

I430. Patumahoe Precinct

I430.1. Precinct Description

Patumahoe Sub-precinct A consists of approximately 25 hectares of land located north-west of the existing Patumahoe settlement. The precinct is bounded to the east by Woodhouse Road and to the west by an existing residential area fronting Kingseat Road. To the south of the precinct is the Patumahoe town centre/commercial area, while to the north are horticultural and pastoral activities. The sub-precinct is bisected by an open watercourse that drains into the headwaters of the Taihiki River. A second, less significant watercourse is located in the western aspect of the precinct which includes the western wetland.

Sub-precincts B, C and D comprise approximately 9.93 hectares and are located on a weathered volcanic cone to the west of the Patumahoe town. The three sub-precincts are bounded by Mauku Road to the south east, Kingseat Road to the north east and Day Road to the north west. Land to the west and south of the precinct remain in rural/horticultural use.

The zoning of land within this precinct is Residential - Single House Zone and Open Space – Informal Recreation.

Sub-precinct E comprises approximately 22ha of land adjoining the southern edge of the existing settlement. The sub-precinct extends from the western side of Patumahoe Road across Carter Road to Patumahoe Domain. The Mission Bush Branch railway line forms the southern boundary of the precinct, with land to the south of the railway (outside of the precinct) remaining in rural land use.

The zoning of land within this precinct is Residential - Single House, and Business – Light Industrial.

Patumāhoe has cultural values derived from the longstanding occupation and enduring connections of Mana Whenua. The area was highly valued for mahinga kai (food harvesting), rongoā (natural medicines) and as a source of building resources. Mana whenua have an on-going responsibility as custodians, protectors and guardians (kaitiaki) of their cultural interests and taonga at Patumāhoe.

I430.2. Objectives

- (1) Development provides a high standard of amenity, safety and convenience and contributes to a positive sense of place and identity for the Patumahoe area.
- (2) Efficient infrastructure is provided to service the needs of the precinct area.
- (3) Development and/or subdivision within the precinct facilitates a transport network that:
 - (a) integrates with, and avoids adverse effects on the safety and efficiency of, the transport network of the surrounding area, including any upgrades to the surrounding network;

- (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles;
 - (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.
- (4) Subdivision and development minimise the potential for reverse sensitivity conflicts with adjoining rural activities and land uses
 - (5) Subdivision within Sub-precinct E that recognises cultural values and enhances the relationship Mana Whenua to the land and their enduring role as Kaitiaki of the whenua, water, sites, wāhi tapu, and other taonga.

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

I430.3. Policies

- (1) Require dwellings developed within the precinct, to make efficient use of land and infrastructure while achieving an overall pattern and intensity of development compatible with the rural character of Patumahoe.
- (2) Enable a range of site sizes while maintaining a compact, centre focused urban form that is compatible with the current scale and development pattern of Patumahoe.
- (3) Require subdivision and design of residential, open space, and infrastructure to enhance landscape amenity and recreational values associated with the principal watercourse including the bush gully and waterfall area at the north-western corner of the Sub-precinct A.
- (4) Provide quality public open spaces which generally abut streets rather than residential sections and thus provide opportunities for passive surveillance and public amenity.
- (5) Require subdivision and/or development within the precinct to provide for a transport network that:
 - (a) as a minimum, is in accordance with the transport network elements shown on Patumahoe: Precinct plans 1 and 3;
 - (b) supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles;
 - (c) is designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

- (6) Require all lots within sub-precincts B, C, D and E to be connected efficiently and cost effectively to the existing public sewerage and water supply networks in Patumahoe, and recognise that the council may enter into such arrangements as are appropriate with any developer to ensure this happens in a timely manner.
- (7) Require the use of water harvesting within sub-precincts B, C, D and E (i.e. roof water collection tanks) for non-potable uses for individual dwellings as a means of achieving stormwater management objectives and to promote water conservation and efficiency.
- (8) Require low impact stormwater management techniques to be integrated into the design of the stormwater network in the area and stormwater management to occur in accordance with the Patumahoe Integrated Catchment Management Plan and associated Stormwater Network Discharge Consent
- (9) Recognise, protect and enhance the cultural, spiritual and historic values and relationships of Mana Whenua to the land within Sub-precinct E and their enduring role as Kaitiaki of the whenua, water, sites, wāhi tapu, and other taonga by:
 - (a) incorporating Te Aranga Design principles in subdivision, use and development of the land;
 - (b) encouraging development to reflect the whakapapa, ancestral names, history and stories of the area in reference to and use of the names of the various sites, places, areas, wāhi tapu and other taonga of special significance and value to Mana Whenua.

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

I430.4. Activity table

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

Table I430.4.1 Activity table specifies the activity status of activities in the Patumahoe sub-precincts B, C and D pursuant to sections 9(3) and 11 of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I430.4.1 Activity table

Activity		Activity status
Development		
(A1)	Building	
Subdivision		
(A2)	Subdivision which complies with the subdivision standards I430.6.4 Vehicle parking and access in sub-precincts B, C and D, I430.6.7 Minimum net site area, I430.6.8. Maximum number of lots in sub-precincts B, C and D, I430.6.9 Landscape buffer in sub-precincts B, C, and D, I430.6.10 Public open space in sub-precincts B, C and D, I430.6.11 Staging in sub-precincts B, C and D and I430.6.12 Stormwater management in sub-precincts B, C and D;	
(A3)	Subdivision which does not comply with the subdivision standards I430.6.4 Vehicle parking and access, I430.6.7 Minimum net site area, I430.6.8. Maximum number of lots in sub-precincts B, C and D, I430.6.9 Landscape buffer, I430.6.10 Public open space, I430.6.11 Staging and I430.6.12 Stormwater management.	NC

Table I430.4.2 Activity table specifies the activity status of activities in Patumahoe sub-precinct E pursuant to sections 9(3) and 11 of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I430.4.2 Activity table

Activity		Activity status
Development		
(A4)	Building in the Single House Zone	P
(A5)	Building in the Single House Zone which does not comply with the applicable building and development standards in I430.6.	RD
(A6)	Activities in the Business Light Industrial Zone	
Subdivision		
(A7)	Subdivision which complies with the subdivision standards I430.6.7 Minimum net site area, I430.6.9 Landscape buffer	RD

	in sub-precincts B, C, and D and E I430.6.13. Infrastructure Staging in Sub-precinct E; I430.6.14. Stormwater management in Sub-precinct E; I430.6.15. Reverse Sensitivity in Sub-precinct E.	
(A8)	Subdivision which does not comply with the subdivision standards listed in (A7) above.	NC

I430.5. Notification

- (1) Any application for resource consent for an activity listed in Tables I430.4.1 and I430.4.2 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\(4\)](#).

I430.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct in addition to the following standards, unless otherwise specified below. All activities listed in Table I408.4.1 Activity table must comply with the following standards.

