

## I452 Ardmore 2

### I452.1 Precinct description

The Ardmore 2 precinct occupies approximately 19 hectares of land located at the north-west corner of the intersection of Mill Road and Walters Road, Takanini. The precinct also borders the Bruce Pulman Park, a major recreational facility to the west, the future Mill road arterial to the east, and a new primary school authorised for the southern side of Walters road.

The purpose of the precinct is to provide for development of the land for residential purposes and to increase the supply of housing, including affordable housing, in the Takanini Strategic Special Housing Area. The precinct plan is underpinned by the location of the Takanini Stormwater Conveyance Channel which will form a large lineal open space network that bi-sects the land for stormwater management purposes. The roading layout facilitates multi-modal transport and a high level of internal amenity for residents and adjoining land uses by providing connections to the Bruce Pulman Park and the new Kauri Flats Primary School. The roading layout also provides for future roading connections to be established to adjacent land currently zoned for Future Urban purposes.

### I452.2 Objectives

1. Greater density is provided for in the Ardmore 2 precinct through the creation of smaller minimum lot sizes.
2. A range of design outcomes are achieved through a subdivision layout that responds to the location of the internal stormwater conveyance channel and provides adequate setbacks at the Mill road and Bruce Pulman Park interfaces.
3. The design of the open space network and roading linkages contributes to the amenity of the residential environment and facilitates pedestrian/cycle access, both in the precinct and also to the Bruce Pulman Park, the primary school and the future Mill road arterial.
4. A safe, effective and efficient roading network that allows for multi-modal forms of transport and integrates with adjoining precinct plan road patterns, responds to the existing roading interface, and provides for future roading connections and public transport connections.
5. Natural processes in combination with at-source devices are used to manage stormwater.
6. The design of household units adjoining Mill road achieves reasonable levels of on-site amenity from anticipated high road traffic noise levels.

#### *Affordable Housing*

7. To promote increased housing supply, variety and choice by creating well-designed residential developments comprised of a range of housing densities, typologies, and price options (including the provision of affordable housing).
8. To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.
9. To promote the availability of affordable housing to first home buyers and/or Community Housing Providers.

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

### **I452.3 Policies**

1. Require development and subdivision to be in accordance with the Ardmore 2 precinct plan.
2. Require development adjoining Mill road and the Bruce Pulman Park to provide for specified yard and fencing requirements and also to provide landscape mitigation at the Park interface.
3. Require dwellings adjoining the Mill road arterial to be designed to meet the specified acoustic noise standards while achieving useable outdoor living spaces.
4. Avoid direct vehicle access to Mill road and the eastern end of the Walters road intersection.
5. Require dwellings to maintain a sufficient yard setback while providing for the safety of users in the adjacent open space and stormwater management reserve areas.
6. Require development adjoining the stormwater channel to provide for the specified fencing and landscape planting requirements at the interface.
7. Enable increased building coverage on sites while maintaining sufficient on-site amenity and management of stormwater.
8. Design an internal roading network that provides:
  - a. a legible hierarchy which encourages walking and cycling and incorporates suitable amenity planting;
  - b. a safe, effective and accessible network that includes public transport, cycling and walking routes.
9. Require the identification of future roading, cycling and walking connections to the adjoining growth areas to the north and south of the Ardmore 2 precinct.
10. Develop the stormwater management network in the Ardmore 2 precinct, where practicable, to be integrated with the existing natural networks and other infrastructure such as roads.
11. Achieve on-site recharge of groundwater through use of at-source stormwater management device(s).
12. Require mechanical ventilation for household units adjoining Mill road where doors and windows need to remain closed to reduce road noise.

#### *Affordable Housing*

13. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
  - a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers and owned for at least three years; or

- b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in the Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention.

14. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

15. New retirement village developments containing 15 or more dwellings provide for affordable housing.

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

#### **I452.4 Standards**

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

All activities listed as permitted and restricted discretionary in Table [H4.4.1](#) Activity table must comply with the following activity standards.

##### **I452.4.1 Dwellings fronting Walters Road**

*Purpose: To ensure that dwellings front and have direct pedestrian access from Walters road to provide for passive surveillance of the street and to contribute to streetscape amenity.*

1. The front facade of any dwelling on a site adjoining Walters road must contain:
  - a. glazing to habitable rooms that is cumulatively at least 10 percent of the area of the front façade (excluding the garage door); and
  - b. a main entrance door that is visible from the street.

##### **I452.4.2 Affordable housing**

*Purpose: To ensure that the precinct contains affordable housing to help address Auckland's housing affordability needs.*

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/ vacant sites that are either relative affordable (I452.4.3) or retained affordable (I452.4.4) that will meet the requirements of rules 2-8 below.
2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.
3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than nine in any one cluster.
4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with rule 3 above.

5. For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels in which case no more than half of the identified affordable dwellings must be located on a single building level.
6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant site) and any lesser fraction may be disregarded.
7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (“HASHAA”) as the provisions specified in the relevant Order in Council issued under that Act apply. The above provisions apply to consents that are not processed under the HASHAA.
8. Affordable housing that does not comply with I452.4.2 above is a discretionary activity.

#### **I452.4.3 Relative affordable**

##### **Number of relative affordable dwellings or sites**

*Purpose: To ensure that the precinct contains price relative affordable housing available to first home buyers to help address Auckland’s housing affordability needs.*

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:
  - a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) published by the Real Estate Institute of New Zealand.
  - b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (for example consent notice) for ensuring that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.
  - c. dwellings must be sold to first home buyers who intend to reside in the dwelling from the date of transfer.

