

I417. Karaka North Precinct

I417.1. Precinct Description

The purpose of the Karaka North precinct is to provide for the integrated development of a rural village settlement centred at the intersection of Dyke, Blackbridge and Linwood Roads. The village precinct is made up of three sub-precincts.

At the heart of the village settlement the local centre will enable the development of local retail, service and community activities to support the village and the wider rural community. Development in the local centre area is expected to achieve a high quality amenity, slow traffic and pedestrian orientated environment.

The precinct will provide for both medium density and more traditional residential development that will be dispersed throughout the precinct to deliver a rural village.

Amenity tree planting is envisaged along Linwood, Dyke and Blackbridge Roads to contribute to a visually interesting and cohesive rural village environment.

The integrated development of the village will be achieved by requiring management plans and design guidelines to be prepared at the first stage of developing the village. Subsequent stages of the village will then be required to be consistent with these, or any variation approved.

The zoning of land within this precinct is Business - Local Centre Zone, Residential - Mixed Housing Suburban Zone, Residential - Single House Zone, Rural - Mixed Rural Zone and Rural - Rural Coastal Zone.

I417.2. Objectives

- (1) A range of residential living opportunities are created to achieve a well-connected rural village settlement that is based around a local commercial and community centre and areas of open space.
- (2) A rural village settlement is achieved through a redistribution of density that is reminiscent of historic rural New Zealand village settlement patterns, whereby the overriding pattern is non-uniformity, and retention of rural amenity and rural character.
- (3) Rural village amenity is achieved by providing a hierarchy of open space, retention of rural buildings where possible, pedestrian and cycle trails and tree lined streets and lanes that draw on the rural character of the surrounding area.
- (4) Efficient infrastructure is provided to service the needs of Karaka North Village.
- (5) Development maintains and, where possible, enhances the public realm.

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

I417.3. Policies

- (1) Enable a range of residential living opportunities to achieve a rural village character, with more intensive housing located either immediately adjacent to the

local centre or in locations that positively contribute to a rural village character and make best use of landscape attributes.

- (2) Avoid more intensive housing in the Rural Amenity Area and the Rural Character Area.
- (3) Enable a compact, contained village form with a high level of amenity that is developed in accordance with its precinct plan.
- (4) Encourage the enhancement of tributary streams and associated riparian areas.
- (5) Require a movement pattern of streets and lanes, shared footpaths and trails that are responsive to site features.
- (6) Create nodes of interest and activity through the relationship between the movement pattern, open spaces and built form.
- (7) Require a slow speed, pedestrian orientated rural village environment with pedestrian and roads access to the village from Linwood, Dyke and Blackridge Roads.
- (8) Enable retail, service and community activities to establish within the Business - Local Centre Zone and promote active building frontages oriented to Linwood, Blackbridge and/or Dyke Roads.
- (9) Achieve a heart or focus to the settlement that comprises a mix of activities and uses with areas of open space that can be used for events and market related activities.
- (10) Require development to establish a distinctive rural village and encourage a distribution of density that is reminiscent of historical New Zealand rural villages.
- (11) Avoid on-site wastewater disposal within the precinct where possible.
- (12) Integrate and co-ordinate the provision of a reticulated wastewater treatment and disposal facility, water supply, stormwater and roads networks, unless connections to Council infrastructure are available.
- (13) Avoid multiple small scale wastewater treatment and disposal systems within each sub-precinct.
- (14) Encourage integrated stormwater management using water sensitive design techniques.
- (15) Require an interconnected movement network that has a rural village form and character and which has regard to the Karaka North Precinct Roding Typologies in Figures I417.7.2.1 and I417.7.2.2 Roding Typologies.

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

I417.4. Activity table

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

Table I417.4.1 specifies the activity status of land use, development and subdivision activities in the Karaka North Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table I417.4.1 Activity table below means that the zone, overlay or Auckland-wide provisions apply.

