

I459. Pukekohe East-Central 2 Precinct

I459.1. Precinct Description

The Pukekohe East-Central 2 Precinct covers approximately 27 hectares of land and is located to the east of Pukekohe Town Centre.

The purpose of the Precinct is to provide for comprehensively planned residential development in a way that supports a quality compact urban form. The Precinct also incorporates the Medium Density Residential Standards (MDRS) contained in Schedule 3A of the Resource Management Act 1991 (RMA). The MDRS provide for the use or construction of up to 3 dwellings as a permitted activity, complying with identified Standards.

Land use, development and subdivision is to be undertaken in a manner that allows the stream and road network to be integrated with residential and open space development within the precinct, to provide for stormwater management needs, while recognising the relationship of Mana Whenua with their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga in accordance with Sections 6 (e) and (f), 7 (a), and 8 of the RMA or subsequent similar clauses upon repeal and replacement of the RMA.

There are known water supply and wastewater constraints in the bulk infrastructure network serving the Precinct. There are planned upgrades to the bulk network to address these constraints. At the time a land use or subdivision consent application is made, an applicant must demonstrate that there is sufficient capacity in the bulk network to cater for the development.

The transport network in the wider area will be progressively upgraded over time to support planned urban growth in this part of Pukekohe. The Precinct includes provisions to ensure that subdivision and development of land for housing and related activities is coordinated with the construction of transport infrastructure upgrades necessary to mitigate adverse effects on the local and wider transport network.

Open space is to be provided in the form of an appropriately sized and located neighbourhood reserve. Land use around open spaces must integrate with the open spaces to provide good urban design outcomes. An interconnected public walking and cycling network will need to be provided within and between areas of open space, including within indicative drainage reserves as shown on the Precinct Plan.

The underlying zone is Residential – Mixed Housing Urban Zone. The outcomes anticipated in the Precinct correspond to the Residential – Mixed Housing Urban Zone with MDRS incorporated, and the Precinct's provisions apply except to the extent the MDRS are incorporated.

I459.2. Objectives

- (1) The Precinct is subdivided and developed in a comprehensive and integrated way that achieves a high-quality environment and enables safe and functional residential development, road network and open space areas.
- (2) Provide for the health and well-being of streams and wetlands within the Precinct.
- (3) Stormwater management and design considers and incorporates Mana Whenua values, mauri, matauranga and tikanga associated with freshwater values in accordance with Regional Policy B6.3.2 Policy 2. **[rp]**
- (4) The network of key watercourses is protected and enhanced where practical in a manner which assists to manage the risk of flooding and provide open space areas for recreation as well as walking and cycling connections.
- (5) A safe, efficient and integrated transport network that provides legible connections through the Precinct, encourages walking and cycling and the use of public transport, encourages the effective management of stormwater within the drainage reserve as shown on the Precinct Plan, provides necessary upgrades to the road network adjoining the Precinct and recognises the needs that will arise from development within the Precinct for minimum upgrades necessary to the wider road network.
- (6) Subdivision and development respects tikanga, as specified by Mana Whenua through Regional Policy B6.3.2 Policies 2 and 3 **[rp]**.
- (7) Stormwater management is designed to achieve hydrological mitigation and quality treatment to avoid adverse effects of stormwater on the sensitive receiving environment. **[rp]**
- (8) Subdivision and development is coordinated with the provision of bulk and local water supply, wastewater and stormwater infrastructure with capacity to service the Precinct.
- (9) Indoor activities sensitive to noise are protected from adverse health and amenity effects arising from road traffic noise associated with the operation of Pukekohe East Road and Golding Road (future arterial road in the Pukekohe-Paerata Structure Plan).
- (10) A well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.
- (11) A high quality neighbourhood reserve is provided which integrates with surrounding land use to provide a safe and well connected recreational area.
- (12) A relevant residential zone provides for a variety of housing types and sizes that respond to –
 - (a) housing needs and demand; and

- (b) the neighbourhood's planned urban built character, including three-storey buildings.

In addition to the objectives specified above, all relevant overlay, Auckland-wide and zone objectives apply in this Precinct with the exception of the following:

- Objective H5.2(2)

I459.3. Policies

- (1) Require that the design of any subdivision and development within the Precinct is undertaken in general accordance with the Precinct Plan.
- (2) Encourage development that provides accessible green spaces along stream corridors as shown on the Precinct Plan, where practical.
- (3) Require that new buildings and development do not compromise the purpose of the drainage reserve as shown on the Precinct Plan.
- (4) Require residential development and open spaces be well-integrated by providing a positive interface between residential development and open space areas.
- (5) Ensure that a transport network is provided within and adjoining the Precinct that:
 - (a) integrates with, and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area by:
 - (i) providing a collector road and key intersections generally in the locations shown in the Precinct Plan;
 - (ii) providing an interconnected urban local road network that achieves a highly connected street layout and integrates with the collector road network;
 - (iii) identifying walking and cycling routes on the Precinct Plan and providing a well-connected movement network that facilitates safe walking and cycling, including to key community and educational facilities;
 - (iv) requiring a safe pedestrian network that enhances connectivity between public open spaces, including within the drainage reserve as indicatively shown on the Precinct Plan that may be of an appropriate boardwalk design or similar with a practicably achievable height, width and gradient recognising that the connection from the roading network to the stream crossing will require a level change;
 - (v) providing a safe separated lane(s) for cyclists on collector and arterial roads where practical;
 - (vi) providing for safe local road intersections onto collector and arterial roads;

- (vii) including upgrades to existing road frontages adjoining the Precinct and connections to existing and future networks outside the Precinct when adjacent residential development occurs;
 - (viii) requiring upgrades or other measures where necessary to address cumulative effects at the Golding Road / Pukekohe East Road intersection, the Anselmi Ridge Road / Pukekohe East Road intersection, and Golding Road where it adjoins the Precinct; and
 - (ix) discouraging the use of the Collector Road for through traffic, heavy vehicles, and freight through intersection design.
- (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles (as far as practicable given the local area's constraints and characteristics); and
- (c) is designed and constructed in a manner that is appropriate having regard to the requirements of Auckland Transport's relevant code of practice or engineering standards.
- (6) Require vacant lot subdivision and larger development to:
- (a) Incorporate Te Auranga Māori Design Principles;
 - (b) Include landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists; and
 - (c) Provide for Mana Whenua to run a cultural induction course for contractors, and perform a karakia, prior to works starting on site (including breaking ground) for development.
- (7) Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of stormwater runoff on freshwater in accordance with an approved stormwater management plan.
- (8) Require planting of riparian margins of streams and buffers of wetlands.
- (9) Ensure a safe and integrated network of high-quality landscaped public open spaces and green corridors, predominately edged by roads where practicable and as part of an efficient overall street and block structure.
- (10) Provide for the establishment of a neighbourhood reserve within walking distance for all residents.
- (11) Ensure that development within the Precinct is appropriately staged and timed to align with the establishment of required local water, wastewater and stormwater infrastructure.