##### **I452.4.3.1 Eligibility for relative affordable housing**

*Purpose: To ensure relative affordable housing is purchased by qualified persons.*

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder must provide the council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

- a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement became unconditional.
  - b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with clause 1(a) above.
  - c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence.
  - d. the purchaser is a first home buyer and has never owned any other real property.
  - e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.
2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser must be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in clause 1. above or is a building associated with such a dwelling.
  3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder must provide the council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:
    - a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement became unconditional.
    - b. any development of the site must be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, must be no more than that defined by the 75 percent median price in accordance with clause 1(a) above.
    - c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence.
    - d. the purchaser is a first home buyer and has never owned any other real property.
    - e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.
  4. A consent notice must be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for 3 years from the date of the transfer to the eligible purchaser.
  5. Relative affordable housing that does not comply with clauses I452.4.3 and I452.4.3.1 above is a discretionary activity.

#### **I452.4.4 Retained affordable**

##### **Eligibility for retained affordable housing**

Purpose: *To ensure that the Precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.*

1. Purchasers in respect of retained affordable housing must be a registered Community Housing Provider or the Housing New Zealand Corporation. This rule does not apply to Retirement Villages which are dealt with by rules I452.4.5 and I452.4.5.1.

#### **I452.4.4.1 Number of retained affordable dwellings or sites**

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria.
  - a. the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:
    - i. the dwelling is purchased with a 10 percent deposit; and
    - ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.
2. As part of the resource consent application evidence must be provided to demonstrate a Community Housing Provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.
3. Retained Affordable housing that does not comply with clauses I452.4.4 and I452.4.4.1 above is a discretionary activity.

#### **I452.4.5 Affordable housing in retirement villages**

Purpose: *To ensure affordable housing is provided in retirement villages.*

1. For retirement village developments (including any redevelopment creating additional units) containing 15 or more units:
  - a. at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is sold within this timeframe it must continue to meet the required price point set out below in clause 1a(i) below:
    - i. the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is published by the Real Estate

Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later;

- ii. the price point required by clause 1(a)(i) above must include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates, and insurance.

#### **I452.4.5.1 Eligibility for relative affordable in a retirement village**

Purpose: *To ensure relative affordable housing is purchased by qualified persons.*

1. The purchaser(s)/ resident(s) must have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.

#### **I452.4.6 Yards**

1. The yard controls for the underlying zone apply unless otherwise specified below:
  - a. front yard: On a site with a dual road frontage (i.e., a corner site) the shortest frontage must have a 3m front yard, and the longest frontage must have a 2m front yard.

- i. Mill road yard: 3m

Purpose: *To provide a visual screen at the interface of Mill Road and the development site.*

- In the Mill road yard in clause (a) above a minimum 2m wide landscape strip must be planted where the eastern boundary of a site adjoins Mill road.

- b. Stormwater channel rear yard: 3m

Purpose:

*i. to create a consistent visual interface between private and public space.*

*ii. to avoid visibility of a solid fence from public viewing locations*

*iii. to enable views to assist with passive surveillance of open space*

- Planting in the rear yard must avoid screen planting for longer than 60 percent of the length of the boundary.

- c. Bruce Pulman Park rear yard: 3m

- i. planting in the rear yard must avoid screen planting for longer than 60 percent of the length of the boundary.

#### **I452.4.7 Maximum Impervious Area**

1. Maximum impervious area: 70 percent of the site area.

#### **I452.4.8 Building coverage**

1. Maximum building coverage 50 percent of net site area.

#### **I452.4.9 Landscaping**

1. All sites must include at least 30 percent landscaped area.

#### **I452.3.10 Garages**

Purpose:

- *To reduce the dominance of garages as viewed from the street.*
  - *To avoid parked cars over-hanging the footpath.*
1. A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
  2. A garage door facing the street must be set back at least 5m from the site frontage.

#### **I452.4.11 Fencing**

Purpose: *To enhance passive surveillance of the street and to maintain the open character of yards.*

1. Sites adjoining Mill road
  - a. any fencing on the common boundary between sites and Mill road must be a maximum of 1.5m high metal pool type fencing, and black powder-coated in finish.
2. Sites adjoining the stormwater channel, Bruce Pulman Park and Future Urban zoned land
  - a. any fencing on the common boundary between sites and the stormwater channel or Bruce Pulman Park or Future Urban zoned land must be a maximum height 1.2m high metal pool type fencing, black powder-coated. Any opening gates are to be in the same style and material as the pool fencing.
3. Sites adjoining pedestrian accessways
  - a. Any sites that adjoin a pedestrian accessway must not have fencing that exceeds a maximum of 1.5m in height.
  - b. Any fence higher than 1.5m must be set back from the boundary and comply with a 45 degree recession plane taken from 1.5m above the site boundary
4. Fences in the front yard

Fences in a front yard (other than adjoining Mill Road) must not exceed 1.2m in height.

#### **I452.4.12 Retaining**

Purpose: *To minimise the visual impact of retaining walls on open space.*

1. Any retaining along the interface adjoining the Bruce Pulman Park must:
  - a. be no more than 500mm in height at the boundary, and
  - b. comply with a 45 degree recession plane taken from 500mm above the site boundary.
2. Any retaining along the stormwater channel interface and northern boundary of the precinct must:
  - a. be no more than 1.0m at the boundary, or
  - b. comply with a 45 degree recession plane taken from 1.0m above the site boundary.
  - c. fencing on the retaining wall must comply with the height in rule I452.4.11.2.