I430.6.1. Building design in sub-precincts B, C, D and E

- (1) The finishing of external walls of buildings shall have a light reflectivity value of no more than 70%.
- (2) The finishing of roofs shall have a light reflectivity value of no more than 40% and the roof finishing shall be darker than the external walls of the building.
- (3) Buildings fronting Patumahoe Road between the railway line and Carter Road must have a minimum front yard setback of 7 metres.

I430.6.2. Retaining walls in sub-precincts B, C, D and E

- (1) The height of a single retaining wall shall not exceed 1.2m.
- (2) The use of more than one 1.2 metre retaining wall is permitted, provided this can be done by terracing a second wall behind the first. The space in between the two walls cannot be less than 0.75 metres and this intervening area must be landscaped in accordance with Figure 4 Retaining detail below.
- (3) At the base of each retaining wall landscape plantings shall be established in accordance with the Figure 4 Retaining detail below, to visually break up the appearance of the face of the retaining wall.
- (4) Retaining walls must be constructed of natural stone, or timber or designed with materials that match materials used on the exterior of a dwelling on the same lot. Crib or keystone are not permitted.

I430.6.3. Paving materials in sub-precincts B, C, D and E

- (1) Paving materials must comprise either exposed aggregate concrete, concrete with charcoal oxide (6.0kg/m^3), natural stone, natural timber, or be undertaken with dark or earth toned pavers. This standard shall not apply to public roads.

I430.6.4. Vehicle parking and access in sub-precincts B, C and D

- (1) No vehicle access to private lots is permitted from Kingseat Road. Vehicle access for properties with frontage onto Kingseat Road shall be from public roads or private lanes at the rear of properties.

I430.6.5. On-site stormwater mitigation in sub-precincts B, C, D and E

- (1) All stormwater from impervious areas shall be mitigated to achieve flow attenuation, such that $5\text{m}^3/100\text{m}^2$ of roof area and $3\text{m}^3/100\text{m}^2$ of other impervious areas are attenuated by one (or a combination) of the following methods:

- (a) Stormwater soakage pits where geotechnical conditions allow.
- (b) Stormwater rain tanks where geotechnical conditions do not allow for effective soakage, or to provide generally for rainwater harvesting.

I430.6.6. Interface with Kingseat Road - all sites fronting Kingseat Road in sub-precincts B, C and D

- (1) That part of Standard [H3.6.8](#) Yards specifying front yards does not apply.
- (2) Front yards: a front yard of not less than 4.0 metres, and not more than 5.0 metres must be provided.
- (3) That part of the front façade of a dwelling within 10m of the front boundary must contain glazing to a habitable room or habitable rooms that is cumulatively at least 10 per cent of the area of that part of the front façade.
- (4) Any retaining wall adjacent to the Kingseat Road boundary shall be a maximum of 1.2 metres high, as illustrated in Figure 3 Kingseat Road below. Landscaping shall be planted to the front of any such retaining wall facing Kingseat Road for its entire length.

I430.6.7. Minimum net site area

- (1) Standards [E38.8.2.3](#) Vacant sites subdivisions involving parent sites of less than 1 hectare and [E38.8.3.1](#) Vacant sites subdivision involving parent sites of 1 hectare or greater, do not apply.
- (2) Site sizes for proposed sites must comply with the minimum net site areas specified in Table I430.6.7.1 Minimum net site area.
- (3) Standard E38.8.2.4 Subdivision of sites in the Subdivision Variation Control does not apply to Sub-precinct E.

Table I430.6.7.1 Minimum net site area

Sub-precinct	Minimum net site area
A	800m ²
B	950m ²
C	600m ²
D	700m ²
E	600m ² for lots either wholly or partially located within 400m of the SE corner of the intersection of Patumahoe Road and Mauku Road; 1500m ² for lots adjoining the Mission Bush railway; 800m ² for all other lots

I430.6.8. Maximum number of lots in sub-precincts B, C and D

- (1) The total number of residential lots within sub-precincts B, C and D, including those containing the two existing dwellings shall not exceed 73.

I430.6.9. Landscape buffers in sub-precincts B, C, D and E

- (1) A landscape buffer area with an average width of no less than 20m, shall be established by way of reserve to vest in the council or restrictive covenant/s (or similar) along the south western boundary of Sub-precinct B in accordance with Patumahoe: Precinct plan 1.
- (a) The landscape buffer area must be planted with a mixture of indigenous trees, shrubs or ground cover plants (including grass) along the full extent of the landscape strip.
- (b) A recreational trail must be established within the landscape buffer area and have a minimum width of 2 metres
- (2) *[deleted]*
- (3) *[deleted]*
- (4) A landscape buffer of 20m width shall be established by way of reserve to vest in the Council or restrictive covenant/s (or similar) along the southwestern boundary of Sub-precinct E adjoining rural zoned land in accordance with Patumahoe: Precinct plan 3.
- (a) The landscape buffer area must include a hedge of fast-growing indigenous shelterbelt species along the southwestern boundary of Sub-precinct E adjoining rural zoned land.
- (5) A landscape buffer area with an average width of no less than 5m, shall be established by way of restrictive covenant/s (or similar legal mechanisms) on Single House zoned lots along the southern boundaries of Sub-precinct E,

between Light Industrial zoned land and 104 Patumahoe Road; along the Patumahoe Road frontage of the Light Industrial zoned land; and between the Light Industrial and Single House zone land mid-way along the south boundary, in accordance with Patumahoe: Precinct plan 3.

- (a) The landscape buffer area must be planted with a mix of indigenous trees and shrubs along the full extent of the landscape strip.
- (6) A landscape buffer area with an average width of no less than 3m, shall be established by way restrictive covenant/s (or similar) along the southern boundaries of the Single House and Light Industrial zone of Sub-precinct E adjoining the railway in accordance with Patumahoe: Precinct plan 3.
- (a) The landscape buffer area must be planted with a mixture of fast-growing exotic shelterbelt species and/or indigenous specimen trees and shrubs along the full extent of the landscape strip.

I430.6.10. Public open space in sub-precincts B, C and D

- (1) A neighbourhood park shall be established in the general location identified in Patumahoe: Precinct plan 1.

I430.6.11. Staging in sub-precincts B, C and D

- (1) Before any S224(c) certificates or building consents are granted for any stage of development, the following works shall be constructed and completed to the council's satisfaction:
 - (a) the central spine road – major as shown on Patumahoe: Precinct plan 1;
 - (b) a shared footpath, appropriate kerb and channel, berm and street trees; and
 - (c) a services corridor along the frontages of Day Road, Mauku Road and Kingseat Road, where they are adjacent to the portion of land being developed.

I430.6.12. Stormwater management in sub-precincts B, C and D

- (1) Before S224(c) certificates or building consents are granted for development within Stage 2, either:
 - (i) a stormwater management pond shall be constructed and completed to Council's satisfaction within Sub-precinct D at the corner of Kingseat and Day roads; or
 - (ii) any upgrades necessary to the Western Pond within Sub-precinct A shall be constructed and completed to the council's satisfaction.
 - (iii) The works outlined above shall be undertaken in accordance with the Patumahoe stormwater network discharge consent.