- (12) Avoid subdivision and development that does not align with the timing of the provision of bulk water supply and wastewater infrastructure with sufficient capacity to service the proposed development.
- (13) Ensure that activities sensitive to noise adjacent to future arterial roads are designed with acoustic attenuation measures to protect people's health and residential amenity while they are indoors.
- (14) Recognise that the Precinct is part of a newly developing residential area and that there is a potential need for educational facilities to establish within the Precinct.
- (15) Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.
- (16) Apply the MDRS across all relevant residential zones in the precinct except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga).
- (17) Encourage development to achieve attractive and safe streets and public open spaces, including by providing passive surveillance.
- (18) Enable housing to be designed to meet the day-to-day needs of residents.
- (19) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

In addition to the policies specified above, all relevant overlay, Auckland-wide and zone policies apply in this precinct with the exception of the following:

- Policies H5.3(1) – (5)

I459.4. Activity table

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

Table I459.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Pukekohe East-Central 2 Precinct pursuant to sections 9(2), 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.

Note: All applications for subdivision consent are subject to section 106 of the RMA.

Table I459.4.1 Activity table

Activity		Activity status
Use		
(A1)	Up to three dwellings per site each of which complies with Standards I459.6.1.2 to I459.6.1.10 inclusive	P
(A2)	Four or more dwellings per site	
(A3)	The conversion of a principal dwelling into a maximum of three dwellings each of which complies with Standards I459.6.1.2 to I459.6.1.10 inclusive	P
(A4)	Show home which complies with Standards I459.6.1.2 to I459.6.1.10 inclusive	P
Development		
(A5)	Activities listed as permitted, restricted discretionary, discretionary or non-complying activities in Table H5.4.1 in the Residential – Mixed Housing Urban Zone	
(A6)	Any activity not complying with the standards under I459.6.3, I459.6.4 (excluding I459.6.4.4), I459.6.5, I459.6.7.3, or I459.6.8	RD
(A7)	Any activity not in accordance with the Precinct Plan or not complying with the standards under I459.6.6, I459.6.7 (excluding I459.6.7.3)	D
(A8)	Any activity not complying with standard I459.6.4.4 (Water and wastewater)	NC
(A9)	Accessory buildings associated with a development of dwellings each of which complies with Standards I459.6.1.2 to I459.6.1.10 inclusive	P
(A10)	Internal and external alterations to buildings for a development of dwellings all of which complies with Standards I459.6.1.2 to I459.6.1.10 inclusive	P
(A11)	Additions to an existing dwelling which complies with Standards I459.6.1.2 to I459.6.1.10 inclusive	P
Infrastructure		
(A12)	Construction of communal stormwater devices or structures	RD
Subdivision		
(A13)	Subdivision listed in Chapter E38 Subdivision - Urban	
(A14)	Subdivision listed in Chapter E38 Subdivision – Urban Subdivision not complying with the standards under I459.6.3, I459.6.4 (excluding I459.6.4.4), I459.6.5, I459.6.7.3, or I459.6.8	RD
(A15)	Subdivision not in accordance with the Precinct Plan or not complying with the standards under I459.6.6, I459.6.7 (excluding I459.6.7.3)	D

(A16)	Subdivision not complying with standard I459.6.4.4 (Water and wastewater)	NC
Subdivision for the Purpose of Construction or Use of Dwellings		
(A17)	Subdivision in accordance with an approved land use consent for the purpose of the construction, or use of dwellings as permitted or restricted discretionary activities in the precinct, and meeting I459.6.2 Standards for controlled subdivision activities	C
(A18)	Subdivision for up to three sites accompanied by: <ul style="list-style-type: none"> (a) A land use consent application for up to three dwellings one or more of which does not comply with any of Standards I459.6.1.3 to I459.6.1.10 inclusive but does comply with all applicable zone, Auckland-wide and overlay standards and Standard I459.6.2.3; or (b) A certificate of compliance for up to three dwellings each of which complies with Standards I459.6.1.3 to I459.6.1.10 inclusive and applicable zone, Auckland-wide and overlay standards and Standard I459.6.2.3. 	C
(A19)	Any subdivision in (A17) or (A18) above not meeting I459.6.2 Standards for controlled subdivision activities	
(A20)	Any subdivision in (A17) or (A18) above not meeting General Standards E38.6.2 to E38.6.6 inclusive	D
(A21)	Any subdivision listed above not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2	D

I459.5. Notification

- (1) Except as specified below any application for resource consent for an activity listed in Table I459.4.1 Activity Table 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).
- (3) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of one, two or three dwellings that do not comply with Standards I459.6.1.3 to I459.6.1.10.
- (4) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an

application for a controlled subdivision resource consent is precluded if the subdivision is associated with an application for the construction and use of:

- (a) one, two or three dwellings that do not comply with one or more of the standards listed in Standards I459.6.1.3 to I459.6.1.10; or
 - (b) four or more dwellings that comply with all the standards listed in Table H5.4.1(A4).
- (5) Any application for a resource consent which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.

I459.6. Standards

- (1) All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I459.4.1 except that the following standards do not apply to activities (A1), (A3), (A4), (A9) to (A11):
- (a) H5.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings;
 - (b) H5.6.4 Building height;
 - (c) H5.6.5 Height in relation to boundary;
 - (d) H5.6.6 Alternative height in relation to boundary;
 - (e) H5.6.7 Height in relation to boundary adjoining lower intensity zones;
 - (f) H5.6.8 Yards (except standards in H5.8 6. for riparian yards apply in the I459 Pukekohe East-Central 2 Precinct);
 - (g) H5.6.10 Building coverage;
 - (h) H5.6.11 Landscaped area;
 - (i) H5.6.12 Outlook space; and
 - (j) H5.6.14 Outdoor living space;
- (2) All activities listed in Table I459.4.1 Activity table must comply with the following standards.

I459.6.1. Residential Density Standards

I459.6.1.1. General Standards

- (1) The activities listed as a permitted activity in Activity Table I459.4.1 must comply with standards I459.6.1.2 to I459.6.1.10.

- (2) The activities listed as a controlled activity in Activity Table I459.4.1 must comply with I459.6.2 Standards for controlled subdivision activities and the E38 subdivision standards listed in Activity Table I459.4.1.

I459.6.1.2. Number of dwellings per site

- (1) There must be no more than three dwellings per site.

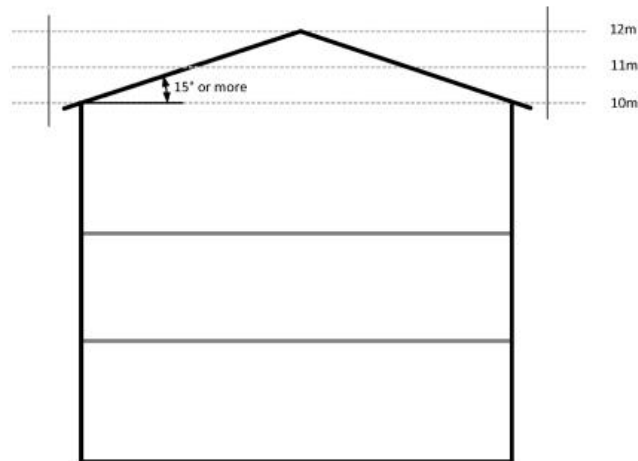
I459.6.1.3. Building height

Purpose: To manage the height of buildings to:

- achieve the planned urban built character of predominantly three storeys;
- minimise visual dominance effects;
- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.