Table I417.4.1 Activity table

Activity		Activity status		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
Use				
Residential				
(A1)	Dwellings in the Residential – Single House and Residential – Mixed Housing Suburban Zones	C	C	C
(A2)	Dwellings in Sub-Precinct B and C not meeting Standard I417.6.1	NA	D	D
(A3)	Within the Rural - Mixed Rural or Rural - Rural Coastal Zones, dwellings outside the Rural Amenity Area or the Rural Character Area identified in Karaka North: Precinct Plan 1	C	NA	NA
(A4)	Dwellings in the Rural Amenity Area or the Rural Character Area identified in Karaka North: Precinct Plan 1	D	NA	NA
Commerce				
(A5)	Restaurants in the Residential - Mixed Housing Suburban Zone	RD		
Community				
(A6)	Community facilities	P	P	P
Rural				
(A7)	Equestrian Centre in the Rural – Mixed Rural or Rural – Rural Coastal Zone	RD		
Development				
(A8)	New buildings in the Business – Local Centre Zone	C	C	C
(A9)	Development that does not comply with Standard I417.6.5 or Standard I417.6.4	D	D	D

Subdivision				
(A10)	Subdivision complying with Standards I417.6.6 to I417.6.9 and in general accordance with the Karaka North: Precinct plan	C	C	C
(A11)	Subdivision not proposing a connection to a reticulated wastewater system within each sub-precinct	NC	NC	NC
(A12)	Any other subdivision not listed in this table	NC	NC	NC

I417.5. Notification

- (1) Except as specified in I417.5.(3) below, an application for resource consent for a controlled activity listed in Table I417.4.1 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(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for any of the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
 - (a) restaurants in the Residential - Mixed Housing Suburban Zone; and
 - (b) equestrian centre in the Rural – Mixed Rural or Rural – Rural Coastal Zones.
- (3) Any application for resource consent for an activity listed in Table I417.4.1 Activity table and which is not listed in I417.5.(1) or I417.5.(2) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991. This includes:
 - (a) new buildings in the Business – Local Centre Zone.
 - (b) subdivision complying with the subdivision controls of this precinct and in general accordance with the Karaka North: Precinct plan 1.
- (4) 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\(4\)](#).

I417.6. Standards

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

All activities listed as permitted, controlled or restricted discretionary in Table I417.4.1 must comply with the following permitted activity standards.

I417.6.1. Maximum density

- (1) The maximum density for sites is as set out in Table I417.6.1.1 Density Limits below.

Table I417.6.1.1 Density limits

Zone	Sub-precinct A	Sub-precinct B	Sub-precinct C
Residential - Mixed Housing Suburban zone	No limit	300m ²	300m ²
Residential – Single House zone	No limit	600m ²	600m ²
An unserviced site	No limit	2500m ²	2500m ²

I417.6.2. Maximum Yield

- (1) No more than 460 residential dwellings may be established in Sub-precinct A.

I417.6.3. Terraced Housing Typologies

- (1) Within Sub-precinct A:
- (a) Up to 33% of dwellings within the Residential - Single House Zone may be comprised of terraced housing and duplex typologies; and
 - (b) The standards of the Residential - Mixed Housing Suburban Zone must apply to these dwellings.

I417.6.4. Height

- (1) Buildings must not exceed 8 metres in height.

I417.6.5. New community, commercial and residential buildings

- (1) Community facilities, buildings for commercial services and dwellings must be connected to the one centralised waste water system consented and constructed for each sub-precinct within the Karaka North precinct unless a connection is available and approved to a public reticulation system.

I417.6.6. Minimum site size

- (1) The minimum site sizes for the Karaka North sub-precincts are set out in Table I417.6.6.1 Minimum site sizes below.