I430.6.13. Infrastructure Staging in Sub-precinct E

- (1) Before any S224(c) certificates for subdivision or building consents for new dwellings are issued for any stage of development within Sub-precinct E, (excluding subdivision consent BUN60329721) the following works shall be constructed and completed to the Council's satisfaction:
- (a) A new road from Patumahoe Road into the precinct from one of the indicative locations shown on Patumahoe: Precinct plan 3;
 - (b) A raised platform pedestrian crossing on Patumahoe Road near Patumahoe school, following consultation with Auckland Transport and the Ministry of Education regarding the location and design of the crossing;
 - (c) Where lots are created fronting Carter Road, Pedestrian and cycle facilities adjacent sections of Carter Road identified as 'cycle lane' on Patumahoe: Precinct Plan 3 when adjacent land is subdivided with a connection to Patumahoe Road, identified as 'cycle lane' on Precinct plan 3 and Table 1A;
 - (d) A cycle facility along Patumahoe Road from Carter Road to the Mauku / Patumahoe / Woodhouse Road Intersection;
 - (e) Provision of vehicle access to the Watercare facility at 6 Carter Road – Lot 13 DP83912;
 - (f) Upgrade the Patumahoe Road / Carter Road / Clive Howe intersection to provide safe and efficient movement for all transport modes.
 - (g) A road abutting the Patumahoe Domain when adjacent land is subdivided;
 - (h) An extension of the public wastewater network and water supply networks, along with any necessary upgrades, to ensure sufficient capacity to service the proposed allotments and any future subdivision stages.

Advice Note: Unless otherwise confirmed, upgrades are likely to be required to the water reservoir and wastewater network capacity and functional requirements (pump station and storage, plus lift station).

- (2) Before any S224(c) certificates for subdivision or building consents for new buildings are issued for development within the Light Industrial zone in Sub-precinct E, the following works shall be constructed and completed to the Council's satisfaction:

- (a) A new road from Patumahoe Road into the precinct to connect with the indicative roading shown on Patumahoe: Precinct plan 3. This connection should also provide safe cycle facilities to link with the cycle facilities on Carter Road;
- (b) Provide a central island pedestrian refuge crossing facility on Patumahoe Road approximately 200m north of the railway level crossing.

Advice Note:

Where these standards require works on Patumahoe Road they may be met by either completion of physical works or, at Council's discretion in consultation with Auckland Transport, by payment of a financial contribution in lieu of works prior to the issue the associated s224(c) certificate for the subdivision stage relating to the roading improvement works.

I430.6.14. Stormwater management in Sub-precinct E

- (1) Before S224(c) certificates or building consents for new dwellings are issued for development within Sub-precinct E:
 - (a) a stormwater management pond suitably sized for the relevant stage(s) shall be constructed and completed to Council's satisfaction within Sub-precinct E to the southeast of the Patumahoe Domain as shown on Precinct plan 3.
 - (b) The stormwater management system shall be designed and implemented in accordance with the applicable stormwater network discharge consent.

I430.6.15. Reverse Sensitivity in Sub-precinct E

- (1) If the poultry sheds at 75 Patumahoe Road are lawfully operating, then all land subdivided under I430.4.2 (A7) or (A8) within sub-precinct E that is within 250m of the boundary of 75 Patumahoe Road (Lot 2 DP 211908) shall be subject to a consent notice preventing the owners and occupiers of such land from complaining about:
 - (a) any noise, traffic, odours, dust, sprays or other effects generated by the lawful operation of the poultry sheds at the land at 75 Patumahoe Road, until such time as the poultry sheds cease operating; or
- (2) If the poultry sheds at 75 Patumahoe Road have been discontinued then (1) does not apply.

I430.6.16. Fencing in Sub-precinct E

- (1) Front yard fences must not exceed a height of 1.4m (measured from ground level at the boundary) and be a minimum 50% visually open as viewed perpendicular to the front boundary.

- (2) Side and Rear fences adjoining the Open Space zone must not exceed a height of 1.8m (measured from ground level at the boundary), or if they have more than 1.4m in height must be a minimum 50% visually open as viewed perpendicular to the boundary.
- (3) Any front fences on lots fronting Patumahoe Road, must be a post and rail, post and wire or wire mesh rural type fence, and may be supplemented by hedges.

I430.6.17. Interface with 104 Patumahoe Road and sub-precinct E

The following standards apply to the Light Industrial zone adjoining 104 Patumahoe Road (Lot 1 DP 147416):

- (1) The following activities are restricted discretionary activities within 30m of the boundary of 104 Patumahoe Road
 - (a) bars and taverns
 - (b) drive-through restaurants
 - (c) outdoor eating areas accessory to restaurants
 - (d) entertainment facilities
 - (e) child care centres; and
 - (f) animal breeding and boarding
- (2) Standard H17.6.2 Height in relation to boundary (refer to Figure H17.6.2.1).
- (3) Side and Rear Yards must be a minimum 12m.

I430.6.18. Dairy and Food and Beverage Retail in Light Industry Area

- (1) No more than one dairy and one other food and beverage retail business shall be located within the Sub-precinct E Light Industry zone.

I430.7. Assessment – controlled activities

I430.7.1. Matters of control

There are no controlled activities in this precinct.

I430.7.2. Assessment criteria

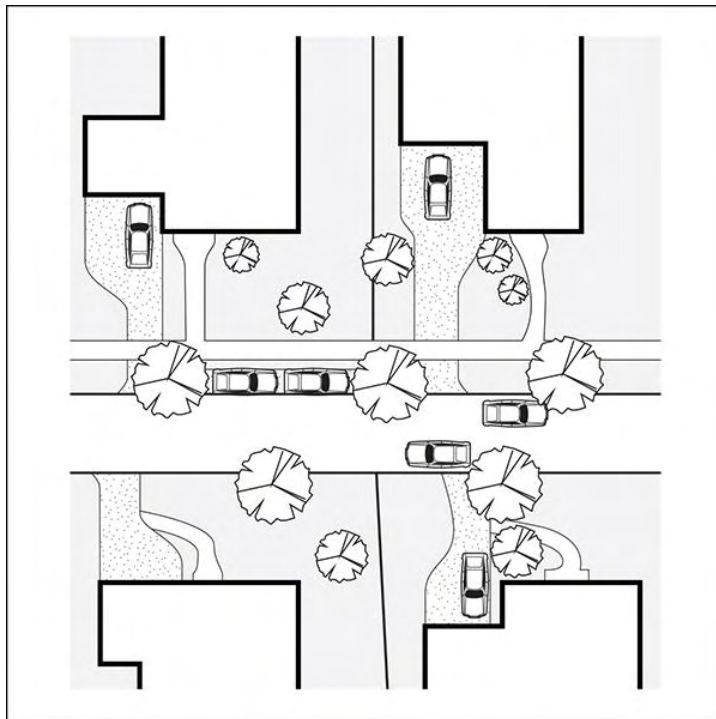
There are no controlled activities in this precinct.