- (1) Buildings must not exceed 11m in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown in Figure I459.6.1.3.1 below.

Figure I459.6.1.3.1 Building height



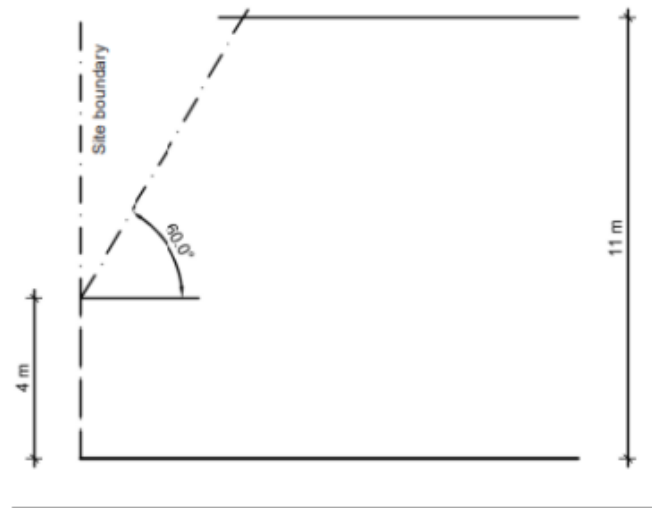
I459.6.1.4. Height in relation to boundary

Purpose: To manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access, privacy and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 60-degree recession plane measured from a point 4m vertically above ground level along side and rear boundaries as shown in Figure I459.6.1.4.1 Height in relation to boundary below.

- (2) Standard I459.6.1.4(1) above does not apply to a boundary, or part of a boundary, adjoining any Business Zone.
- (3) Standard I459.6.1.4(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard I459.6.1.4(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

Figure I459.6.1.4.1 Height in relation to boundary



I459.6.1.5. Yards

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites;
- to ensure buildings are adequately set back from streams to maintain water quality and provide protection from natural hazards; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed below:

(a) Front yard: 1.5m.

(b) Side yard: 1m

(c) Rear yard: 1m

(2) A building or parts of a building must be set back from the relevant edge or boundary by the minimum depth listed in Table I459.6.1.5.1 Yards below.

Table I459.6.1.5.1 Yards

Yard	Minimum depth
Riparian Yard*	10m from the edge of all permanent and intermittent streams

* Qualifying Matter under Section 77I(a) of the RMA

(3) This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

I459.6.1.6. Building coverage

Purpose: To manage the extent of buildings on a site to achieve the planned character of buildings surrounded by open space.

(1) The maximum building coverage must not exceed 50 per cent of the net site area.

I459.6.1.7. Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by vegetation; and
- to create a vegetated urban streetscape character.

(1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

(2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.

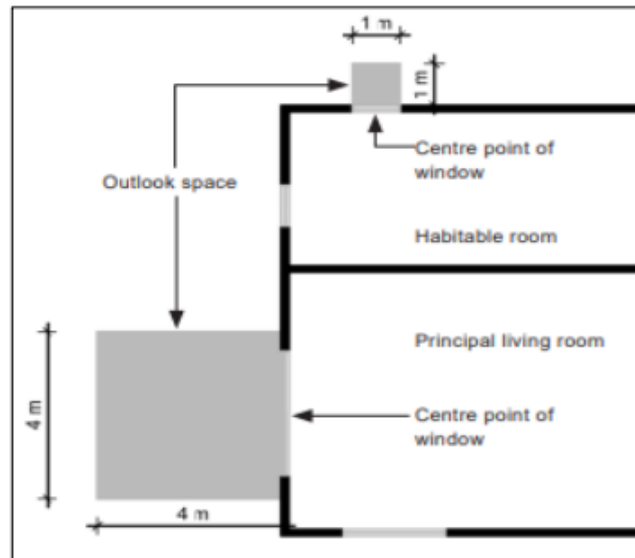
I459.6.1.8. Outlook space

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- in combination with H5.6.13 Daylight Standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

- (1) An outlook space must be provided for each development containing up to three dwellings as specified in this standard.
- (2) An outlook space must be provided from habitable room windows as shown in Figure I459.6.1.8.1 Outlook space requirements for development containing up to three dwellings below.
- (3) The minimum dimensions for a required outlook space are as follows and as shown in Figure I459.6.1.8.1 Outlook space requirements for development containing up to three dwellings below:
 - (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (5) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (7) Outlook spaces may be under or over a balcony.
- (8) Outlook spaces required from different rooms within the same building may overlap.
- (9) Outlook spaces must—
 - (a) be clear and unobstructed by buildings; and
 - (b) not extend over an outlook space or outdoor living space required by another dwelling.

Figure I459.6.1.8.1 Outlook space requirements for development containing up to three dwellings



I459.6.1.9. Outdoor living space

Purpose: To provide dwellings with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and ensure:

- private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;
- communal outdoor living spaces are conveniently accessible for all occupants.

(1) A dwelling at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that, —

(a) where located at ground level, has no dimension less than 3 metres; and

(b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8 metres; and

(c) is accessible from the dwelling; and

(d) may be—

(i) grouped cumulatively by area in one communally accessible location; or

(ii) located directly adjacent to the dwelling; and

- (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.
- (2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
 - (a) is at least 8m² and has a minimum dimension of 1.8 metres; and
 - (b) is accessible from the dwelling; and
 - (c) may be—
 - (i) grouped cumulatively by area in one communally accessible location, in which case it may be located at ground level; or
 - (ii) located directly adjacent to the dwelling.

I459.6.1.10. Windows facing the street

Purpose: To provide for passive surveillance while maintaining privacy for residents and users.

- (1) Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.

I459.6.2. Standards for controlled subdivision activities

Purpose: To provide for subdivision of land for the purpose of construction and use of dwellings in accordance with MDRS permitted and restricted discretionary land use activities

I459.6.2.1. Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct

- (1) Any subdivision relating to an approved land use consent must comply with that land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards I459.6.1.2 to I459.6.1.10 except that Standard I459.6.1.4(1) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

I459.6.2.2. Subdivision around existing buildings and development

- (1) Prior to subdivision occurring, all development must meet the following:
 - (a) Comply with the relevant overlay, Auckland-wide, zone and precinct rules; or
 - (b) Be in accordance with an approved land use consent.

(2) Subdivision does not increase the degree of any non-compliance with standards I459.6.1.2 to I459.6.1.10 except that Standard I459.6.1.4(1) does not apply along the length of any proposed boundary where dwellings share a common wall.

