport, open space and ecological networks and provides high quality streetscapes and public spaces which are safe and pedestrian friendly.
9. Public open space is provided in appropriate locations and quantity to provide for future residents.
10. Ecological linkages create a resilient green network.
11. Small-scale mixed use development to support local residents is promoted in appropriate locations.
12. Community based economic activities consistent with the character of the area are promoted.
13. Infrastructure is delivered in a co-ordinated way that is linked to development.
14. Secondary roads are delivered in a way that supports public transport routes and the provision of high quality cycling facilities.
15. Increased housing supply, variety and choice by creating a well-designed residential development comprised of a range of housing densities, typologies, and affordable price options.
16. The proportion of new dwellings that are affordable to households is increased in the locality.

Policies

Development

1. Promote comprehensive and integrated development of the precinct in accordance with precinct plans 1, 2, 3 and 4 and approved framework plans.
2. Require the development of framework plans prior to development or subdivision occurring to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.
3. Encourage consultation with any owners of adjoining land when preparing a framework plan.
4. Require framework plans to demonstrate the interrelationship and future integration with other land in the precinct.
5. Enable a community that models sustainability, particularly the principles of passive solar design, energy efficiency, water sensitive design and compact walkable neighbourhoods.
6. Encourage appropriate higher density and mixed use development integrated with public transport networks, cycle and pedestrian networks.
7. Provide for a mix of housing typologies and densities with high quality on-site amenity while maintaining amenity for adjoining sites.
8. Enable appropriately scaled retail and ancillary commercial activities in the Neighbourhood Centre to serve the needs of local residents.

Built Form

9. Require residential development to be of a scale and form that is complementary to the character of adjacent development, maintains adequate sunlight access to adjoining residential sites, and minimises bulk and dominance effects.

10. Require development to be of a scale and form that integrates with the harbour setting by applying appropriate zoning to encourage higher density of built form in central locations and close to public transport and amenities.

11. Require residential development to provide for urban sustainability and excellence in urban form by:

a. providing an appropriate interface between the public and private realms

b. providing an appropriate interface between higher and lower density development

c. controlling building coverage, impermeable surface and minimum landscaped areas in the Terraced Housing and Apartment Buildings zone to provide for flexibility of built form

d. encouraging vehicle access to the rear of dwellings along major transport routes to reduce the number of individual driveway accesses on the main movement network and to avoid garage dominance of the streetscape

e. controlling height in the Neighbourhood Centre to provide consistency with the adjacent Terraced Housing and Apartment Buildings zone

f. controlling key retail frontages in the Neighbourhood Centre and a minimum 2 storey building height along the main secondary road to ensure buildings define the street edge and contribute to providing an attractive streetscape.

g. applying design assessment criteria to manage on-site amenity, rear lanes, and the interrelationship between buildings.

h. providing for crime prevention through environmental design (“CPTED”)

i. ensuring that a range of lot sizes, housing typologies and densities is enabled to reflect a choice in living environment and affordability by enabling higher density integrated residential development to be dispersed between lower density vacant lots.

Natural and cultural resources, public open space

12. Recognise and protect ecological, historic and mana whenua cultural heritage values in the framework plan.

13. Provide for the protection of the nationally significant *epilobium hirtigerum* where practically possible, in particular in the Park Concept *Epilobium* Management Area.

14. Provide for the efficient development and operation of land identified for organised sport and recreation.

15. Establish neighbourhood reserves within walking distance for all residents.

16. Explore the potential for key public open spaces at prominent locations along the coast and headlands.

17. Protect and enhance the natural character of the coast, the Nimrod Inlet and Bomb Bay streams through the provision of reserves, riparian and coastal planting, pest and weed management.

18. Provide ecological corridors as shown in precinct plan 1 via roads with appropriate planting regimes, appropriate water sensitive stormwater management and public open spaces to enhance natural linkages.

19. Require the use of appropriate eco-sourced plants as part of any landscaping, infrastructure requirements and riparian/coastal enhancement opportunities.

20. Protect existing landmark and heritage features including the Hobsonville Church and cemetery and provide additional gateway landmarks and on-street communal pocket spaces in appropriate locations.