#### **I452.4.13 Acoustic and ventilation construction standards for sites adjoining Mill road**

Purpose:

- *To mitigate reverse sensitivity on the road network from houses adjoining Mill road*
- *To ensure amenity inside dwellings adjoining Mill road is protected from traffic noise.*



1. Any dwelling established on a site with an eastern boundary that immediately adjoins Mill Road must meet the following acoustic and ventilation construction standards:
  - a. heating and cooling systems must be provided in the dwelling that will ensure the temperature in habitable rooms can be maintained at 20-25 degrees with the doors and windows closed;
  - b. a fresh air supply must be provided to meet the requirements of clause G4 of the Building Code, even when windows and doors are closed;
  - c. the glazed areas of the facades of bedrooms and habitable rooms facing Mill Road (eastern elevation) must be a maximum of 30 percent;
  - d. the glazing system must comprise the acoustical equivalent (or better) of at least 6mm float glass / 12mm air space / 6mm float glass. In addition, tight fitting, compressible rubber seals and good quality framing must be used for operable windows and doors.
  - e. if a lightweight construction is used:
    - i. the eastern facades must comprise an external cladding with a surface mass of at least 12kg/m<sup>2</sup> with a minimum of 75mm cavity insulated with polyester or glass wool with a minimal density of 10kg/m<sup>3</sup>, and
    - ii. internal linings must be 13mm dense plasterboard, and
    - iii. the insulation requirements for the roof must be met by using 0.4mm thick roofing iron material (or equivalent in terms of noise deadening capability) and a plasterboard ceiling, and
    - iv. apertures for fresh air supplies or kitchen / bathroom vents must not be taken through the east-facing façade of soffits unless an effective silencer is also installed.
  - f. the ventilation systems adopted must be designed and installed so that the windows of the dwellings facing Mill road need not be opened.

#### **I452.4.14 On-site stormwater management - new impervious areas**

Development of new impervious areas (including roads created through subdivision) exceeding 50m<sup>2</sup> must achieve hydrological mitigation on the site by:

1. Stormwater from the total site impervious area must be directed to a groundwater recharge pit designed and sized to accommodate stormwater runoff from the site and to achieve retention (volume reduction) of 15mm.
2. The groundwater recharge pits must be:
  - a. designed to provide a storage volume between 2.5m below ground level and 0.3m below ground level.
  - b. designed with a maximum contributing catchment for each individual recharge pit of 500m<sup>2</sup>.
  - c. located entirely outside of the 45 degree zone of influence, projected down from the base of the outside edge of future dwelling foundations, and
  - d. no closer than 1.5m from the future dwelling foundations, and
  - e. installed prior to pouring the dwelling foundations and floor slab.

Refer to Figures 1-3 and Table 1 below.

3. Any stormwater management device or system is to be built generally in accordance with design specifications by an appropriately qualified service provider and is fully operational prior to use of the impervious area.
4. 'As built' plans for any stormwater management device or system are to be provided to the Council within three months of practical completion of the works.
5. Any stormwater management device or system is to be operated and maintained in accordance with best practice for the device or system.

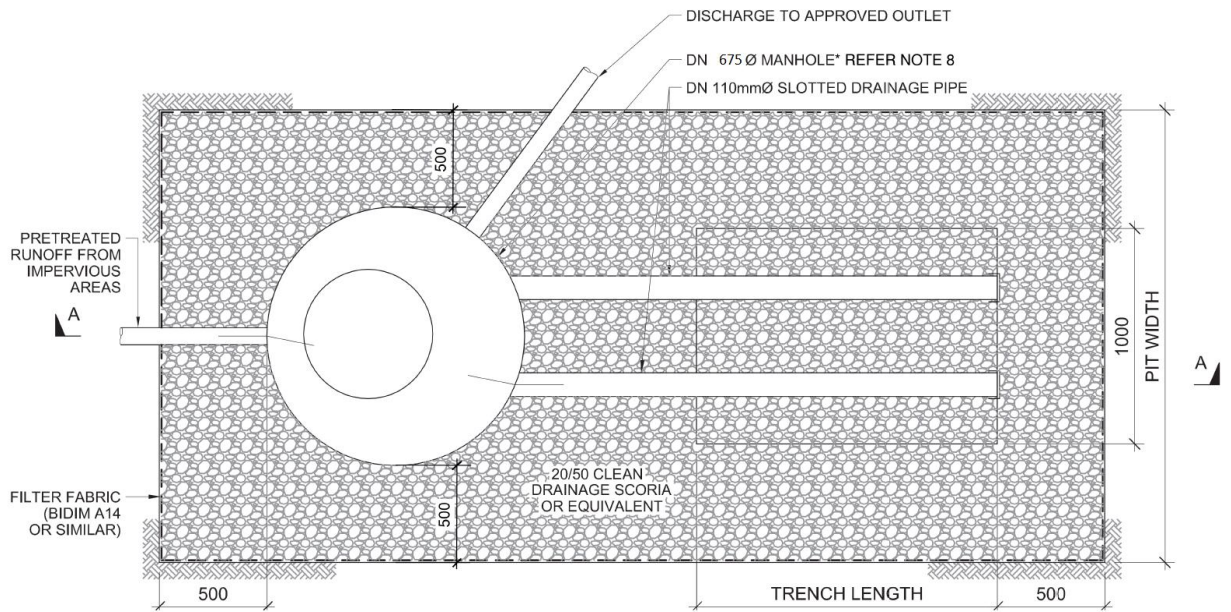


Figure 1: Private groundwater recharge pit (plan view) for impervious surface areas (modified SW-20 with 675dia chamber)