(3) No vacant sites are created.

I459.6.2.3. Subdivision for up to three sites accompanied by a land use consent application or certificate of compliance for up to three dwellings

(1) The subdivision application and land use consent application or certificate of compliance relate to a site on which there are no dwellings;

(2) The subdivision application and land use consent application or certificate of compliance must be determined concurrently;

(3) Each dwelling, relative to its proposed boundaries, complies with Standards I459.6.1.3 to I459.6.1.10;

(4) A maximum of three sites and three dwellings are created; and

(5) No vacant sites are created.

I459.6.3. Public Open Space

Purpose: to enable fences and walls to be constructed to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of an adjoining open space
- minimise visual dominance effects to an adjoining open space

(1) Any fences, walls or a combination of these structures (where separate or joined together) along a boundary of the drainage reserve area (as shown on the Precinct Plan) must not exceed the height specified below, measured from the ground level at the boundary:

(a) 1.4m in height, or

(b) 1.8m in height for no more than 50 per cent of the length of the fence along the boundary and 1.4m for the remainder, or

(c) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the boundary.

I459.6.4. Infrastructure and Servicing

I459.6.4.1. Hydrological Mitigation

Purpose: To provide erosion protection for frequent small storm events and water quality treatment from roofs.

(1) Design development to achieve the requirements of an approved Stormwater Management Plan in relation to hydrological mitigation.

I459.6.4.2. Water Quality

Purpose: To protect water quality in streams, and the Whangapouri Stream catchment, by limiting the release of contaminants from impervious surfaces as far as practicable.

- (1) Design development to achieve the requirements of an approved Stormwater Management Plan in relation to water quality.
- (2) New buildings and additions to buildings must be constructed using Council approved inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e., zinc, copper and lead).
- (3) Roof runoff is to be discharged into an approved stormwater device sized for the minimum of 5mm retention volume for non-potable reuse within the private property.

I459.6.4.3. Flood Management

Purpose: To manage the amount of stormwater runoff generated by a development, to reduce peak flow rate and potential flood risks and to ensure that sufficient stormwater attenuation is provided within the Precinct area so that downstream flooding risks are not increased.

- (1) Subdivision and development must be designed so that stormwater is directed to communal stormwater device(s) that must be located within the drainage reserve area and must be appropriately sized following detailed soil testing results in each sub catchment to confirm soil type and condition.

I459.6.4.4. Water and Wastewater

Purpose: To ensure bulk water supply and wastewater infrastructure with sufficient capacity is available to support subdivision and development within the Precinct.

- (1) Subdivision or development must:
 - (a) Be able to be connected to publicly available bulk water and wastewater infrastructure that is completed and commissioned with sufficient capacity to service the subdivision or development; or
 - (b) Be supported by written confirmation from the infrastructure services provider for the area that planned capital works required to provide bulk water and wastewater infrastructure that would provide connections for water and wastewater are suitably advanced and will have sufficient capacity to service the proposed subdivision or development.
- (2) A resource consent application for development must be accompanied by a proposed condition of consent which requires:

- (a) In the case of a subdivision consent application, bulk water and wastewater infrastructure that is completed and commissioned before a certificate pursuant to section 224(c) of the RMA is issued.
- (b) In the case of a land use consent application:
 - (i) construction of dwellings may not commence unless the bulk water and wastewater infrastructure required to service the development will be completed and commissioned by the time construction is completed; and
 - (ii) prior to construction commencing, a covenant must be registered on each title recording that, before any dwelling is occupied, the bulk water and wastewater infrastructure required to service the development must be completed.

I459.6.5. Riparian and Buffer Planting

- (1) The riparian margins of any permanent or intermittent stream must be planted at the time of subdivision or land development to a minimum width of 10m measured from the top of the stream bank. This standard does not apply to that part of a riparian margin where a road, public walkway, or cycleway crosses over the stream. This standard also does not apply where no earthworks are proposed within 50m of any stream.
- (2) The buffer of any natural wetland must be planted at the time of subdivision or land development to a minimum width of 10m measured from the wetland's fullest extent. This standard does not apply to that part of a wetland buffer where a road or public walkway crosses over the buffer or where no earthworks are proposed within 50m any wetland.
- (3) The planting required by clauses (1) - (2) above must:
 - (a) use eco-sourced native vegetation;
 - (b) be consistent with local biodiversity;
 - (c) be planted at a density of 10,000 plants per hectare;
 - (d) be undertaken in accordance with the Special Information Requirements in I459.9.1; and
 - (e) be legally protected and maintained to establishment for a period of five years.

I459.6.6. Site Development and Landscaping

- (1) Developments in excess of ten dwellings or commercial units must:
 - (a) Incorporate Te Auranga Māori Design Principles; and

- (b) Include landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists.
- (c) provide opportunity for provision of an addendum CVA/CIA if considered necessary by Mana Whenua to further inform the development.
- (d) Prior to breaking ground for any development in excess of ten dwellings or commercial units, the developer must provide for Mana Whenua to:
 - (i) Run a cultural induction course for contractors; and
 - (ii) Perform a karakia.

I459.6.7. Precinct Plan and Infrastructure requirements

I459.6.7.1. Precinct Plan Requirements

- (1) Access to all sites, and all building platforms, must be located wholly outside the drainage reserve areas shown on the Precinct Plan.
- (2) Upon subdivision of sites containing land within the drainage reserve area, such areas are to be vested in the Council for drainage purposes following the provision of detailed flood modelling information under Special Information Requirement I459.9.6 and delineation of the drainage reserve, or otherwise protected by another suitable legal mechanism acceptable to the Council.
- (3) All roads, lanes and pedestrian connections must be provided in general accordance with the indicative alignments in the Precinct Plan such as to achieve the same level of connectivity to adjacent sites and roads as shown on the Precinct Plan.

I459.6.7.2. Transport

Purpose:

- Mitigate the adverse effects of traffic generation on the surrounding local and wider road network.
- Achieve the integration of land use and transport.

- (1) Subdivision and development (including construction of any new road) must comply with the standards in Table I459.6.7.2.1 below.

Table I459.6.7.2.1 Transport Infrastructure Requirements

Transport Infrastructure Upgrade		Trigger
(T1)	Upgrade of Golding Road to Collector Road standard (east side)	Any subdivision or development with frontage to Golding Road
(T2)	Upgrade of south side of Pukekohe East Road to Collector Road standard (future proof for upgrade for Arterial Road)	Any subdivision or development with frontage to Pukekohe East Road.

(T3)	New Collector Road between Golding Road and Pukekohe East Road including cycle facilities. Note: The Collector Road is to connect opposite Anselmi Ridge Road at Pukekohe East Road and opposite the new east-west Collector Road in the I453 Pukekohe East-Central Precinct at Golding Road.	Any subdivision or development resulting in a cumulative total of 100 dwellings within the Precinct.
(T4)	New Intersection Collector / I453 Pukekohe East-Central Precinct Collector / Golding Road Intersection	Any subdivision or development resulting in a cumulative total of 100 dwellings within the Precinct

- (2) The above will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) of the Resource Management Act 1991 for any subdivision OR prior to occupation of any new building(s) for a land use only.