Table I417.6.6.1 Minimum site sizes

Zone	Sub-precinct A	Sub-precinct B	Sub-precinct C
Residential - Mixed Housing Suburban zone	No minimum	300m ²	300m ²
Residential – Single House zone	No minimum	600m ²	600m ²
An unserviced site	No minimum	2500m ²	2500m ²

I417.6.7. Wastewater servicing

- (1) Unless a connection is available and approved to a public reticulation system, all sites must be connected to a village or neighbourhood wastewater treatment and disposal system which at a minimum services a sub-precinct. For private systems, legal mechanisms must be put in place to ensure the on-going operation, maintenance, and monitoring of the system.
- (2) Where a reticulated wastewater treatment and disposal system is located on a site outside the Karaka North Precinct an appropriate easement or other legal mechanism shall be secured to achieve the matters detailed in clause I417.6.7.(1) above.

I417.6.8. Street tree planting

- (1) Where subdivision is proposed on a site with frontage to Dyke Road, Linwood Road or Blackbridge Road, street tree planting must be provided along the length of the road berm adjacent to the site prior to Council issuing a section 224(c) certificate.

I417.6.9. Access

- (1) Where subdivision proposes sites with a boundary to Linwood or Dyke Roads, the site's vehicle access must be to that road only. Legal mechanisms may be placed on the certificates of title to achieve this outcome where sites have dual frontages.

I417.7. Assessment – controlled activities

I417.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions:

- (1) subdivision in general accordance with the precinct plan:
 - (a) the matters of discretion in [E38 Subdivision – Urban E38.12.1.\(7\)](#);
 - (b) the effect on any approved master plan or management plan;
 - (c) the effects on rural village character and amenity values;
 - (d) the effect on infrastructure capacity and servicing; and
 - (e) the effect on the roading network.
- (2) dwellings in the Residential – Single House and Residential – Mixed Housing Suburban Zones; and dwellings in the Rural – Mixed Rural, and Rural – Rural Coastal Zones:
 - (a) the consistency with the Karaka North Precinct Plan; and
 - (b) the effect on any approved master plan or management plan;

(3) buildings in the Business - Local Centre Zone:

- (a) the effect of the design and location of the building on public spaces;
- (b) the effect of landscaping and screening for the proposed building on the amenity of public spaces; and
- (c) the effect of on-site parking.

I417.7.2. 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 zone, Auckland wide or overlay provisions:

(1) subdivision in general accordance with the precinct plan:

- (a) The matters of discretion in [E38 Subdivision – Urban E38.12.1.\(7\)](#);
 - (i) The assessment criteria of [E38 Subdivision – Urban E38.12.2.\(7\)](#).
- (b) the effect on any approved master plan or management plan;
 - (i) whether the subdivision is consistent with any approved master plan required by I417.9.1;
 - (ii) whether the subdivision is consistent with any approved landscape management plan required by I417.9.2; and
 - (iii) whether the subdivision is consistent with any approved infrastructure management plan required by I417.9.3.
- (c) the effects on rural village character and amenity values;
 - (i) refer Policies I417.3.(3), I417.3.(5) and I417.3.(10); and
- (d) the effect on infrastructure capacity and servicing;
 - (i) whether adequate infrastructure capacity is provided for within the subdivision;
 - (ii) whether information has been provided on the location, design, connections and any staging and integration of the stormwater, wastewater, or water supply such that adverse effects on the environment and human health are avoided;
 - (iii) whether any upgrading of the stormwater, wastewater, or water supply is necessary; and
 - (iv) refer Policies I417.3.(11) to I417.3.(14); and
- (e) the effect on the roading network;
 - (i) whether the proposed subdivision makes provision for the indicative roads, indicative pedestrian/cycling crossings and indicative intersections; and

(ii) refer to Policies I417.3.(4), (6), and (14)