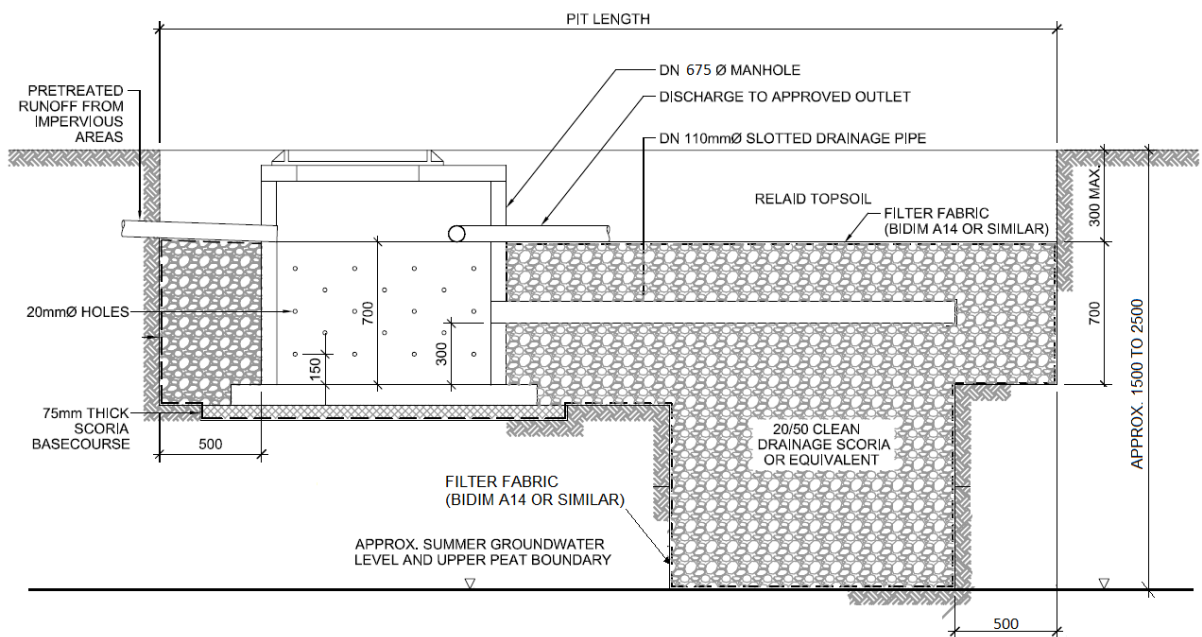


Figure 2: Private groundwater recharge pit (section view) for impervious surface areas (modified SW-21 with 675dia chamber)