Note 1: Development relevant to any of the Standards T1 to T2 only apply to the section of the road adjacent to the development or subdivision area. The effects of any gaps in frontage upgrades on active mode connectivity or safety will be considered under matter of discretion I459.8.1(5) and the assessment criteria in I459.8.2(4)(g).

I459.6.7.3. Road Design and Upgrade of Existing Roads

Purpose: To ensure that any activity, development and/or subdivision complies with I459.11.1. Appendix 1 Minimum Road Width, Function and Required Design Elements, and that existing rural roads are progressively upgraded to an urban standard.

- (1) Any development and/or subdivision must comply with I459.11.1. Appendix 1 Minimum Road Width, Function and Required Design Elements as applicable.

I459.6.7.4. Site Access

Purpose: Maintain a safe road frontage and shared space footpath uninterrupted by vehicle crossings and to provide for the safe and efficient operation of the future arterial network.

- (1) Where subdivision and development adjoins a road with existing or (on the Precinct Plan) planned shared footpath or protected cycle lane on the site's frontage, rear lanes (access lot) or access from side roads must be provided so that no vehicle crossing occurs directly from the site's frontage over any shared footpath, protected cycle lane or the road frontage.
- (2) Except as provided in (3) no new road intersection (excluding active mode only connections), additional vehicle crossing or additional activities using vehicles crossings existing as at the date of these precinct provisions

being made operative shall be permitted along the Golding Road and Pukekohe East Road frontages.

- (3) Any new road connection to Pukekohe East Road is only permissible opposite Anselmi Ridge Road in the location shown on the Precinct Plan unless otherwise approved by Auckland Transport.

I459.6.8. Road Noise Attenuation

Purpose: To protect activities sensitive to noise from indoor adverse health and amenity effects arising from road traffic noise associated with the operation of Pukekohe East Road and Golding Road (as a future arterial road as illustrated in the Pukekohe-Paerata Structure Plan).

- (1) Any noise sensitive space (including any indoor spaces in Table I459.6.8.1) in a new building or alteration to an existing building that contains an activity sensitive to noise located within 75m to the boundary of Pukekohe East Road or Golding Road (future arterial road in the Pukekohe-Paerata Structure Plan) shall be designed, constructed and maintained to achieve indoor design noise levels not exceeding the maximum values set out in Table I459.6.8.1 below.

Table I459.6.8.1: Indoor Noise Levels

Indoor Space	Indoor noise level LAeq(24h)
Residential (excluding home occupation and camping grounds)	40 dB
<i>Building type: Educational Facilities or Tertiary Educational Facilities</i>	
Lecture rooms/theatres, music studios, assembly halls	35 dB
Teaching areas, conference rooms, drama studios	40 dB
Libraries	45 dB
<i>Building type: Health</i>	
Overnight medical care, wards, sleeping areas	40 dB
Clinics, consulting rooms, theatres, nurses' stations	45 dB
<i>Building type: Community Facilities</i>	
Marae (excluding any area that is not a noise sensitive space)	35 dB
Places of Worship	35 dB
<i>All other Activities Sensitive to Noise</i>	
All other noise sensitive spaces	40 dB

(2) If windows must be closed to achieve the design noise levels in Rule I459.6.8(1) the building must be designed, constructed and maintained with a mechanical ventilation system that:

(a) For habitable rooms for a residential activity, must achieve the following requirements:

- (i) Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and
- (ii) Is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and
- (iii) Provides relief for equivalent volumes of spill air; and
- (iv) Provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and
- (v) Does not generate more than 35 dB LAeq(30s) when measured 1 metre away from any grille or diffuser.

(b) For other spaces, is as determined by a suitably qualified and experienced person.

(3) A design report must be submitted by a suitably qualified and experienced person to the Council demonstrating compliance with Standard I459.6.8(1) and (2) prior to the construction or alteration of any building containing an activity sensitive to noise that is within 75m of Pukekohe East Road or Golding Road. In the design, road noise is based on predicted noise levels plus 3 dB, or future predicted noise levels.

(4) Should noise modelling undertaken on behalf of or by the applicant be used for the purposes of future predicted noise levels under this standard, modelling shall be based on the following inputs:

(a) An asphaltic concrete surfacing (or equivalent low noise road surface);

(b) 50km/hr speed environment;

(c) The following Arterial Annual Average Daily Traffic (AADT) flow predictions for 2048 and heavy vehicles (HV) % for 2048:

Section of Road	2048	
	AADT	HV%
Pukekohe East Road	27,000	12%
Golding Road (future arterial)	12,000	10%

(d) Screening from any buildings that exist or buildings for which building consent has been granted and issued, or which form part of the resource

consent application being assessed and the application is expressly made on the basis that the buildings will be constructed prior to occupation of any noise sensitive space benefiting from the screening.

I459.7. Assessment – Controlled Activities

I459.7.1. Matters of control

The Council will reserve control over all of the following matters when assessing a controlled activity resource consent application:

- (1) All controlled subdivision activities in Table I459.4.1:
 - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance;
 - (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
 - (c) the effects of infrastructure provision.

I459.7.2. Assessment criteria

- (1) The Council will consider the relevant assessment criteria for controlled subdivision from the list below:
 - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance:
 - (i) refer to Policy E38.3(6);
 - (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
 - (i) refer to Policy E38.3(1) and (6);
 - (c) whether there is appropriate provision made for infrastructure including:
 - (i) whether provision is made for infrastructure including creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and
 - (ii) whether appropriate management of effects of stormwater has been provided;
 - (iii) refer to Policies E38.8(1), (6), (19) to (23).

I459.8. Assessment – restricted discretionary activities

I459.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application for activities listed in

Table I459.4.1 Activity table, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) For new buildings, fences, and additions to buildings that do not comply with the standards:
 - (a) building interface with the drainage reserve as applicable;
- (2) for developments in excess of ten dwellings or commercial units:
 - (a) incorporation of Te Auranga Māori Design Principles;
 - (b) inclusion of landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Mana Whenua designers and artists; and
 - (c) provision for cultural inductions of contractors and karakia, prior to breaking ground.
- (3) Development of new or redevelopment of existing impervious areas that do not comply with the standards:
 - (a) the potential adverse effects, including:
 - (i) cumulative effects of increased stormwater flows on freshwater systems;
 - (ii) effects on stream channels and stream health, natural character, biodiversity, erosion and stability and community; and
 - (iii) effects on Mana Whenua values, mauri, matauranga and tikanga associated with freshwater, as advised by Mana Whenua;
 - (b) the best practicable options for reducing existing adverse effects;
 - (c) the processes proposed for the management of stormwater flow onsite or the availability of an authorised stormwater management device or system in the catchment designed and sized to accommodate the stormwater runoff from the new and redeveloped impervious area and achieve appropriate hydrology mitigation; and
 - (d) the practicality and limitations of applying stormwater flow management to the site, taking into account site and operational constraints.
- (4) Construction of communal stormwater devices or structures
 - (a) the capacity and design of the stormwater device or structure;
 - (b) the location of the stormwater device or structure; and
 - (c) the ongoing quality, viability and maintenance of the device or structure
- (5) Subdivision and Development