Figure I417.7.2.1 Road typologies 1

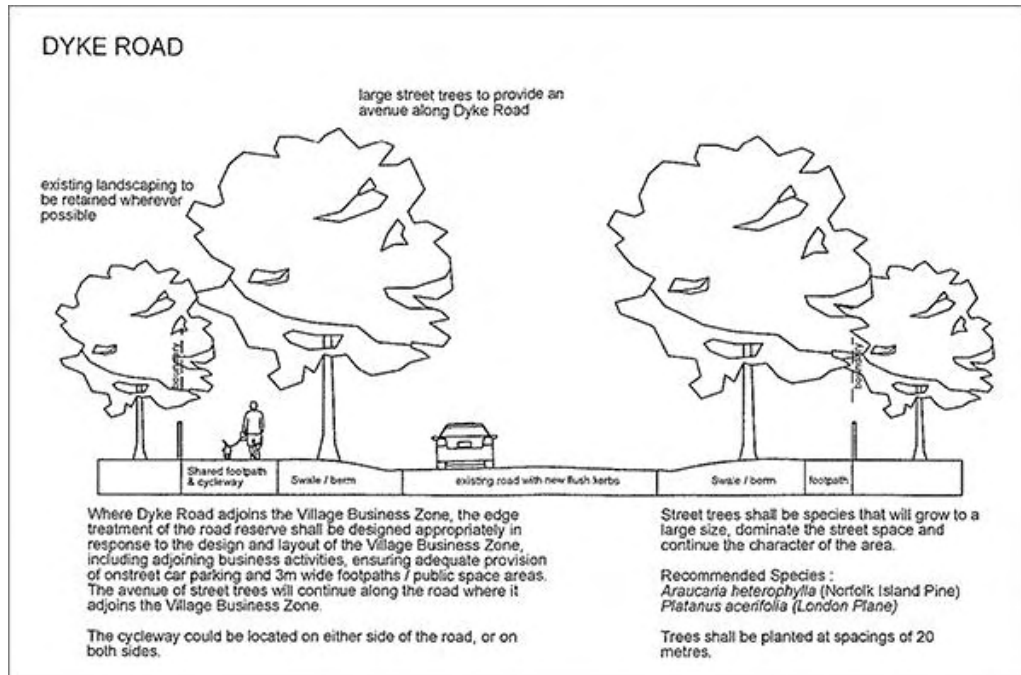
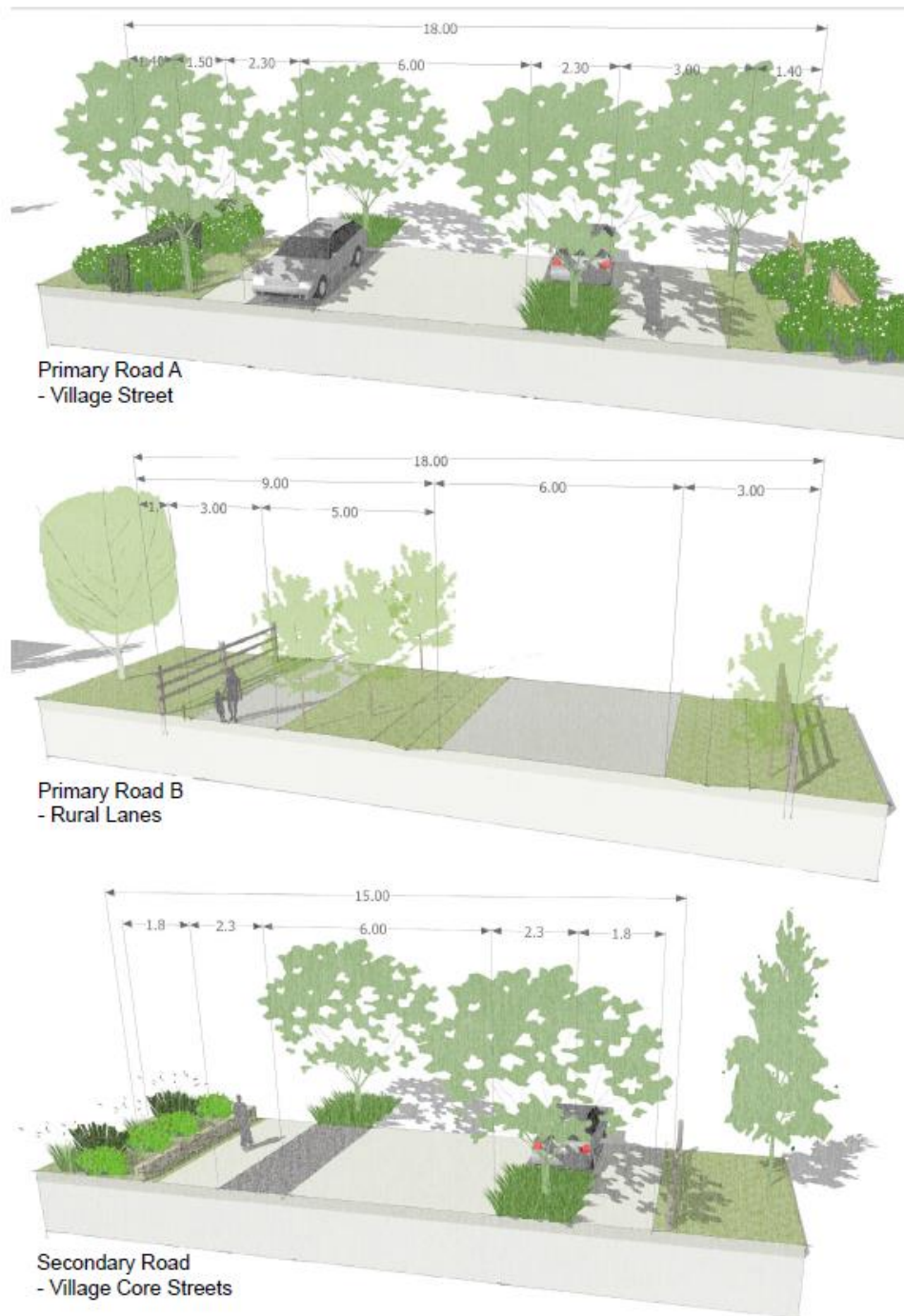