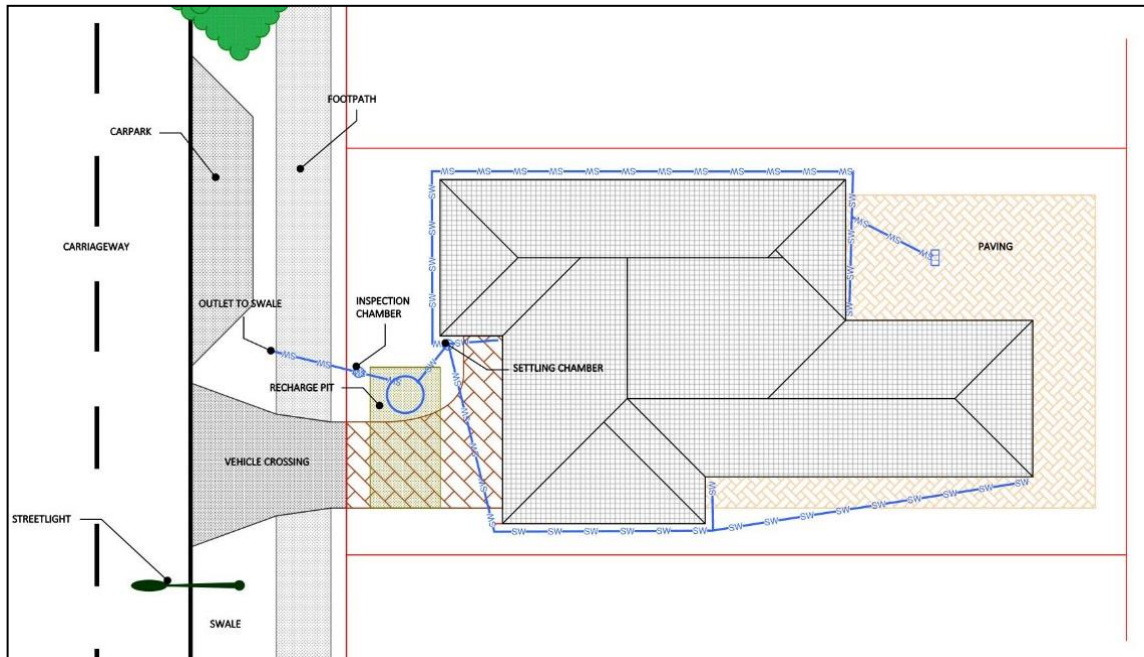


Figure 3: Typical recharge pit location

Recharge and Retention Sizing								
			Pit Dimension Options					
			Option 1 (standard proportions)		Option 2 (minimum width)		Option 3 (minimum length)	
Impervious Area (m <sup>2</sup> )	Fixed Trench Length	Fixed Min Pit Surface Area (m <sup>2</sup> )	Pit Width (m)	Pit Length (m)	Pit Width (m)	Pit Length (m)	Pit Width (m)	Pit Length (m)
50	0.35	3.39	1.68	2.02	1.68	2.02	1.68	2.02
100	0.73	4.63	1.68	2.76	1.68	2.76	1.93	2.40
125	0.92	5.23	1.68	3.12	1.68	3.12	2.02	2.59
150	1.11	5.77	1.68	3.44	1.68	3.44	2.07	2.78
175	1.30	6.27	1.68	3.74	1.68	3.74	2.11	2.97
200	1.49	6.74	1.68	4.03	1.68	4.03	2.13	3.16
225	1.68	7.37	1.72	4.29	1.68	4.40	2.20	3.35
250	1.87	7.90	1.78	4.44	1.68	4.72	2.28	3.47
275	2.06	9.16	1.91	4.78	1.68	5.47	2.45	3.73
300	2.25	10.06	2.01	5.02	1.68	6.01	2.57	3.92

Table 1: Recharge pit dimensions based on modified SW-20 / SW-21 for recharge and hydrology mitigation measures.

#### I452.4.15 Geotechnical requirement

Any land use consent application for development must provide a geotechnical report to confirm that the site is suitable for the development. The geotechnical report must include recommendations for the development and monitoring in respect of the following matters:

- Consolidation settlement including long-term monitoring of factors critical to maintaining ground stability
- Differential settlement
- Foundation bearing pressure.

#### I452.4.16 Subdivision standards

##### Activity Table 1

Activity Table 1 specifies the activity status of subdivision activities in the Ardmore 2 precinct.

Activity	Activity Status
(A1) Subdivision in accordance with the Ardmore 2 precinct plan	RD
(A2) Subdivision not in accordance with the Ardmore 2 precinct plan	NC
(A3) Subdivision of a vacant site in accordance with I452.4.17 site size	RD

#### I452.4.17 Site size

1. Site sizes for new sites must comply with the following minimum net site areas:
  - a. 300 m<sup>2</sup>, or
  - b. 200 m<sup>2</sup> provided that a total of no more than 35 sites of this size is created in the Precinct overall.

#### I452.4.18 Roading network

Purpose: *To provide a safe and legible street network in the Ardmore 2 precinct.*

1. All roads must be located in general accordance with the Ardmore 2 precinct plan.
2. All roads in the precinct must generally be constructed to the standards in Table 2: Road construction standards in the Ardmore 2 precinct plan area and the cross-section diagrams in Figures 4-9 or, where not contained in Table 2, the relevant Auckland-wide rules apply.

Table 2

Road construction standards in the Ardmore 2 Precinct Plan area					
Type	Road	Road Width	Carriageway	Footpath Width	Combined Cycle/Footpath
<b>A</b>	Busway	19.0m	7.0m	1.8m	3.0m
<b>B</b>	Busway	15.2m	7.0m	1.8m	3.0m (in SW channel)
<b>C</b>	Local Road	14.2m	6.0m	1.8m	3.0m (in SW channel)
<b>D</b>	Busway	19.0m	7.0m	1.8m	3.0m

<b>E</b>	Local Road	17.2m	6.0m	1.8m	3.0m
<b>F</b>	Local Road	16.0m	6.0m	1.8m	N/A

#### I452.4.19 Geotechnical requirements

Any subdivision consent application must provide a geotechnical report to confirm that the site is suitable for the future development. The geotechnical report must include recommendations for future development and monitoring in respect of the following matters:

- Consolidation settlement including long-term monitoring of factors critical to maintaining ground stability
- Differential settlement
- Foundation bearing pressure.

#### I452.4.20 General controls

The following controls apply to all subdivision that is a permitted, controlled, restricted discretionary or discretionary activity.

1. All subdivision in the precinct must be in accordance with the Ardmore 2 precinct plan including the location and layout of:
  - a. roads and access
  - b. public open space
  - c. infrastructure
  - d. any other relevant subdivision component.
2. Subdivision that does not comply with the above controls is a discretionary activity.

#### I452.4.21 Transport

The controls in [E27 Transport](#) apply in the Ardmore 2 Precinct unless otherwise specified below:

##### Activity Table 2

Activity	Activity Status
(A1) Construction of a vehicle crossing in the areas identified as Vehicle Access Restriction on the Ardmore 2 precinct plan	NC

#### I452.4.22 Access

1. Where access is located within 10m of any intersection, as illustrated in Figures 10 and 11 (below), consent is required as a restricted discretionary activity, provided that:
  - a. any site having a boundary abutting the road that is wholly or partly within the shaded area may have one independent vehicle crossing within that area; and
  - b. the location of the crossing is the subject of a consent notice to be registered on the title for the site concerned; and
  - c. reverse manoeuvring from any vehicle crossing is not permitted.