Infrastructure

21. Require the construction of new roads, cycle, pedestrian and ecological networks as generally indicated on precinct plans 1, 2, 3 and 4 to achieve a highly connected system that provides for all modes of transport and green infrastructure, and specifically:

a. provide secondary roads in the location shown to provide for the primary roading network and provide on-street stormwater management;

b. provide critical local roads generally in the locations shown to provide for a connected movement network, secondary stormwater management, and through views.

c. provide for coastal walking and cycling connections in the esplanade reserve in the locations shown to provide public access, and a positive interface between residential development and the significant open space and coastal areas

d. provide for the critical pedestrian and cycle connections in the locations shown to provide interface and connections between areas of high amenity.

e. ensure roading typologies and development enable attractive and efficient public transport along the proposed bus route.

f. provide for upgrades at the intersections of Wiseley and Clark roads, Squadron drive and Hobsonville Point road, and the construction of the new secondary road linking Scott road and Hobsonville Point road, when 1000 dwellings are constructed.

g. control vehicle access on the secondary road network which form part of the cycling or public transport network as identified in the precinct plan.

22. Minimise the effects of stormwater discharges through the use of water sensitive design and the design solutions shown on precinct plan 4.

23. Avoid significant adverse effects and remedy or mitigate other adverse effects of stormwater runoff on freshwater and coastal waters by:

- adopting water-sensitive design as a core development approach

- on-site stormwater management to reduce stormwater contaminants, volumes and peak flows and to achieve hydrological mitigation equivalent to that required in Stormwater Management Flow – 1

- providing for the management of gross stormwater pollutants via catch pit inserts on roads and car parks

- promoting 'water sensitive design' on-street devices (such as rain gardens, and swales) as a preferred option, and proprietary stormwater devices, where this is the best practicable option, to reduce contaminant loads

Affordable Housing

24. Require 10 percent of new dwellings to be relative affordable with the sale price based on the median house price in the Auckland region, or 5 percent to be retained affordable with the sale price based on median household income in Auckland in new medium to large scale residential subdivision or residential development.

25. Provide for affordable housing that is similar in external design to market rate housing in the development and that is located throughout the development.

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The activities, controls and assessment criteria in the underlying zone apply in the Scott Point precinct except as specified below.

Refer to clause 7 below for definitions specific to this precinct.

1. Activity Table

1.Except as specified in the following table, the activities in the underlying residential zones apply in the Scott Point precinct.

Activity	Status
Development	
Buildings or subdivision on a site complying with an approved framework plan	RD
Buildings or subdivision on a site not complying with an approved framework plan or not subject to an approved framework plan	NC
Integrated residential development on a front site in the Mixed Housing Suburban zone	RD
Framework plans	
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3.2 below	RD
A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clause 3.2 below	NC

2.Except as specified in the following table, the activities in the underlying Neighbourhood Centre zone apply in the Scott Point precinct.

Activity	Status
Retail	
Individual retail tenancies not exceeding 450m ²	P
Commerce	
Commercial sexual services	NC
Drive-through facilities	NC
Tavern	D
Entertainment Facilities	NC
Service Stations	NC
Industry	
Repair and Maintenance Services	NC

3.Except as specified in the following table, the subdivision activities and development controls in [Chapter H Section 5](#) apply in the Scott Point precinct.

Activity	Status
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Vacant lot subdivision in accordance with the Scott Point precinct plans 1 - 4 and an approved framework plan	RD
Vacant lot subdivision not in accordance with the Scott Point precinct plan and/or an approved framework plan	D

2. Notification

1.Restricted discretionary resource consent applications that include framework plans, and amendments to approved framework plans, will be considered without the need for notification. However, limited notification may be undertaken, including notice being given to any adjacent land owner(s) who has not provided written approval for the application.

3. Land use controls

- 1.Any activity that does not comply with the land use controls in clause 3 is a non-complying activity unless otherwise stated.
- 2.Except as specified in the following land use controls, the land use controls in the underlying zone apply in the Scott Point precinct.