I430.8. Assessment – restricted discretionary activities

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) Development and infringements of development standards:
 - (a) for sub-precincts A, B, C and D consistency with the Patumahoe: Precinct plan 1 and Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan ;
 - (aa) for sub-precinct E consistency with the Patumahoe: Precinct plan 3.
 - (b) the location of any buildings and earthworks;
 - (c) protection and planting of vegetation.
- (2) Subdivision and infringements of subdivision standards for sub-precincts A, B, C and D other than those standards listed in (A2) and (A7):
 - (a) consistency with Patumahoe: Precinct plan 1 and Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan;
 - (b) Whether site sizes meet the minimum site size requirements in Standard I430.6.7 above;
 - (c) the location of any building envelopes shown on the plan of subdivision;
 - (d) the layout and design of any roads, vehicle access ways or pedestrian walkways shown on Patumahoe: Precinct plan 1 and on Figures 1 – 4 below;
 - (e) protection and planting of vegetation.

Figure 1: Minor roads



I430 Patumahoe Precinct

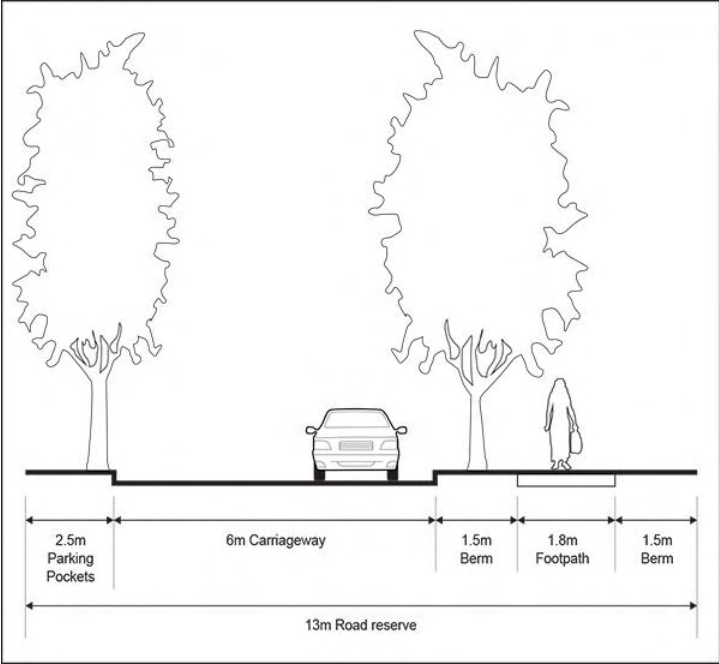
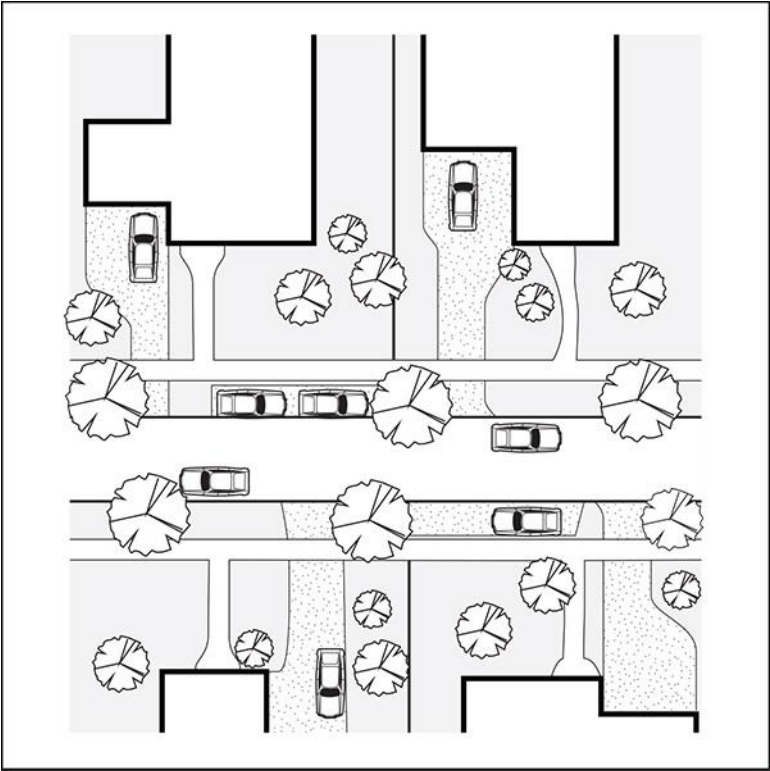