Figure I417.7.2.2 Village road typologies



(2) dwellings in the Residential – Single House, Residential – Mixed Housing Suburban Zones; and dwellings in the Rural – Mixed Rural, and Rural – Rural Coastal Zones:

(a) the consistency with the Karaka North Precinct Plan;

- (i) refer Policies I417.3.(1), I417.3.(2) I417.3.(3) and I417.3.(10).
- (b) the effect on any approved master plan or management plan;
 - (i) refer to I417.7.2.(1).(a) above.
- (3) new buildings in the Business - Local Centre Zone:
 - (a) the effect of the design and location of the building on public spaces;
 - (i) whether buildings on sites adjoining Dyke Road, Linwood Road and the Village Square provide a continuous building frontage;
 - (ii) if buildings cannot be built with frontage to all road boundaries as described above, whether attractive landscaped areas been provided between the building and the road frontage, and whether the use of such areas for parking has been avoided due to adverse effects on streetscape and pedestrian amenity. Where car parking is required it should have a maximum depth of a single aisle;
 - (iii) whether frontages are provided with verandahs that provide shelter and shade to pedestrians using the footpath;
 - (iv) the extent to which principal pedestrian entries of all buildings face the road and/or Village Square and are be easily accessible and clearly identifiable from the footpath;
 - (v) whether outdoor service areas for rubbish storage etc is concealed from views from public roads by being contained within buildings or through the appropriate configuration of the building or by a combination of the building, landscape planting and screen fencing;
 - (vi) whether buildings on sites fronting roads and the Village Square accommodate retail, commercial or community activities at ground floor level with compatible uses (including residential) encouraged to locate above ground floor;
 - (vii) whether buildings create visual interest through articulation, openings, and design variation when viewed from the road or any public space;
 - (viii) whether buildings exhibit proportions and forms that complement nearby residential development;
 - (ix) whether buildings have been designed such that that they provide for passive surveillance over roads and open spaces (including the Village Square);
 - (x) whether solid blank walls facing a road or open space have been avoided;
 - (xi) whether verandahs reflect the design and style of the building and accentuate entrances and window treatment;
 - (xii) whether buildings on corners utilise design features to integrate the corner and promote linkages with the surrounding land, including

existing or potential development on opposing corners. In these locations there may be opportunities to provide additional building height to create a landmark;