3.1 Retail thresholds

- 1.In the Neighbourhood Centre zone:
 - a.the total GFA of retail in the Neighbourhood Centre must not exceed 2500m²
 - b.retail units complying with an approved framework plan must not exceed 450m² GFA per unit
 - c.a single dairy of up to 1000m² may be established on a site identified for such an activity on an approved framework plan

3.2 Framework plans

- 1.A resource consent application for a framework plan, amendments to an approved framework plan or a replacement framework plan must:
 - a.apply only to adjoining land located in the Scott Point precinct; and
 - b.comply with:
 - i.the general rules and information requirements applying to framework plans specified in clauses 2.6 and 2.7.3 of the general provisions; and
 - ii.the special information requirements for framework plans specified in clause 6 below
 - c.the framework plan must consider:
 - i.block layout and dimensions spaces;
 - ii.the design and location of roads;
 - iii.stormwater management approach;
 - iv.vehicle accessways on roads where access restrictions apply; and
 - v.all landscape treatment, infrastructure landscaping and enhancement planting must be in accordance with the Hobsonville Peninsula Compiled Native Plant Species list held by the council.

3.3 Coastal Management

1. New dwellings and stormwater infrastructure located within 50m of the southern coast of the peninsula (between Limeburners Bay and Brick Bat Bay) must provide a geotechnical report for development. The report must specify:
 - a. suitable methods for geotechnical engineering solutions for safely constructing dwellings and any associated buildings or infrastructure.

3.4 Planting of public areas

1. Planting of swales, coastal edges, and parks must be generally in accordance with the Scott Point precinct plans 1 and 3.

3.5 Fencing of Public Open Space Boundaries

1. Any fencing along boundaries or within 2m of the boundaries of public open spaces (reserves and pedestrian accessways) must be either 1.2m or less in height, or up to 1.8m in height and at least 25 percent visually permeable.

3.6 Public Open Space Frontage

1. The façade of a dwelling facing the Public Open Space – Sport & Active zone or Public Open Space – Informal Recreation zone, not separated by a road, must:
 - a. be setback no more than 2.5m;
 - b. contain glazing that is cumulatively at least 30 percent of the area of the façade;
 - c. contain a door that is the main entrance to the dwelling; and
 - d. be at least two storeys or at least 8m in height.

4. Development Controls

1. Except as specified below, the development controls in the underlying zones apply in the Scott Point precinct.
2. Development that does not comply with the development controls below is a discretionary activity.

4.1 Stormwater Management and Treatment in all zones

1. Any activity that results in new impermeable surfaces must ensure that the stormwater management required by precinct plan 4 is implemented. For private sites a consent notice must be registered on the Certificate of Title requiring that the approved stormwater management is maintained in perpetuity.
2. New impervious surfaces shall be designed to direct stormwater runoff from new impervious areas to an on-site device and /or via a communal or public management device designed and sized to accommodate stormwater runoff from the site's impervious area and to achieve the stormwater hydrology mitigation and quality treatment requirements in Table 1 and Table 2 below.
3. Private sites shall drain to private devices and public land shall drain to public devices.
4. The roofing, spouting, cladding material or architectural features of buildings must meet the design effluent quality requirements (DEQR) for stormwater runoff being: (from 90 percent of the annual rainfall) total zinc <30ug/L, total copper <uh/L, temperature <250 C.
5. All new roads must meet the following stormwater requirements:

Table 1

	Minor Roads	Secondary Roads
Rain garden sized to retain a 10mm 24 hour rainfall event for the impervious area for which hydrological mitigation is required	Not applicable	Indicative sizing per 100m of road 2.4m wide and 18m ²
Tree pit sized to retain a 10mm 24 hour rainfall event for the impervious area for which hydrology mitigation is required	Indicative sizing 2m x 2m - 3 per 100m of road	Indicative sizing 2m x 2m - 5 per 100m of road
Catchpit inserts	Required	Required

6. Sizing of communal stormwater devices

a. communal devices (wetlands and vegetative swales) must be sized and built generally in the locations shown on precinct plan 4 as follows:

- i. Bomb Bay Estuary Wetland (Catchment 1) sized for Water Quality Volume (WQV);
- ii. Nimrod Stream Wetland (catchment 2) sized for detention for the balance of the 95th percentile rain event (35-10mm) to treat run-off from private lots, public buildings and parking, local and secondary roads, and the full 35mm volume from high density terraced housing and apartment buildings.