Figure 2: Major roads



1430 Patumahoe Precinct

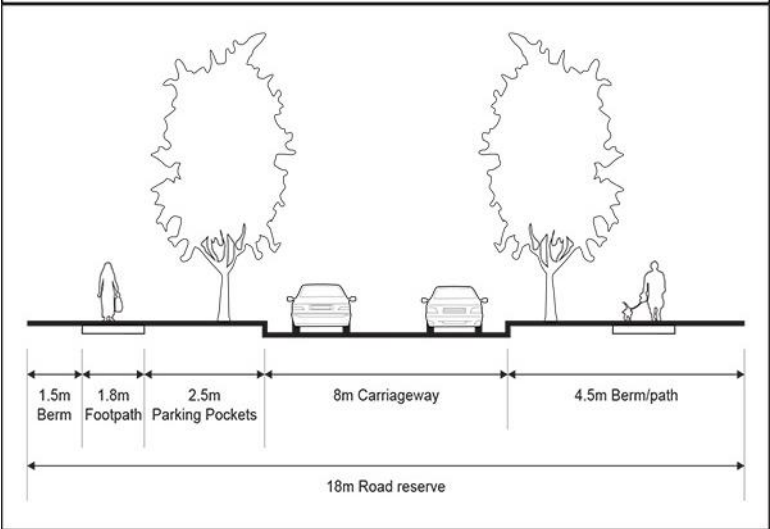


Figure 3: Kingseat Road

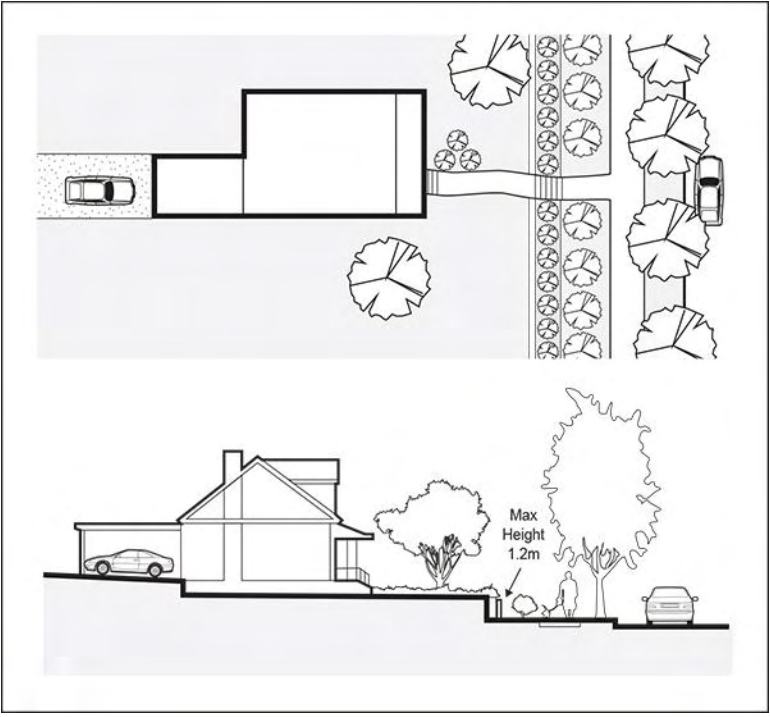
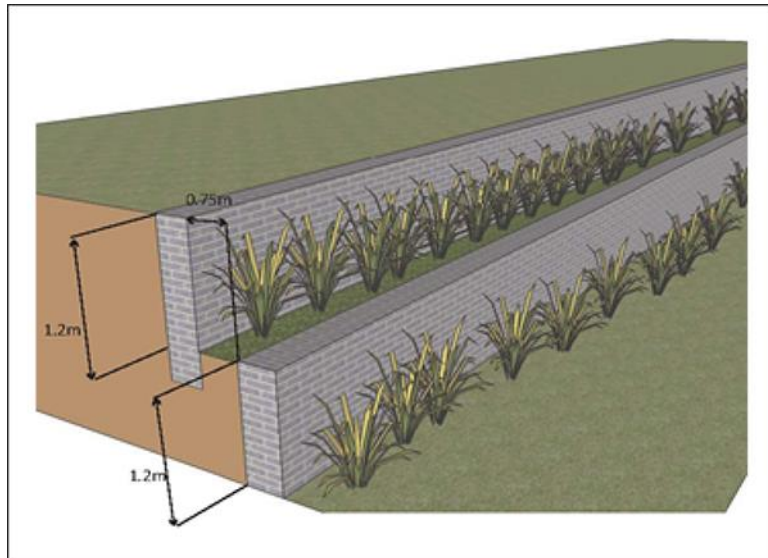


Figure 4: Retaining detail



- (3) Subdivision and infringements of subdivision standards for sub-precinct E:
- (a) consistency with the Patumahoe: Precinct plan 3;
 - (b) The adequacy of the transport infrastructure and services to provide for the subdivision including the provision roads in sub-precinct E consistent with Table 1A Road Function and Required Design Elements in Sub-Precinct E;
 - (c) establishment of safe and efficient road access from Patumahoe Road to sub-precinct E and the internal road network including, footpaths and cycle facilities within the sub-precinct;
 - (d) need for and provision of road safety improvements on Patumahoe Road, including at the intersections with Woodhouse/Mauku Road and Carter/Clive Howe Road to mitigate the transport effects of development in sub-precinct E;
 - (e) provision of additional bus stops on Patumahoe Road to service residential development in sub-precinct E;
 - (f) need for and provision of safety improvements to the railway level crossing on Patumahoe Road,
 - (g) provision of adequate capacity in the public water supply and wastewater networks to service sub-precinct E;
 - (h) establishment of stormwater management and reticulation in sub-precinct E;
 - (i) for specified activities under Standard I430.6.17 the Matters of discretion in rule H17.8.1(1);

- (j) consistency with the Landscape Concept plan for sub-precinct E;
- (k) compliance with fencing standards in sub-precinct E;
- (l) application of Te Aranga design principles in subdivision design and development;
- (m) safe access to the Patumahoe School drop-off zone in association with any upgrades to Patumahoe/Carter/Clive Howe Road intersection.
- (n) reverse sensitivity effects on the rural production zoned land at 75 Patumahoe Road.

I430.8.1. 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) Development and infringement of development standards.
 - (a) For sub-precincts A, B, C and D the extent to which an activity complies with the Patumahoe: Precinct plan 1 and Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan.
 - (aa) For sub-precinct E the extent to which a development complies with the Patumahoe: Precinct plan 3 and implements the identified transport infrastructure under Standard I430.6.13. Infrastructure Staging in Sub-precinct E.
 - (b) For sub-precincts A, B, C, and D whether the design of any roads, vehicle access ways or pedestrian walkways is consistent with the precinct plan and Figures 1- 4 above.
 - (c) The extent to which existing vegetation will be removed and what mitigation planting is proposed to increase the overall vegetated area.
 - (d) How the landscape character and amenity of the area will be enhanced.
 - (e) Where it can be demonstrated it is not possible or practicable to meet other assessment criteria with respect to vegetation, whether provision is made for replacement planting that will enhance the landscape character and amenity of the area.
 - (f) The extent to which buildings and works are not visually prominent or do not create any scars on the landscape that would be visually prominent.
 - (g) The extent to which the height and the scale, massing and form of the building is compatible with the low density and natural character of the landscape.

- (h) The extent to which development in sub-precincts B, C and D maintains the natural landform of the Patumahoe Hill.
 - (i) Whether the presence and scale of retaining walls in sub-precincts B, C and D is minimised to avoid modification of the natural gradient of the Patumahoe Hill.
- (2) Subdivision and infringement of subdivision standards
- (a) For sub-precincts A, B, C, D the extent to which the design of the subdivision, the layout of any roads, vehicle access ways or pedestrian walkways and the location of any building envelopes shown on the plan of subdivision is consistent with the precinct plan and Figures 1- 4 above.
 - (b) Whether site sizes meet the minimum requirements in Standard I430.6.7 above.
 - (bb) For sub-precinct E consistency with the Patumahoe: Precinct plan 3 and the extent to which the subdivision provides the identified transport infrastructure under Standard I430.6.13. Infrastructure Staging in Sub-precinct E.
 - (c) The extent to which the subdivision is designed to protect existing indigenous vegetation and provide for the planting of new vegetation to mitigate the effects of removing any existing significant vegetation.
 - (d) Whether the subdivision is in accordance with the Patumahoe Stormwater Network Discharge Consent.
 - (e) *[deleted]*
 - (f) For Sub Precinct E, the extent to which subdivision implements the transport infrastructure identified on Patumahoe: Precinct plan 3 and provides roads consistent with Table 1A Road Function and Required Design Elements for sub-precinct E.
- (3) Additional assessment criteria for subdivision and infringement of subdivision standards in sub-precincts B, C and D
- (a) Stormwater:
 - (i) *[intentionally blank]*
 - (ii) *[intentionally blank]*
 - (iii) *[intentionally blank]*
 - (iv) Whether stormwater from sub-catchments “East” and “West 1” as identified in Patumahoe: Precinct plan 2 – Staging and stormwater

sub-catchment plan is directed to the Main Stormwater Treatment/Detention Pond in Sub-precinct A