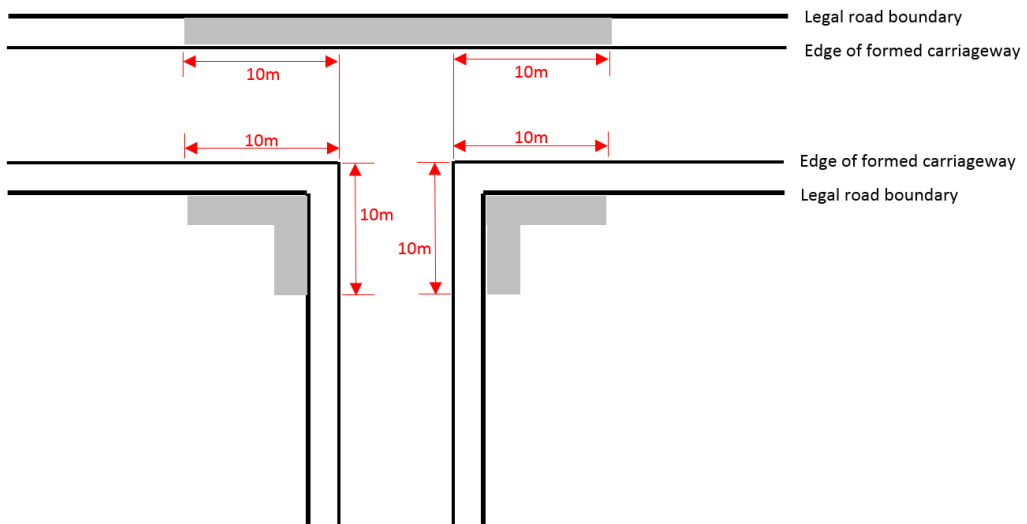


Figure 10: Vehicle crossing restrictions

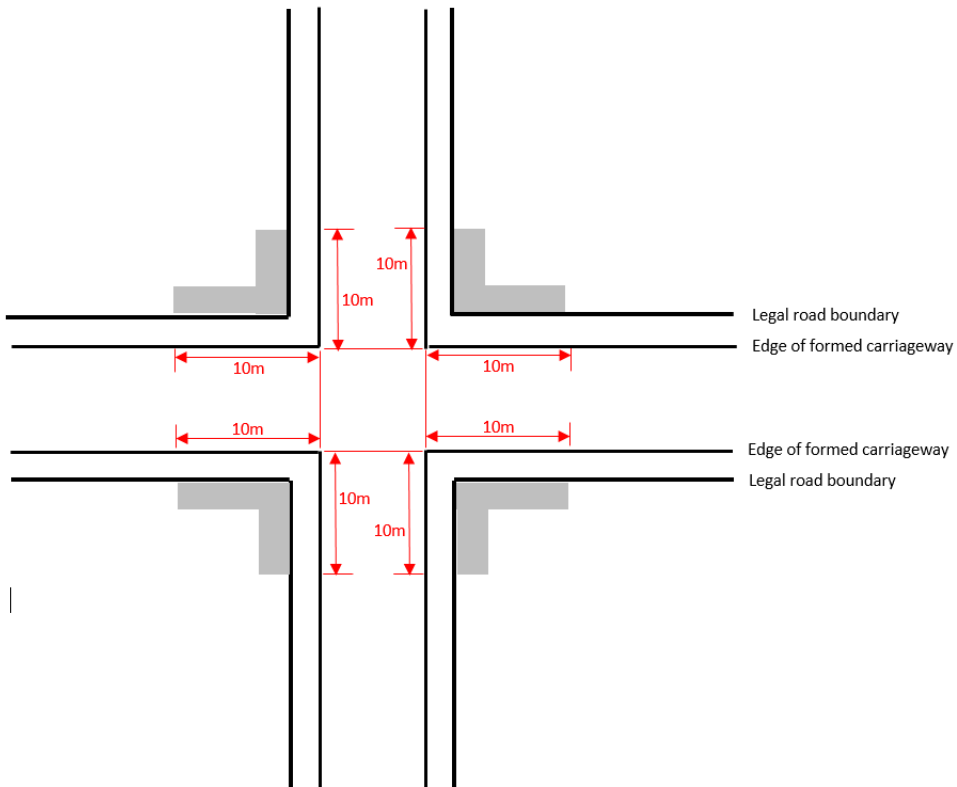


Figure 11: Vehicle crossing restrictions

#### 1452.4.23 Vehicle crossings

Purpose:

- To provide continuity of the swale network for stormwater management purposes.
- To create a lower speed environment and to improve pedestrian safety.