b. require riparian margins in the Bomb Bay stream catchment (Catchment 3) and the vegetated channels between the termination of minor roads and the coast in the Peninsula catchment (Catchment 4) prior to or at the time of development.

c. public devices and on-site stormwater devices must be installed on private lots at the time of development and/or stormwater must be directed to a communal stormwater device as shown on Table 2 below:

Table 2

Land use		On-site	Communal
Catchment 1 Bomb Bay Estuary			
Residential zones	Terraced Housing and Apartments		WQV
	Mixed Housing Urban	10mm	
Roads	Secondary	WQV	
	Minor	WQV	
Open Neighbourhood Centre			WQV
Catchment 2 Nimrod Stream Catchment			
Residential zones	Mixed Housing Urban	10mm retention	95th percentile
Roads	Secondary	10mm retention	95th percentile
Open Space/Neighbourhood Centre		10mm retention	95th percentile
Catchment 3 Bomb Bay Stream Catchment			
House zones	Mixed Housing Urban	95th percentile + 10mm retention	
Roads	Secondary	95th percentile + 10mm	

		retention	
	Minor	95th percentile + 10mm retention	
Open Space		95th percentile + 10mm retention	
Catchment 4 Peninsula Catchment			
House zones	Mixed Housing Urban	10mm retention	
	Mixed Housing Suburban	10mm retention	
Roads	Single	10mm retention	
	Secondary	WQV	
	Minor	WQV	
Open Space	Parking	WQV	
	Buildings	10mm retention	

Notes

- WQV = reduced to 10mm from 1/3 of 2 year event
- 10mm = first 10mm of rainfall retained on site and not released
- 95th percentile 35mm – 10mm retention = 25mm of rainfall detained on site and released slowly over 24 hours
- All catchpits shall utilise inserts
- There shall be no high contaminant yielding roofing, spouting, cladding material or architectural features used
- Vegetative channels are required in the Peninsula Catchment and shall be considered at each outlet to the CMA where this is the best practicable option.

7. On-site stormwater management

Purpose: to ensure stormwater is appropriately managed on-site

a. all new dwellings are designed to achieve the following:

- provide retention (volume reduction) of a 10mm, 24 hour rainfall event for new impervious areas.
- provide detention of the 95th percentile storm (taking account of the removal of the retention volume in a) in an on-site or communal device in accordance with the stormwater solutions shown on precinct plan 4.

iii. the retention and detention proposed shall be maintained in perpetuity and registered as a consent notice on the Certificate of Title for the lot.

iv. new roofing, spouting, external wall cladding or architectural features used on buildings shall not exceed an exposed surface or surface coating of metallic zinc or any alloy containing greater than 10 percent zinc exposed surface

4.2 Single House Zone

4.2.1 Garages

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

1. The width of a garage door facing a street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.
2. Garages must be set back at least 1m from the front façade of the ground floor of a dwelling.

4.3 Mixed Housing Suburban zone

4.3.1 Garages

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

- 1.A garage door facing a street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.
- 2.Garages must be set back at least 1m from the front façade of the ground floor of a dwelling.

4.4 Mixed Housing Urban zone

4.4.1 Maximum impervious area, building coverage and landscaping

Purpose: to provide for flexibility of built form in higher density areas.

- 1.The following maximum and minimum areas apply:

Table 3

Maximum impervious area	Maximum building coverage	Minimum landscaped area
Detached or attached housing 85%	Detached or attached housing 75%	Detached or attached housing 15%

4.4.2 Garages

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

- 1.A garage door facing a street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.
- 2.Garages must be set back at least 1m from the front façade of the ground floor of a dwelling.

4.4.3 Minimum Building Height

Purpose: to maintain a consistent height to reinforce the status of the Wallace road/main secondary road.

- 1.All new buildings must be a minimum of two storeys (8m in height) along the secondary road shown on precinct plan 1

4.5 Terraced Housing and Apartment Buildings

4.5.1 Maximum Impervious area, building coverage and landscaping

Purpose: to provide for flexibility of built form in higher density areas.