- (v) Whether stormwater flows from the western sub-catchments “West 2” and “West 3” as identified in Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan are maintained at pre-development levels.
- (vi) Whether a pond should be established on the northern corner of Sub-precinct D, primarily as a flood management system and landscape amenity feature but also as a stormwater quality improvement device if a pond in that location is required for the purpose of maintaining stormwater flows at a pre-development level.
- (vii) If a pond is established on Sub-precinct D, whether it is treated as an amenity feature and landscaped accordingly.
- (viii) Whether on-site stormwater detention is also required (such as soakage pits) except where it can be demonstrated that geotechnical conditions within sub-precincts B, C and D do not allow for on-site soakage.
- (ix) Whether the development uses water sensitive design techniques, including swales, grey water rainwater harvesting for outdoor use, rain gardens, and/or permeable paving etc.
- (b) *[intentionally blank]*
- (c) *[intentionally blank]*
- (d) *[intentionally blank]*
- (e) *[intentionally blank]*
- (f) In the event development of the sub-precincts B, C and D is staged:
 - (i) Whether sub-catchments “East” and “West 1” comprising stage 1 should be developed first and drain to the main pond on Sub-precinct A.
 - (ii) Whether sub-catchments “West 2” and “West 3” comprising stage 2 should drain to the western pond in Sub-precinct A.
- (g) The extent to which the subdivision in sub-precincts B, C and D maintains the natural landform of the Patumahoe Hill by ensuring that the grading of individual lots does not occur as part of the subdivision engineering works; rather, the formation of building platforms occurs at the time individual sites are developed and the modification of the natural gradient of the Patumahoe Hill is thereby minimised.
- (h) The extent to which lighting design for streets recognises the visually prominent hillside location of sub-precincts B, C and D by minimising all light pollution.

- (i) Whether design of lighting standards includes bollard style standards for street lighting which can be mixed with pedestrian scaled light standards.
- (j) The extent to which landscaping consists of ecologically sourced native plants (i.e. those that naturally occur in the Manukau Ecological District) which are appropriate to the site. (Examples of such species are set out in the typical plant palettes in Figure 5 and Tables 1–7 below).
- (k) Whether plantings and other landscape features will result in a maintenance free mature landscape, insomuch as is practical.

Figure 5: Landscape concept plan and typical plant palettes sub-precincts B, C and D



(4) Additional assessment criteria for subdivision in sub-precinct E

(a) Stormwater

- (i) Whether stormwater is directed to the Main Stormwater Treatment/Detention Pond;
- (ii) Whether stormwater flows from the Main Stormwater Treatment/Detention Pond are maintained at pre-development levels.
- (iii) Whether on-site stormwater detention is also required (such as soakage pits) except where it can be demonstrated that geotechnical conditions within sub-precinct E do not allow for on-site soakage.

(iv) Whether the development uses water sensitive design techniques, including swales, grey water rainwater harvesting for outdoor use, rain gardens, and/or permeable paving etc.

(b) Roding and Infrastructure

(i) Whether the subdivision will implement any works required within Patumahoe Road including existing intersections, to ensure traffic, pedestrian and cycle safety is maintained at, or enhanced from, pre-development levels.

Particular regard should be given to the existing intersections at:

- Patumahoe Road / Mauku Road/ Woodhouse Road
- Patumahoe Road / Carter Road / Clive Howe Road; and
- To the pick up/drop off needs of Patumahoe School.

(ii) Whether the subdivision includes upgrades to the intersection of Patumahoe Road / Carter Road / Clive Howe Road to ensure a safe and efficient function of the intersection for all road users following completion of the subdivision and development within sub-precinct E including ensuring the safe function and operation of the Patumahoe School drop-off zone.

(iii) Whether the subdivision will implement any safety improvements required to the road network to safely address any transport effects associated with development in sub-precinct E. Such improvements are likely to include pedestrian crossings on Patumahoe Road.

(iv) Whether the subdivision provides for any safety improvements that are required to maintain the safe operation of the railway level crossing on Patumahoe Road, and

(v) Whether provision is made for additional bus stops on Patumahoe Road to service the new residential development, in consultation and agreement with Auckland Transport.

(vi) Whether subdivision and development in sub-precinct E contributes proportionately to any required safety improvements to the level crossing.

(vii) Whether the subdivision/development is aligned with the delivery of public water supply and wastewater network capacity required to adequately service lots and/or development.

(viii) Whether the roads provided or upgraded are consistent with Table 1A Road Function and Required Design Elements.

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Table 1A Road Function and Required Design Elements in Sub-precinct E

Road name	Proposed role and function of road in precinct area	Minimum road reserve width ¹	Total number of lanes	Design speed	Median	Cycle provision ²	Pedestrian provision	Freight or heavy vehicle route	Access restriction	Bus provision ³
Patumahoe Road (between Carter Road and Railway Level Crossing)	Collector	20m	2	50 & 60 km/hr ⁴	No	No	Yes – one side (south/ west)	No	No	Yes
Patumahoe Road (between Carter Road and Mauku Road)	Collector	20m	2	50 km/hr	No	Yes – one side (south/ west)	Both sides	No	No	Yes
Greenway Road (from Domain to Carter Road, and Carter Road to Patumahoe Road)	Local	20m	2	30 km/hr	No	Yes – one side	Both sides	No	No	No
Light industry road	Local	19m	2	30 km/h	No	Yes – one side	Both sides	No	No	No
Other local roads	Local	16m	2	30 km/hr	No	No	Both sides	No	No	No

- ¹ Typical minimum width which may need to be varied in specific locations where required to accommodate batters, structures, stormwater treatment, intersection design, significant constraints or other localised design requirements.
- ² Cycle provision generally not required on local roads where design speeds are 30 km/h or less and traffic volumes are fewer than 2000 vehicles per day.
- ³ Carriageway lanes and geometry of intersections capable of accommodating buses.
- ⁴ The change in design speed matches the increase in speed limit approximately 150m southeast of Carter Road.

- (c) In the event subdivision/development of sub-precinct E is staged:
- (i) Whether the establishment of roading, footpaths, cycleways and landscaping in each stage is consistent with Patumahoe: Precinct Plan 3, Auckland Council Codes of Practice and the Auckland Design Manual.
 - (ii) Whether subdivision staging is aligned with the delivery of public water supply and wastewater network capacity required to adequately service lots and/or development in each stage;
 - (iii) Whether each stage of development can drain to the main Stormwater Treatment/Detention pond within the sub-precinct.
 - (iv) Whether the staging of development is aligned with the delivery of transport infrastructure needed to service the development
 - (v) Whether the establishment of any transport infrastructure in each stage is consistent with Patumahoe: Precinct plan 3 and whether any transport infrastructure is existing roads or to be vested in Auckland Council is consistent with the Auckland Transport's design standards.
- (d) Landscaping
- (i) The extent to which landscaping consists of ecologically sourced native plants (i.e. those that naturally occur in the Manukau Ecological District) which are appropriate to the site. (Examples of such species are set out in the typical plant palettes in Tables 1– 8 below).
 - (ii) The extent to which subdivision landscaping gives effect to the Landscape Concept Plan for sub-precinct E [Figure 6].
 - (iii) The extent to which a high proportion of large scale street trees (such as Puriri – *Vitex Lucens*) are provided within and around sub precinct E.
 - (iv) Whether plantings and other landscape features will result in a maintenance free mature landscape, insomuch as is practical.