- (a) Transport including development of an integrated road network, road(s), connections with neighbouring sites, access, walking and cycling networks and infrastructure, connections to the existing pedestrian and/or cycle connections including those associated with the Pukekohe train station, design and sequencing of upgrades to the existing road network, and traffic generation.
 - (b) The design and efficiency of stormwater infrastructure and devices (including communal devices) including where relevant, integration of devices with the road corridor and surrounding environment.
 - (c) Open Spaces and open space integration including, where practical development of walking and cycling infrastructure to and adjoining green spaces.
 - (d) Cumulative impacts on the following, and need for any upgrade to the following or other measures to mitigate adverse effects:
 - (i) the Golding Road / East Street / Pukekohe East Road intersection;
 - (ii) the Anselmi Ridge Road / Pukekohe East Road intersection;
 - (iii) Golding Road where it adjoins the Precinct; and
 - (e) incorporation of Te Auranga Māori Design Principles for subdivisions creating in excess of 10 sites;
 - (f) for subdivision creating in excess of 10 sites, inclusion of landscaping, design, pou, sculptures and storytelling that is developed in partnership with Mana Whenua, which incorporates indigenous vegetation and works by Iwi designers and artists for vacant lot subdivision; and
 - (g) for subdivision creating in excess of 10 sites, provision for cultural inductions of contractors and karakia, prior to breaking ground for vacant lot subdivision.
- (6) Non-compliance with standard I459.6.7.3 Road Design and Upgrade of Existing Roads:
- (a) Road design and consistency with the transport-related objectives and policies of the Precinct.
- (7) Non-compliance with standard I459.6.8 Road Noise attenuation:
- (a) The effects on people's health and residential amenity;
 - (b) The location of the building;
 - (c) Topographical, building design features or other alternative mitigation that will mitigate potential adverse health and amenity effects relevant to noise; and

- (d) Technical advice from an acoustic expert specialising in operational traffic noise mitigation or the road controlling authority for Pukekohe East Road and Golding Road.
- (8) For buildings that do not comply with one or more Standards I459.6.1.3 to I459.6.1.10:
- (a) any Precinct and zone policies relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the urban built character of the precinct;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;
 - (h) any other matters specifically listed for the standard; and
 - (i) where more than one standard will be infringed, the effects of all infringements considered together.

I459.8.2. Assessment criteria

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

- (1) For new buildings, fences, and additions to buildings that do not comply with the standards:
 - (a) building interface with the public realm:
 - (i) the extent to which there is opportunity provided for buildings to overlook existing or proposed open spaces for passive surveillance, such as through the provision of balconies and main glazing facing these spaces; and
 - (ii) the extent to which the development makes a positive contribution to the character and amenity of adjacent public places.
- (2) Development of new or redevelopment of existing impervious areas that do not comply with the standards:
 - (a) the extent to which Policies E1.3(1), (2), (3), (4), (5), (8) and (9) in Chapter E1 (Water quality and integrated management) are achieved.
- (3) Construction of communal stormwater devices or structures
 - (a) the capacity and design of the stormwater device or structure:

- (i) the extent to which stormwater management calculations confirm that the design and capacity of the stormwater management device/ structure is fit for purpose and satisfies the requirements of an approved Stormwater Management Plan (SMP) for the Precinct.
- (b) the location of the stormwater device or structure:
 - (i) the extent to which the location is able to be well-integrated into the design and enhancement of riparian and open space areas.
- (c) the ongoing quality, viability and maintenance of the device or structure.
 - (i) the extent to which a maintenance plan addresses requirements and responsibilities to ensure the ongoing quality and viability of the stormwater management devices or structures (including communal devices), and in particular their likely efficiency and effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment.
- (4) Subdivision and Development, the extent to which:
 - (a) The collector road and its intersections and other connections depicted within the Precinct Plan are provided generally in the locations on the Precinct Plan to achieve a highly connected street layout that integrates with the surrounding transport network and whether an alternative alignment provides an equal or better degree of connectivity and amenity within and beyond the Precinct may be appropriate, having regard to the following functional matters:
 - (i) Landowner patterns and the presence of natural features, natural hazards, contours or other constraints and how these impact on the placement of roads;
 - (ii) The need to achieve an efficient block structure and layout within the Precinct suitable to the proposed activities; and
 - (iii) The constructability of roads and the ability for them to be connected beyond any property boundary.
 - (b) A high quality and integrated network of local roads is provided within the Precinct that provides a good degree of accessibility, supports a walkable road network and:
 - (i) where practical (and in so far as land is to be vested in the Council) connect to areas of open space or stream margins containing a walking/ cycling network in general accordance with the Precinct Plan; and
 - (ii) where not practical or land is not be vested, other design features are incorporated to provide accessibility and a reasonable standard of amenity and safety.

- (c) Roads are aligned with the drainage network in general accordance with the Precinct Plan and in so far as the drainage network is to be vested in the Council.
- (d) Cycle and pedestrian paths are provided as shown in general accordance with the Precinct Plan and where located within the drainage network in so far as the drainage network is to be vested in the Council, are at a practical grade and alignment, and provide for linkages to paths, on adjacent properties.
- (e) Provision is made for collector roads and local roads to the site boundaries to coordinate with neighbouring sites and support the integrated completion of the network within the Precinct over time.
- (f) The design and layout of the roading network includes urban blocks, connections, and safe walking and cycling networks and infrastructure.
- (g) Improved pedestrian and cycling connections are provided:
 - (i) that responds to the local area's constraints and characteristics; and
 - (ii) to other local area walking and cycling networks existing at the time of development.
- (h) The design and efficiency of stormwater infrastructure and devices (including communal devices) including the likely effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment, and the extent to which their finished form and detailing is sympathetic to the natural character of the area.
- (i) The Golding Road / East Street / Pukekohe East Road intersections and section of Golding Road adjoining the Precinct can safely accommodate cumulative effects of traffic.
- (j) If other measures are required to mitigate traffic effects on the above intersections referenced in (b) (i), including completion of the Collector Road between Birch Road and Golding Road as shown on the I453 Pukekohe East-Central Precinct - Precinct Plan 1.
- (k) Potential adverse effects of retaining walls, in particular extensive and unrelieved blank faces, are avoided or mitigated by methods such as the location and design of buildings, landscaping and or the design, orientation and treatment of the walls.
- (l) Any road as shown on the Precinct Plan that passes adjacent to or through the drainage reserve areas is designed to minimise adverse effects on vegetation, including through the use of retaining structures with terracing rather than battered slopes, and modifications to the road standards typically applied to local roads.