- 1.The following maximum and minimum areas apply:

Table 4

Maximum impervious area	Maximum building coverage	Minimum landscaped area
Apartments 100%	Apartments 100%	Apartments 0%
Detached or attached housing 85%	Detached or attached housing 75%	Detached or attached housing 15%

4.5.2 Building setbacks for apartments adjoining Mixed Housing Urban zone

Purpose: to minimise the adverse effects of building height on neighbours (i.e. dominance and shading) in the Mixed Housing Urban zone and to reduce the overall visual dominance of buildings at upper levels.

- 1.Where sites in the Terraced Housing and Apartment Buildings zone adjoin sites in the Mixed Housing Urban zone, apartments must be set back from side or rear boundaries as follows:

- a.7m for storeys one and two
- b.12m for storeys three and four

4.5.3 Outdoor Living Space

Purpose: to provide dwellings with an outdoor living space that is usable.

1.Outdoor living spaces must receive at least 3 hours of sunlight on 21 June for at least 50 percent of the outdoor living space and at least 5 hours on 21 September. Applications for dwellings must include shadow diagrams demonstrating compliance with this control.

4.5.4 Garages

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

- 1.A garage door facing a street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.
- 2.Garages must be set back at least 1m from the front façade of the ground floor of a dwelling.

4.5.5 Minimum Building Height

Purpose: to maintain a consistent height to reinforce the status of the Wallace road/main secondary road.

1.All new buildings must be a minimum of two storeys (8m in height) along the secondary road shown on precinct plan 1.

4.6 Neighbourhood Centre zone

4.6.1 Height

Purpose: to manage the height of buildings to provide for residential activities above commercial activities in buildings of between four and six stories.

1.Buildings must not exceed 16.5m and four storeys in height

4.7 Number of Affordable Dwellings or Sites

Purpose: to ensure that the precinct provides for affordable housing to address Auckland's housing needs.

1.For new residential developments containing 15 or more dwellings or the creation of 15 or more vacant sites, either:

a.at least 10 percent of the total number of dwellings or vacant sites must be relative affordable.

i.a dwelling is classed as relative affordable if it will be sold for no more than 75 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full month of September, in relation to the date application for resource consent is made.

ii.if the application is for a subdivision consent, the applicant must identify the lots of the subdivision allocated for the building of dwellings that meet the median house price criterion in (i) above and must specify the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

2.If the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

3.All resource consent applications involving the provision of affordable housing or vacant lots must be accompanied by details of the location, number and percentage of relative and/or retained

affordable housing. Where relevant, details of the staging of the development, including the timing of provision of the retained affordable housing must be supplied.

4. For staged developments, the required number of affordable dwellings or vacant lots must be provided at each respective stage.

4.8 Subdivision Controls

The subdivision controls in the Scott Point precinct are those listed in the Auckland-wide rules - subdivision except as specified below:

1. In addition to the controls in table 1 of [Chapter H Section 5 Rule 2.3](#), subdivision of a parent site of 1ha or more and where 15 or more vacant sites are proposed, each site that will contain a building must comply with the average net site area for the zone as set out below, provided that the proposed minimum net site area is no less than 20 percent of the required minimum net site areas for the relevant zone and that the average lot size is not less than:

- a. 400m² for the Mixed Housing Suburban zone
- b. 300m² for the Mixed Housing Urban zone.

2. Any lot which is 800m² or greater (and identified for future development) will be excluded from the calculation of average lot size under clause 4.8.1 (a) and (b) above.

3. No more than 20 percent of the lots created from parent lots as at September 2015 are for integrated residential development.

4. Despite clause 4.8.2 above, any new site (including those created around existing development or development approved by a land use consent) located directly adjacent to the coast or an esplanade reserve must not have a net site area of less than 400m².

5. Assessment - Restricted discretionary activities

5.1 Matters for discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary activities in the activity table for the Scott Point precinct.

Table 5

Activity	Matters for Discretion			
	Design, location and scale of development	Framework plan	Transport	Infrastructure
Buildings complying with an approved framework plan	X	X	X	
Framework plan, amendments to a framework plan or a replacement framework plan	X		X	X
Subdivision	X	X	X	X
Integrated residential development	X	X	X	X

5.2 Assessment criteria

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary activities in the activity table for the Scott Point precinct.