- (xiii) whether the principal pedestrian entry points of all buildings are clear and obvious within the building frontage;
 - (xiv) whether buildings front directly onto, or face, roads and provide pedestrian entries and windows along the road frontage, and whether buildings adjacent to the Village Square also front onto the Village Square;
 - (xv) whether large doors (e.g. for loading or servicing) are concealed from view from roads and public open spaces. If they are visible from these spaces, the extent to which their dominance in the frontage is reduced, and set back from the front face of the building; and
 - (xvi) whether signage has been integrated within the design of the building, rather than free-standing structures extending above the eaves or parapets of buildings;
- (b) the effect of landscaping and screening on the amenity of public spaces:
- (i) whether open spaces have been well designed, functional, highly visible and accessible; and
 - (ii) whether the location of buildings that front the Square have been designed and orientated to ensure good solar access and to avoid the adverse effects of prevailing winds; and
- (c) the effect of vehicular and pedestrian movement and on-site parking:
- (i) whether car parking has been provided in appropriate places, generally within the street or behind buildings, and that is easily accessible and appropriately landscaped;
 - (ii) whether parking and movement layouts are designed for safe and effective movement of vehicles through an easily understood layout with appropriate surface markings and signs;
 - (iii) whether, where car parking is provided on sites that adjoin residential areas, it is screened by buildings, fencing and/or landscaping;
 - (iv) whether off-street car parking and servicing areas has been located to the rear of the buildings. Off-street car parking adjoining the Village Square should be avoided; and
 - (v) whether accessways to rear parking/service areas have reduced the width and number of vehicle crossings over footpaths. This may involve shared accessways.

I417.8. Assessment – restricted discretionary activities

I417.8.1. Matters of discretion

The Council will restrict its discretion to all 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) restaurants in the Residential - Mixed Housing Suburban Zone
 - (a) the matters of discretion for [H6 Restaurants in the Residential – Terraced Housing and Apartment Buildings Zone H6.8.1.\(1\)](#).
- (2) equestrian centre in the Rural - Mixed Rural or Rural – Rural Coastal Zones:
 - (a) the matters of discretion set out in [H19 Rural Zones H19.12.1.\(1\)](#)
- (3) infringement of the Standards I417.6.1, I417.6.2 and I417.6.3:
 - (a) the consistency with the Karaka North: Precinct Plan; and
 - (b) the effect on any approved master plan or management plan.

I417.8.2. 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 Auckland wide or zone provisions:

- (1) restaurants in the Residential - Mixed Housing Suburban Zone;
 - (a) The matters of discretion for [H6 Restaurants in the Residential – Terraced Housing and Apartment Buildings Zone H6.8.1.\(1\)](#):
 - (i) The assessment criteria for [H6 Restaurants in the Residential - Terraced Housing and Apartment Buildings Zone H6.8.2.\(1\)](#).
- (2) equestrian centre in the Rural - Mixed Rural or Rural – Rural Coastal Zones:
 - (a) the matters of discretion set out in [H19 Rural Zones H19.12.1.\(1\)](#):
 - (i) the assessment criteria listed at [H19 Rural Zones H19.12.2.\(1\)](#).
- (3) infringement of the Standards I417.6.1, I417.6.2 and I417.6.3:
 - (a) the consistency with the Karaka North: Precinct Plan;
 - (i) refer Policies I417.3.(1), I417.3.(2), I417.3.(3) and I417.3.(10); and
 - (b) the effect on any approved master plan or management plan;
 - (i) refer to I417.7.2.(1).(a) above.

I417.9. Special information requirements

The following applies to land use consent applications or subdivision resource consent applications for land within the Karaka North Precinct:

I417.9.1. Master Plan

- (1) As part of the of the first land use consent application (excluding new farm buildings or additions to existing buildings that are less than 10 per cent of the existing gross floor area of the building), or the first subdivision resource consent application (excluding any boundary adjustments) the applicant is required to produce a masterplan for the sub-precinct to which it relates.