- (5) Non-compliance with standard I459.6.7.3 Road Design and Upgrade of Existing Roads:
 - (a) Whether there are constraints or other factors present which make it impractical to comply with the required standards.
 - (b) Whether the design of the road and associated road reserve achieves the relevant transport-related policies of the Precinct.
 - (c) Whether the proposed design and road reserve:
 - (i) incorporates measures to achieve the required design speeds;
 - (ii) can safely accommodate required vehicle movements;
 - (iii) can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;
 - (iv) assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.
 - (d) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.
- (6) Non-compliance with Standard I459.6.8 Road Noise Attenuation
 - (a) Whether the location of the building or any other existing buildings/structures avoids, remedies or mitigates the adverse noise effects associated with the road traffic noise relating to the operation of Pukekohe East Road and Golding Road as a future arterial road.
 - (b) The extent to which the alternative mitigation measures avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.
 - (c) Whether any identified topographical or building design features will mitigate any potential adverse health and amenity effects.
 - (d) Any implications arising from any technical advice from an acoustic expert specialising in operational traffic noise mitigation or the road controlling authority for Pukekohe East Road or Golding Road.
- (7) Cultural Inputs:
 - (a) Policy I459.3(6)
- (8) For buildings that do not comply with one or more of Standards I459.6.1.3 to I459.6.1.10
 - (a) for all infringements to standards:
 - (i) refer to Policy I459.3(19)
 - (b) for building height:

- (i) refer to Policy I459.3(15)
- (ii) refer to Policy I459.3(19)

Visual dominance

- (iii) the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:
 - the planned urban built character of the precinct; and
 - the location, orientation and design of development,
 - the effect of the proposed height on the surrounding and neighbouring development.

Character and Visual Amenity

- (iv) the extent to which the form and design of the building and any additional height responds to the planned form and existing character of the surrounding area, including natural landforms and features.
- (v) how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:
 - whether roof plan, services and equipment are hidden from views; and
 - whether the expression of the top of the building provides visual interest and variation.

(c) for height in relation to boundary:

- (i) refer to Policy I459.3(15)
- (ii) refer to Policy I459.3(19)

Sunlight access

- (iii) whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:
 - Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):
 - over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard I459.6.1.9: or
 - over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard I459.6.1.9.
- (iv) in circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in I459.8.2(1)(c)(iii):

- the extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard I459.6.1.4 Height in relation to boundary control; and
- the extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

Visual dominance

- (v) the extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:
- the planned urban built character of the zone;
 - the location, orientation and design of development;
 - the physical characteristics of the site and the neighbouring site;
 - the design of side and rear walls, including appearance and dominance; and
 - providing adequate visual and/or physical break up of long continuous building forms.

Overlooking and privacy

- (vi) the extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

(d) for yards:

- (i) refer to Policy I459.3(15)
- (ii) refer to Policy I459.3(17)
- (iii) the extent to which buildings set back from water bodies maintain and protect environmental, open space, amenity values of riparian margins of streams and water quality and provide protection from natural hazards.

(e) for building coverage:

- (i) refer to Policy I459.3(15)
- (ii) refer to Policy I459.3(17)
- (iii) whether the non-compliance is appropriate to the context, taking into account:

- whether the balance of private open space and buildings is consistent with the existing and planned urban character anticipated for the precinct;
- the degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;
- the proportion of the building scale in relation to the proportion of the site.

(f) for landscaped area:

- (i) refer to Policy I459.3(15)
- (ii) refer to Policy I459.3(17)
- (iii) refer to Policy H5.3(10) and
- (iv) the extent to which existing trees are retained.

(g) for outlook space:

- (i) refer to Policy I459.3(15)
- (ii) refer to Policy I459.3(17)
- (iii) refer to Policy I459.3(18)
- (iv) The extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be minimised through the location and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design.

(h) for outdoor living space:

- (i) refer to Policy I459.3(15);
- (ii) refer to Policy I459.3(18); and
- (iii) the extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants.

(i) for windows facing the street:

- (i) refer to Policy I459.3(17)
- (ii) the extent to which the glazing:
 - allows views to the street and/or accessways to ensure passive surveillance; and
 - provides a good standard of privacy for occupants.

I459.9. Special Information Requirements

I459.9.1. Riparian Planting Plan

- (1) An application for any subdivision or development that requires the planting of a riparian or buffer margin must be accompanied by a planting plan prepared by a suitably qualified person. The planting plan must:
 - (a) Identify the location, species, planting bag size and density of the plants;
 - (b) Include a management plan to achieve establishment within five years and the eradication of pest weeds;
 - (c) Confirm detail on the eco-sourcing proposed for the planting; and
 - (d) Take into consideration the local biodiversity and ecosystem extent.

I459.9.2. Traffic Assessment

- (1) At the first stage of subdivision or development of any site existing at 13 June 2025; and
- (2) For any subdivision or development exceeding a cumulative increment of 60 further dwellings/lots within the Precinct a Traffic Assessment must be provided which assesses effects (including cumulative effects) on the safety and efficiency of the road network and in particular addresses the need for:
 - (a) Any upgrade of the Golding Road / Anselmi Ridge Road / Pukekohe East Road intersection;
 - (b) Any upgrade of the Golding Road / East Street / Pukekohe East Road intersection;
 - (c) Any upgrade of the Station Road / East Street intersection; and
 - (d) Golding Road where it adjoins the Precinct.

I459.9.3. Transport Design Report

- (1) Any proposed new key road intersection or upgrading of existing key road intersections illustrated on the Precinct Plan must be supported by a Transport Design Report and Concept Plans (including forecast transport modelling and land use assumptions), prepared by a suitably qualified transport engineer confirming the location and design of any road and its intersection(s) supports the safe and efficient function of the existing and future (ultimate) transport network, and can be accommodated within the proposed or available road reserves. This may be included within a transport assessment supporting land use or subdivision consents.
- (2) Where an interim upgrade is proposed, information must be provided detailing how the design allows for the ultimate upgrade to be efficiently delivered.

I459.9.4. Water and Wastewater Servicing Plan

- (1) At the first stage of subdivision or development of any site existing at 13 June 2025 within the Precinct the applicant is required to provide a Water and Wastewater Servicing Plan for the Precinct Area. The Water and Wastewater Servicing Plan must:
 - (a) Identify the location, size and capacity of the proposed water supply and wastewater network for the Precinct.
 - (b) Identify the location, size and capacity of the key water and wastewater infrastructure dependencies located outside of the Precinct Area but are necessary to service the Precinct.
 - (c) Identify the location, size and capacity of the local connections within the Precinct.

I459.9.5. Water Supply and Wastewater Infrastructure Capacity Assessment

- (1) All applications for subdivision or development must be accompanied by a Water Supply and Wastewater Infrastructure Capacity Assessment. The applicant is required to produce a water supply and wastewater infrastructure capacity assessment for the precinct to demonstrate there is sufficient capacity in the wider water and wastewater reticulated network to service the proposed development or lots.