1.Design, location and scale of development

a.all activities should implement and be generally consistent with:

i.precinct plans 1,2,3 and 4

ii.the objectives and policies for the precinct

iii.an approved framework plan for the site.

b.the design of building, driveways, parking areas and other structures should:

i.complement the character of existing buildings and development, features and uses of adjoining land

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

iii.appropriately address Crime Prevention through Environmental Design (CPTED) principles

iv.minimise the visual appearance of the structure when viewed from the coastal environment by:

- using low reflectivity glass and recessive colour schemes

- modulating or separating buildings into smaller groups

- introducing visual interest through variety of architectural detail and building materials

- avoiding buildings with long unrelieved frontages and excessive bulk.

c.the design of rear lanes should address how safety and visual attractiveness can be ensured.

d.landscape treatment should maintain and enhance the natural landscape character of adjoining land, natural drainage patterns, the coastal margin and views into the land from the Waitemata Harbour.

e.fencing designs should address how an active private-public interface can be achieved on all public frontages.

f.outdoor living spaces in the Terraced Housing and Apartment Buildings zone should be useable through sufficient admission of sunlight.

2.Framework plans

a.a proposed framework plan, amendments to an approved framework plan or a replacement framework plan should be consistent with precinct plans 1, 2, 3 and 4, and in particular provide for, where relevant:

i.the roading typologies in precinct plans 1, 2 and 3;

ii.the secondary roads in the locations shown on precinct plans 1 and 2;

iii.the critical local road connections generally in the locations shown on precinct plans 1 and 2;

iv.the walking and cycling connection in the esplanade reserve generally in the location shown on precinct plans 1 and 2;

vi.the critical pedestrian and cycle connections in the locations shown on precinct plans 1 and 2;

vii.the location and design of neighbourhood reserves generally in the locations shown, at or near, the centre of the walking radii shown on precinct plan 1, and the potential for other neighbourhood reserves along the coast or headlands

viii.stream enhancements along the existing streams to be preserved as shown on precinct plan 1;

ix.coastal enhancement (landscaping) in the esplanade reserves in the locations shown on precinct plan 1;