Figure 6: Landscape concept plan and typical plant palettes sub-precinct E



- (e) The extent to which subdivision in sub-precinct E makes provision for public open space, including whether provision of a recreation reserve is required by Auckland Council.
- (f) For specified activities under Standard I430.6.17 the Assessment criteria under rule H17.8.2(1).
- (g) The extent to which Te Aranga design principles have been included in subdivision and land development design, including:
- Design of stormwater treatment systems;
 - Incorporation of groundwater recharge measures;
 - The design of open space/reserve areas;
 - The use of predominantly eco-sourced native plant species;
 - Recognition of sites, places, areas, wāhi tapu and other taonga of special significance and value to Mana Whenua in the naming of streets and open space/reserve areas.
 - The application of sustainable design measures.
- (h) whether any other mitigation is necessary to effectively manage reverse sensitivity effects from lawfully established activities at 75 Patumahoe Road.

Table 1 Native Restoration Planting Schedule (all species to be eco-sourced)

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING
Native Restoration: Nurse Species			
<i>Carex</i> sp	Native grasses	PB2	500mm
<i>Coprosma repens</i>	Taupata	PB2	1.0m
<i>Coprosma robusta</i>	Karamu	PB2	1.0m
<i>Cordyline australis</i>	Cabbage tree	PB2	1.0m
<i>Geniostoma rupestre</i>	Hangehange	PB2	1.0m
<i>Hebe stricta</i>	Koromiko	PB2	1.0m
<i>Kunzea ericoides</i>	Kanuka	PB2	1.0m
<i>Leptospermum scoparium</i>	Manuka	PB2	1.0m
<i>Libertia</i> sp	NZ Iris	PB2	0.5m
<i>Melicytus ramiflorus</i>	Mahoe	PB2	1.0m
<i>Myrsine australis</i>	Mapou	PB2	1.0m
<i>Phormium</i> sp (dwarf)	Dwarf flax	PB2	0.5m
<i>Phormium tenax</i>	Flax	PB2	1.5m
Native Restoration Enrichment Species			
<i>Cordyline australis</i>	Cabbage tree	PB5	2.0m
<i>Cyathea medullaris</i>	Tree fern	PB5	4.0m
<i>Knightia excelsa</i>	Rewarewa	PB5	4.0m
<i>Meryta sinclairii</i>	Puka	PB5	4.0m
<i>Podocarpus totara</i>	Totara	PB5	5.0m
<i>Vitex lucens</i>	Puriri	PB5	5.0m

Table 2: Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING [approximate]
Large Scale Street Trees			
<i>Vitex lucens</i>	Puriri	P8150	20.0m
Residential Scale Street Trees			
<i>Alectryon excelsa</i>	Titoki	P8150	10.0m

Table 3: Native Garden Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Native Garden Specimen Trees			
<i>Alectryon excelsa</i>	Titoki	PB95	4.0m
<i>Cordyline australis</i>	Cabbage tree	PB95	2.0m
<i>Hoheria populnea</i>	Lacebark	PB95	3.0m
<i>Meryta sinclairii</i>	Puke	PB95	3.0m
<i>Plagianthus regius</i>	Ribbonwood	PB95	3.0m
<i>Sophora microphylla</i>	Kowhai	PB95	4.0m
<i>Vitex lucens</i>	Puriri	PB95	5.0m

Table 4: Garden Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Garden Specimen Trees			
<i>Alectryon excelsa</i>	Titoki	PB95	4.0m
<i>Cordyline australis</i>	Cabbage tree	PB95	2.0m
<i>Fraxinus sp</i>	Asc	PB95	4.0m
<i>Ginkgo sp</i>	Maidenhair	PB95	5.0m
<i>Liquidambar styracifluo</i>	America sweet gum	PB95	5.0m
<i>Liriodendron tulipifera</i>	Tulip tree	PB95	5.0m
<i>Magnolia sp</i>	Magnolia	PB95	6.0m
<i>Meryta sinclairii</i>	Puke	PB95	3.0m
<i>Quercus palustris</i>	Pin Oak	PB95	5.0m
<i>Vitex lucens</i>	Puriri	PB95	5.0m

Table 5 Gateway Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Gateway Specimen Trees			
<i>Cordyline australis</i>	Cabbage tree	PB150	2.0m
<i>Meryta sinclairii</i>	Puke	PB150	3.0m
<i>Vitex lucens</i>	Puriri	PB150	5.0m

Table 6: Evergreen Hedging Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
<i>Camellia sp</i>	Camellia	PB8	1.0m
<i>Griselinia sp</i>		PB8	1.0m
<i>Pittosporum sp</i>		PB8	1.0m

Table 7: Retaining Wall Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Shrubs and Hedging species			
<i>Camellia sp</i>	Camellia	PB5	1.0m
<i>Griselinia sp</i>		PB5	1.0m
<i>Phormium sp (dwarf)</i>	Dwarf flax	PB5	0.5m
<i>Pittosporum sp</i>		PBS	1.0m
Groundcovers			
<i>Dietes grandiflora</i>		PBS	0.5m
<i>Lomandra sp</i>		PB5	0.5m
Climbers			
<i>Ficus pumila</i>	Creeping fig	PB5	0.5m

Table 8 Exotic Shelterbelt Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
<i>Alnus jorullensis</i>	Mexican alder	PB8	2.0m

I430.9. Special information requirements

- (1) Sub-precincts A, B, C and D

There are no special information requirements for sub-precincts A, B, C and D.