I459.9.6. Detailed Flood Modelling

- (1) An application for resource consent for subdivision and/or development must be accompanied by a detailed flood modelling assessment prepared by a suitably qualified person demonstrating that there is no increase in flood risk downstream. The detailed flood modelling assessment must include but is not limited to:
 - (a) Downstream effects;
 - (b) Assessment of coinciding peak flows downstream;
 - (c) Effects of roughness from proposed riparian planting; and
 - (d) The extent of the 1% AEP floodplain, taking into account climate change factors at the time of subdivision and/or development.
- (2) The extent of the drainage reserve to be vested to the Council is to be supported by the detailed flood modelling assessment required by (1) above at subdivision stage showing the extent of the 1% AEP floodplain and demonstrating the location and area of land needed to accommodate the communal stormwater devices and area to be vested as drainage reserve and must be in general accordance with the Precinct Plan.

I459.9.7. Drainage Reserve Planting Plan

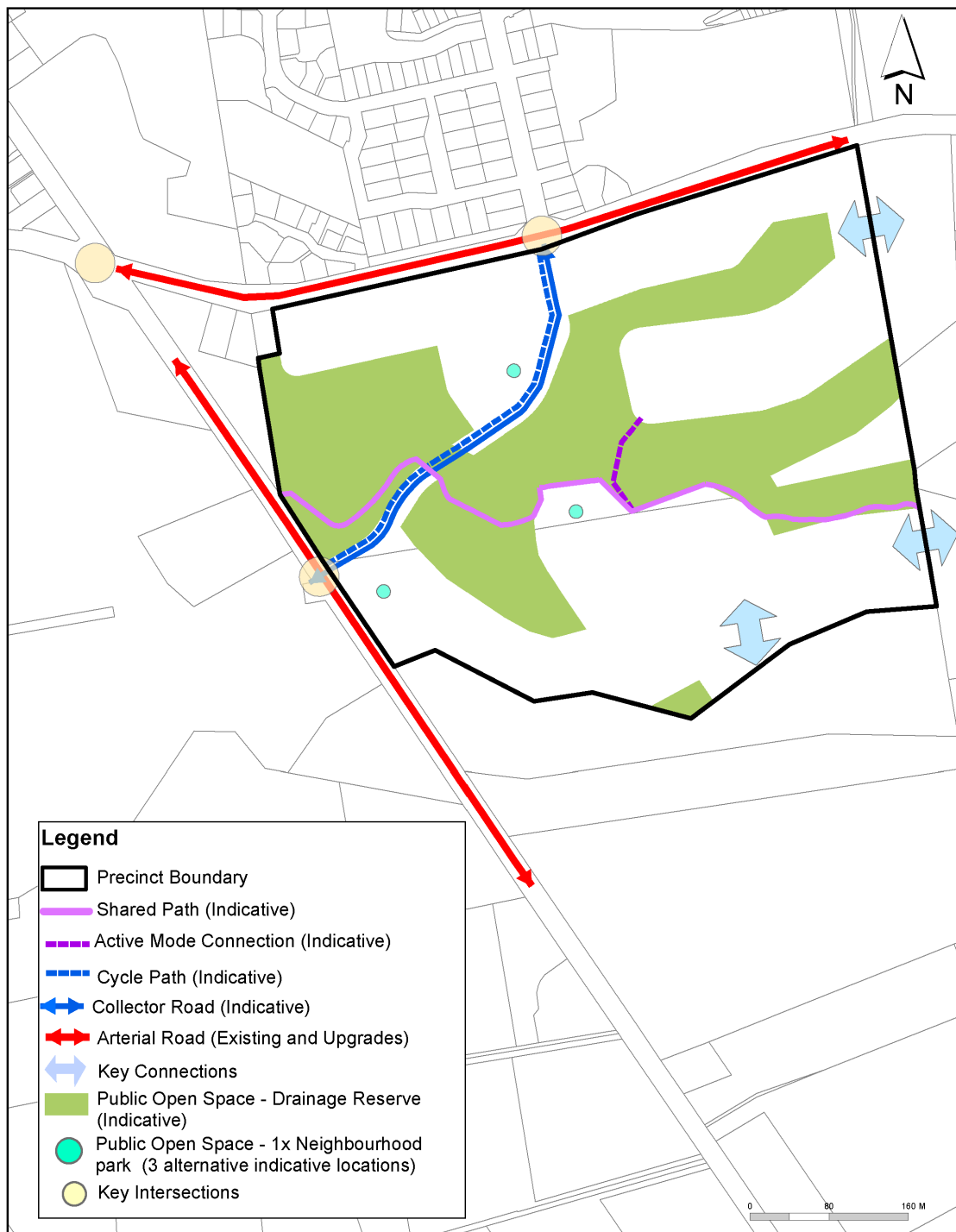
- (1) At the time of subdivision and prior to vesting of the drainage reserve, the applicant must provide a detailed planting plan for Council approval showing

the entire extent of the drainage reserve area to be planted excluding any area needed for the access and maintenance of the communal stormwater ponds. The detailed planting plan must include the following:

- (a) A plan of the planted area detailing the proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting, and timing of planting.
- (b) A programme of establishment and post establishment protection and maintenance (fertilising, weed removal/spraying, replacement of dead/poorly performing plants, watering to maintain soil moisture, length of maintenance programme).

I459.10. Precinct plans

I459.10.1. Precinct Plan 1



I459.11. Appendices**I459.11.1. Appendix 1 – Minimum Road Width, Function and Required Design Elements**

Name	Role and Function of road	Minimum Road Reserve (Note 1)	Total no. of lanes	Design Speed	Median (Note 2)	Cycle provision	Pedestrian provision	Freight or heavy vehicle route	Access restrictions	Bus Provision (Subject to Note 3)
Golding Road (interim)	Collector/Arterial	21m	2	50km/h	No	Yes	Precinct side only	Yes	Yes (where protected cycle lane or shared path)	Yes
Pukekohe East Road	Arterial	N/A	2	50km/h	No	Yes	Precinct side only	Yes	Yes	Yes
Internal Collector Road	Collector	21m/22m (Note 5)	2	50km/h	No	Yes	Both sides	No (see Note 6)	Yes (where protected cycle lane or shared path)	Yes
Local internal roads (see Note 4)	Local	16m	2	30km/h	No	No	Both sides	No	No	No

Note 1: Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints or other localised design requirements.

Note 2: Whilst not a general part of the road cross section, flush or solid medians may be required at intersections or crossing points on Golding Road and Pukekohe East Road.

Note 3: Carriageway and intersection geometry capable of accommodating buses.

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Note 4: Width of local roads where they adjoin open space may be modified.

Note 5: Collector Road width may be reduced to 21m if a two-way cycleway is provided on one side of the road.

Note 6: This is to be achieved by intersection design with buses being the largest vehicle that the intersections between the Collector Road and Pukekohe East Road and between the Collector Road and Golding Road should be designed to accommodate, unless Auckland Transport specifies otherwise. This gives effect to Policy I459.3(5)(a)(ix).