1. All vehicle crossings must be constructed as illustrated below in Figures 12 to 14

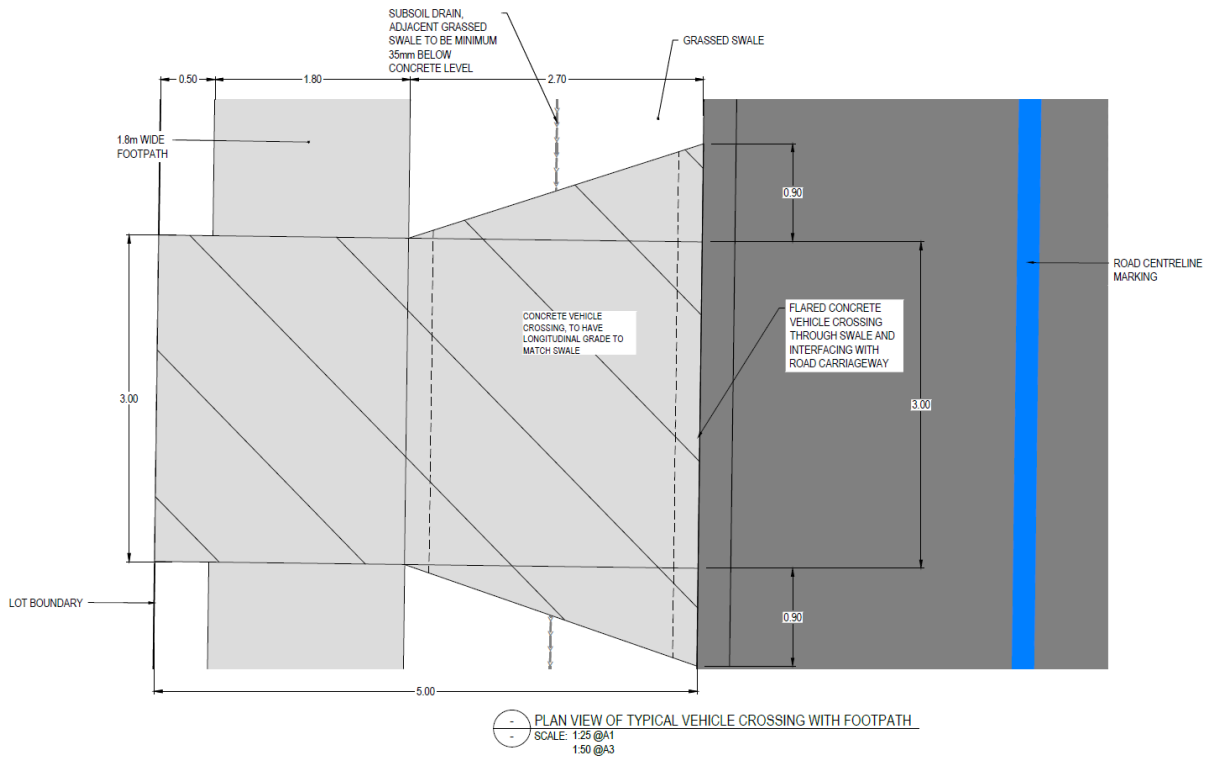


Figure 12: Plan view of vehicle crossing

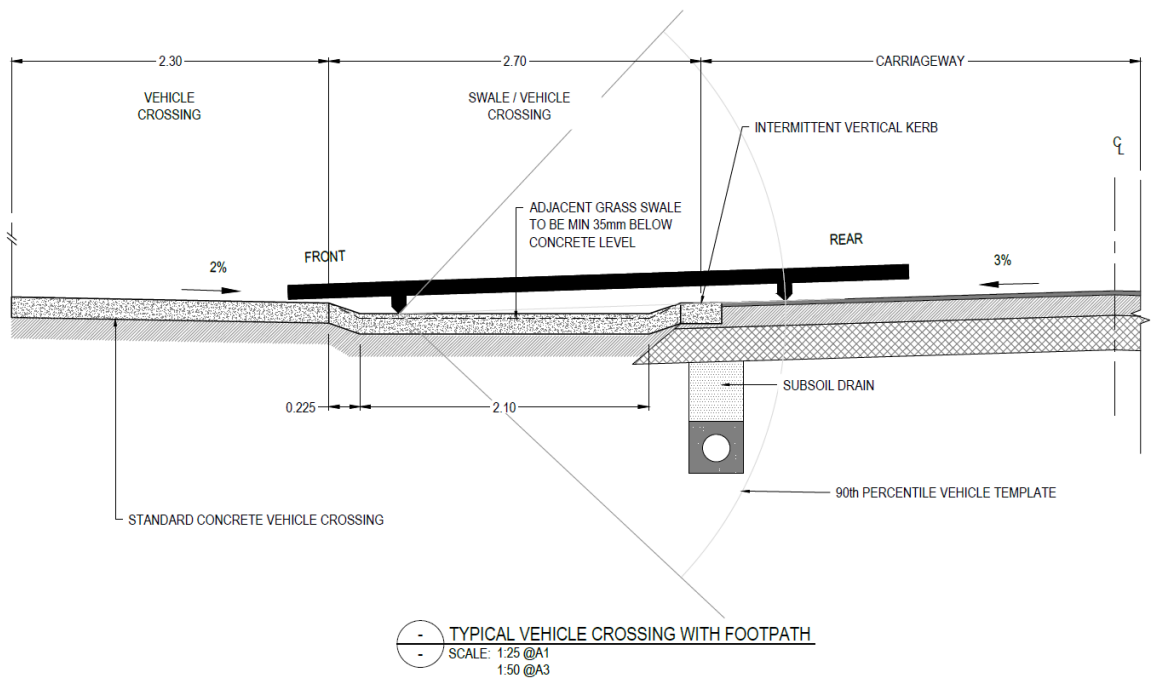
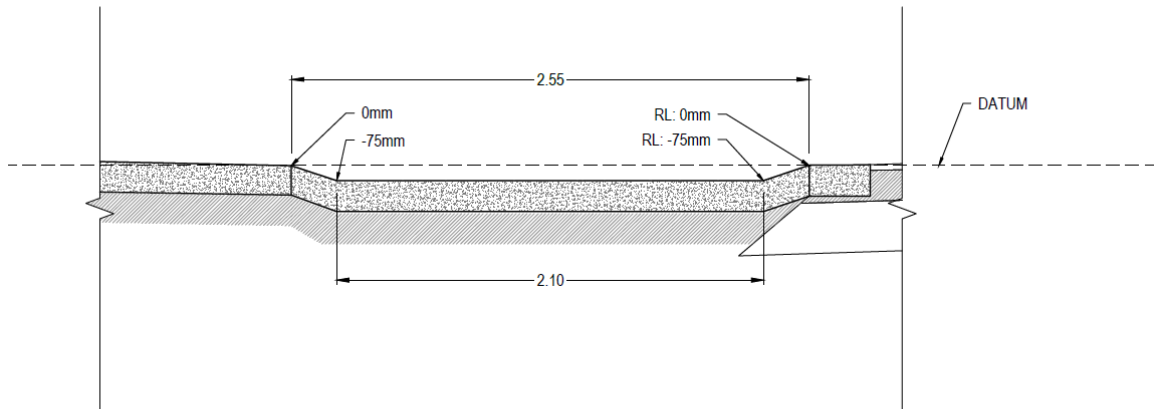