- (2) Sub-precinct E

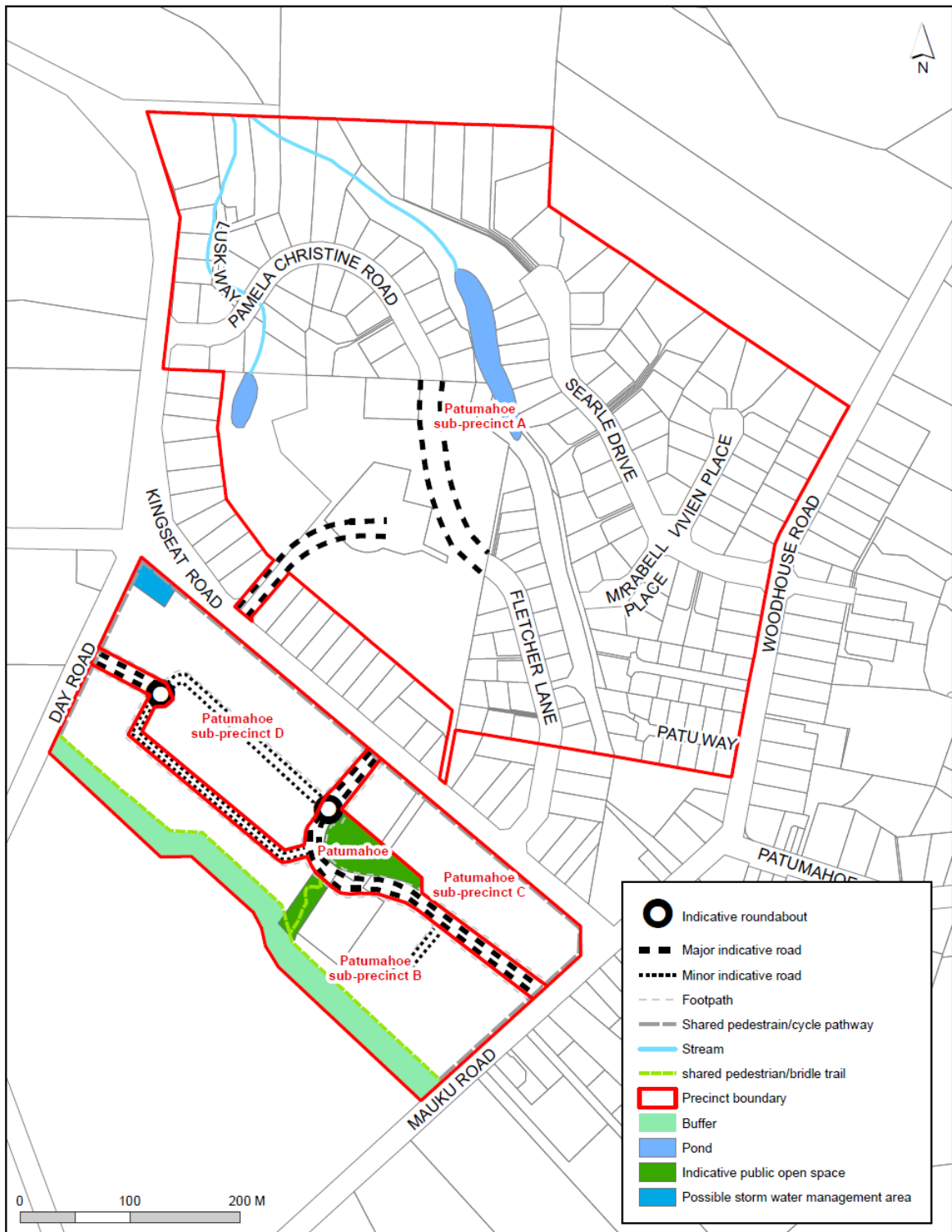
An application for subdivision in sub-precinct E must be accompanied by a transport assessment that includes an assessment of the effects of subdivision and associated development of the Patumahoe Road / Carter Road / Clive Howe Road intersection and identifies any upgrades required to that intersection to

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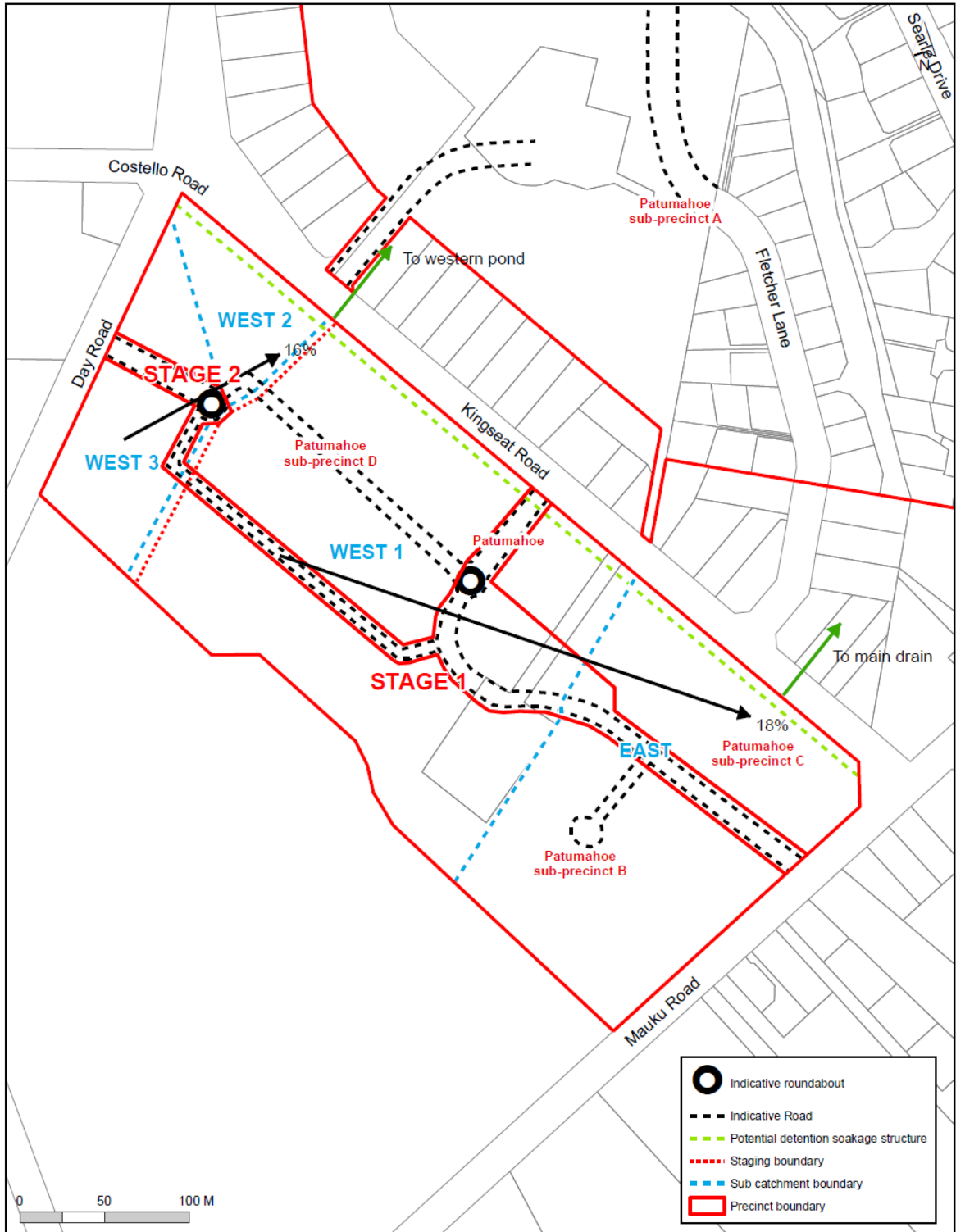
provide safe and efficient movement, and must consider and address the safe function and operation of the Patumahoe School drop-off zone.

I430.10. Precinct plans

I430.10.1 Patumahoe: Precinct plan 1



I430.10.2 Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan



I430.10.3 Patumahoe: Precinct plan 3 – Sub-precinct E