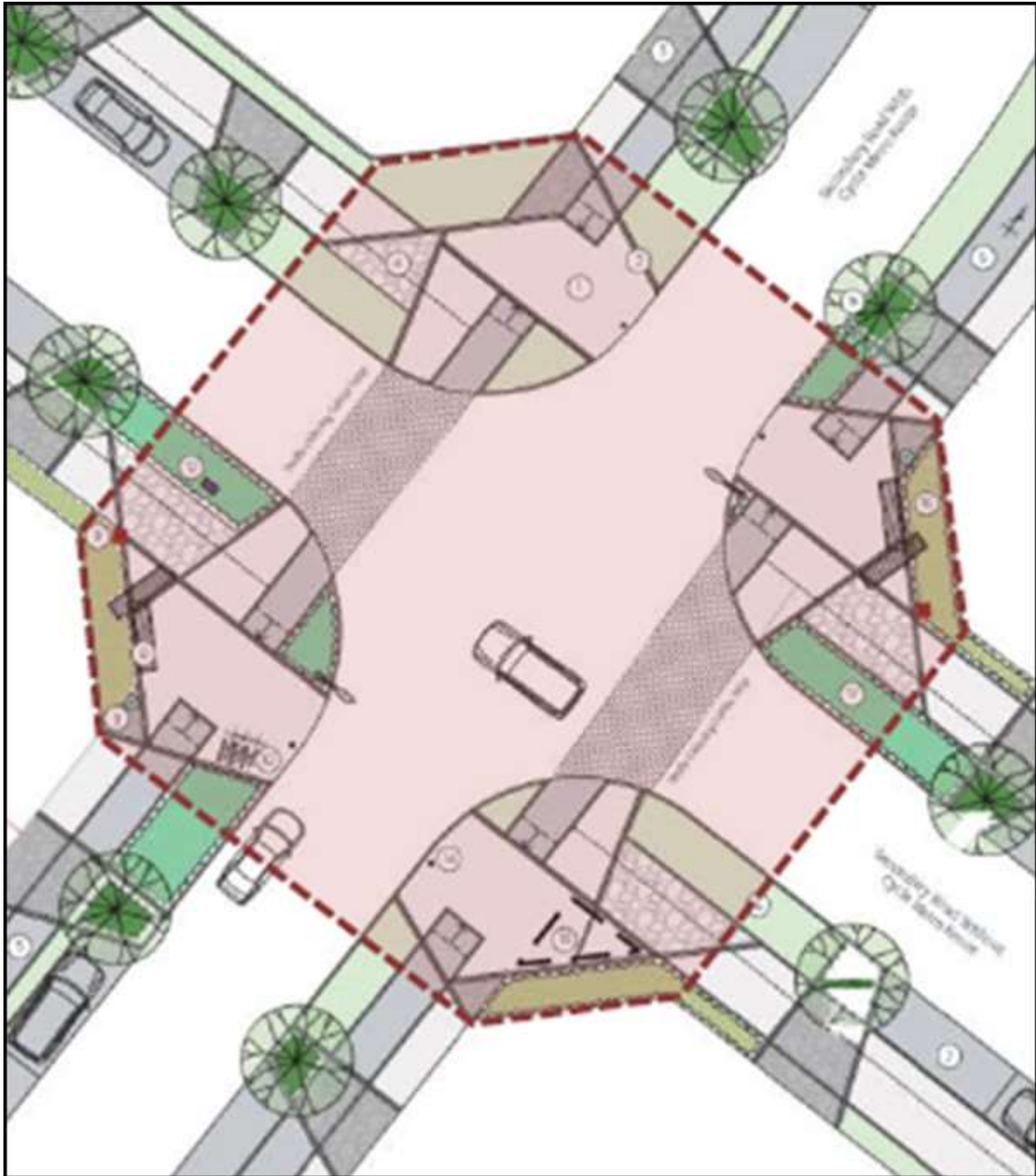
x. ecological corridor enhancement within the road reserve or open space in the locations shown on precinct plan 1;

xi. a roading typology that enables attractive and efficient public transport along the proposed bus route on precinct plan 2

xii. the cycle metro route in the road reserve in the areas shown as 'Cycle Metro Route' on precinct plan 2;

xiii. rear access to all dwellings where practicable within the areas shown as 'Vehicle Access Restriction' on precinct plan 2 (with the exception of the authorised single driveway access for Lots 47 and 48 at 5/5A Scott road);

xiv. on-street communal pocket spaces (located in the road reserve) consisting of street trees and landscaping to provide for communal activity in the locations shown on precinct plan 2. Design guidance for the layout is in the diagram below:



xv. stormwater wetlands and on-site stormwater devices of the type and locations shown on precinct plan 4

xvi. vegetated channels for stormwater generally in the locations shown on precinct plan 4

xvii. all relevant matters contained in the objectives and policies for the precinct

xviii. a coherent design that integrates with the surrounding environment and the context of the surrounding development and features.

3. Transport

a. the local road network should provide a highly inter-connected roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and retail activities.

b.traffic generation from proposed activities should not create adverse effects on the:

- i.capacity of roads giving access to the site
- ii.safety of road users including cyclists and pedestrians

iii.sustainability of the primary road network; activity and capacity

iv.neighbourhood character.

c.if more than 1000 dwellings in the Scott Point precinct are to be approved without the following upgrades then the proposal should consider what effect the proposal will have on the wider road network, and in particular:

- i.the Hobsonville road/Squadron drive intersection; and
- ii.a new arterial road and signal controlled intersection from an extended Scott road to Hobsonville road.