The master plan is required to address the following matters:

- (a) village layout;
 - (b) movement network;
 - (c) access from Linwood, Dyke and Blackbridge Roads;
 - (d) location, hierarchy and character of open space;
 - (e) building footprints;
 - (f) land use;
 - (g) relationship with other sub-precincts;
 - (h) landscape planting;
 - (i) landscape enhancement;
 - (j) retained farm buildings; and
 - (k) staging
- (2) The masterplan that includes the location of the indicative Village Square identified in Karaka North: Precinct Plan 1 must address the following:
 - (a) the design, function, visibility and accessibility of the Village Square;
 - (b) the seating, lighting landscaping of the Village Square that supports its function as a community focal point for the village; and
 - (c) the proposed surface materials, that will ensure its versatility and all year round use (including for community activities and events).
 - (3) The first and subsequent land use and/or subdivision consent applications must be consistent with the master plan and design guidelines approved for the relevant sub-precinct as part of the first land use or subdivision resource consent, or any approved variation.

- (4) Where a land use and/or subdivision consent application is accompanied by a variation to the approved master plan and/or design guidelines, it must address the matters in I417.9.1.1 above, as applicable to the variation.

I417.9.2. Landscape Management Plan

- (1) As part of the of the first land use consent application (excluding new farm buildings or additions to existing buildings that are less than 10 per cent of the existing gross floor area of the building), or the first subdivision resource consent application (excluding any boundary adjustments) the applicant is required to produce a landscape management plan for the sub-precinct to which it relates.

The purpose of the landscape management plan is to ensure the ongoing management of open space areas set out in the Village masterplan. The landscape management plan will ensure:

- (a) the integration of buildings and rural open space areas within the precinct;
and
 - (b) the maintenance and enhancement of the natural character values of the Whangamarire Stream corridor.
- (2) The landscape management plan is required to address the following matters:
- (a) the management of open space for the purposes of rural amenity for the Village and the maintenance and enhancement of rural character;
 - (b) the location and design detail of passive recreation facilities including bridle trails and pathways;
 - (c) the management of existing and proposed vegetation;
 - (d) the management of pasture including any grazing and fencing;
 - (e) the management of any proposed common areas including orchards and allotments;
 - (f) environmental enhancement including weed and pest management of gully areas, steep slope areas and the margins of the Whangamaire Stream corridor; and
 - (g) the implementation and ongoing maintenance of existing and proposed planting across the site.
- (3) The first and subsequent land use and/or subdivision consent applications shall be consistent with the landscape management plan approved for the relevant sub-precinct as part of the first land use or subdivision resource consent, or any approved variation.

- (4) Where a land use and/or subdivision consent application is accompanied by a variation to the approved landscape management plan it must address the matters in I417.9.2.1(b) above, as applicable to the variation.

I417.9.3. Infrastructure Plan

- (1) As part of the of the first land use consent application (excluding new farm buildings or additions to existing buildings that are less than 10 per cent of the existing gross floor area of the building), or the first subdivision resource consent application (excluding any boundary adjustments) the applicant is required to produce an infrastructure management plan for the sub-precinct to which it relates. The management plan is required to address the following matters:
- (a) method of wastewater treatment;
 - (b) stormwater management;
 - (c) water supply;
 - (d) integrated stormwater management approach; and
 - (e) ownership and method of ongoing maintenance
- (2) The first and subsequent land use and/or subdivision consent applications shall be consistent with the infrastructure management plan approved for the relevant sub-precinct as part of the first land use or subdivision resource consent, or any approved variation.
- (3) Where a land use and/or subdivision consent application is accompanied by a variation to the approved infrastructure management plan it shall address the matters in I417.9.3.1(a) above, as applicable to the variation.

I417.10. Precinct plans

I417.10.1. Karaka North: Precinct plan 1