4.Infrastructure

a.roads should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.

b.the street lighting theme should be consistent with the wider precinct and with the overall existing or introduced environmental context.

c.the design of streets and public lanes should conserve land and encourage walkability by:

- i.using minimal dimensions for carriageways
- ii.placement of service lines beneath footpaths or car parking bays.

d.infrastructure for stormwater, wastewater and water supply is designed to ensure minimisation of water use, stormwater and wastewater generation and maximise water re-use.

e.infrastructure for stormwater, wastewater and water supply is designed to ensure minimisation of water use, stormwater and wastewater generation and maximise water re-use.

f.infrastructure provided to serve any new development models a range of different methods to achieve sustainability, with a particular emphasis on efficient use and the mimicking of natural hydrological systems.

g.an integrated approach to stormwater management should be adopted for stormwater mitigation, with the emphasis being on the reduction of stormwater runoff through re-use and an increase in permeable areas.

h.catchment-wide stormwater management devices such as wetlands and vegetative channels should be used only as a final form of treatment, not the primary form unless this is the accepted solution identified in Table 2 in rule 3.3.6 above.

i.stormwater detention, retention and treatment devices are to be designed to enhance ecological values and to provide additional habitat where possible.

j.development should retain and provide protection for riparian margins, coastal yards and esplanade reserves and enhance them wherever practicable.

k.public open spaces should be provided and developed so that they are:

- i.readily visible and accessible by adopting methods such as generous street frontages or bordering onto yards of sites and front faces of buildings that are clear of visual obstructions
- ii.located to provide visual relief, particularly in intensively developed areas

iii.integrated with surrounding development

iv.sized and developed according to community and neighbourhood needs

v.consistent with any current and/or proposed council parks strategy

vi.easy to maintain.

5.Integrated Residential Development

a.the council will consider the assessment criteria applying to four or more dwellings in the underlying Mixed Housing Suburban zone.

6. Special Information requirements

Subdivision

1.All subdivision applications must be submitted with the latest approved framework plan which relates to the site, or include an application to approve a new framework plan or to amend the latest approved framework plan.

Coastal management

1.New dwellings and stormwater infrastructure located within 50m of the southern coast of the peninsula (between Limeburners Bay and Brick Bat Bay) must provide a geotechnical report for development. The council may request an esplanade reserve to be wider than 20m in order to take account of coastal erosion.

Framework plans - general

1.In all cases a framework plan must show:

a.existing site boundaries

b.the location, width and function of all proposed streets in accordance with the Scott Point precinct road typologies in precinct plans 1, 2 and 3

c.the location, width and function of cycle and pedestrian routes and the location, dimension and functions of public open spaces in accordance with precinct plans 1, 2 and 3

d.the distribution of various densities or site sizes throughout the application area

e.a landscape plan including:

i.the landscape theme

ii.street tree planting

iii.species types that provide identity to the neighbourhood and are compatible with the local urban context

iv.provision for ecological corridors in accordance with precinct plan 1

v.fencing requirements on the public-private interface

vi.the location and type of potential landmark features (such as building, planting, sculpture or art) at prominent locations in any application area

f.the location and extent of scheduled items or sites of significance to Maori or any other known archaeological or geological sites of significance, and specific design response to those items

g.any protected trees, the location of any significant vegetation areas identified for vegetation protection, and the means of protecting this vegetation

h.the location and extent of the Bomb Bay and Nimrod Inlet streams and the means of maintaining and enhancing these streams in an enhanced naturalised state, including planting, invasive species control and access

i.the location and extent of any coastal margins and the means of maintaining and enhancing the coastal margin in a naturalised stated, including potential planting invasive species control and access

- j.any protected fauna, and the means of safeguarding any species throughout the development phase; including management and monitoring as required
- k.the location and extent of proposed trunk utility services
- l.sites for non-residential activities where these are known
- m.proposals for stormwater disposal in accordance with precinct plan 4 and the approved network discharge consent for Scott Point
- n.details of how development on the application site will be staged.

7. Definitions

Apartments

A building comprised of self-contained dwellings that adjoin other dwellings, sharing walls and/or immediate floors.

Attached housing

A self-contained dwelling that adjoins another dwelling, sharing walls and/or intermediate floors. Unlike apartments however, all dwellings must have direct street access.

Detached housing

A free standing dwelling that does not share walls with another dwelling.

Minor Road

Means any road less than 16m in width.

Secondary Road

Means any road marked as a secondary road in precinct plan 2.

8. Precinct plans

Zoning Plan



Overlay Plan



Precinct Plan 1



Precinct Plan 2



Precinct Plan 3