Figure 13: Cross section vehicle crossing with footpath





**SWALE RELATIVE LEVELS**  
 SCALE: 1:25 @A1  
 1:50 @A3

Figure 14: Vehicle crossing levels relative to swale

## I452.5 Assessment - restricted discretionary activities

### I452.5.1 Matters for Discretion

The council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlays, the Auckland-wide and zone provisions;

1. Development control infringements
  - a. the matters for discretion set out in [C1.9\(3\)](#) and in the underlying Mixed Housing Suburban zone apply.
2. Acoustic and ventilation construction standards
 

When considering an application for a restricted discretionary activity to infringe the land use controls, the Council will restrict its discretion to:

  - a. the effects of land transport noise on the activity;
  - b. the reverse sensitivity effects of the infringement.
3. On-site stormwater management – new impervious areas
  - a. the management of effects, including cumulative effects, on groundwater;
  - b. operation and maintenance requirements;
  - c. stormwater quality management requirements for minimising adverse effects.
4. Construction of vehicle crossings
  - a. the management of stormwater flows in roadside swales;
  - b. a lowered speed environment;
  - c. pedestrian safety;
  - d. safe and efficient vehicle access.



### **I452.6 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 control infringements
  - a. the assessment criteria in [C1.9\(3\)](#) and in the underlying Mixed Housing Suburban zone apply.
2. Acoustic and ventilation construction standards
  - a. the extent to which the type of activity proposed is likely to be adversely affected by the expected levels of transport noise;
  - b. the extent to which any characteristics of the proposed use or area make compliance with the standards unnecessary.
3. On-site stormwater management – new impervious areas
  - a. The extent to which the proposed groundwater recharge pit achieves the best practicable alternative taking into consideration:
    - i. the extent to which run-off from the impervious area will contribute to the incremental and cumulative adverse effects on groundwater drawdown and associated settlement.
  - b. the specific soakage technique(s) proposed and corresponding design parameters must be supported by a detailed site specific stormwater and geotechnical investigation.
  - c. the long term effects on the building foundations in close proximity to soakage areas should be less than minor.
  - d. whether consent notices are required to be registered on the Certificates of Title for new sites to ensure compliance with the on-site stormwater management requirements.
4. New construction of vehicle crossings
  - a. whether the proposed vehicle crossing demonstrates that the stormwater flows in roadside swales will not be impeded;
  - b. what effect the proposed vehicle crossing will have on traffic speeds on the adjoining road network;
  - c. whether the design of the vehicle crossing will improve pedestrian safety;
  - d. whether vehicle entry and exit will occur from the site in a safe and efficient manner.

### **I452.7 Assessment – Subdivision**

#### **I452.7.1 Matters for Discretion**

In addition to the matters set out in [E38 Subdivision](#), the council will restrict its discretion to the matters below for activities listed as restricted discretionary in the subdivision activity table.

1. Subdivision in accordance with the Ardmore 2 precinct plan
  - a. the design and location of the subdivision.
  - b. the matters for discretion outlined in [E38.12.1](#)
  - c. in respect of the location of vehicle crossings the matters set out in [E27.8.1\(12\)](#).

#### **I452.7.2 Assessment criteria**

The council will consider the relevant assessment criteria below for activities listed as restricted discretionary in the subdivision activity table.

1. Subdivision in accordance with the Ardmore 2 precinct plan
  - a. subdivision should implement and generally be consistent with the:
    - i. roading typologies of the precinct plan set out in Table 2 and cross sections illustrated in roading typology Types A to F below ;
    - ii. objectives and policies for the precinct;
    - iii. rules for the Mixed Housing Suburban zone;
    - iv. assessment criteria set out in [E38.12.2](#);
    - v. the matters set out in [E27.8.2\(11\)\(a\)](#) with the additional consideration of the position of the crossing in relation to proposed street trees, street furniture, raingardens and landscaping.
2. Stormwater management
  - i. the approach to stormwater management for roads and future lots should take into account the recommendations of any relevant approved Stormwater Management Plan and should provide sufficient space to achieve the groundwater recharge outlined in I452.4.14.

#### **I452.8 Definitions**

##### ***Retained affordable***

Housing that is:

1. Built by a registered community housing provider or the Housing New Zealand Corporation; or
2. Sold to a registered community housing provider or the Housing New Zealand Corporation; and
3. Sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

##### ***Relative Affordable***

Housing that is:

1. Purchased by first home buyers with the intention to remain in the same ownership for three years from the date of first transfer, where the purchaser has a gross household income that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement;
2. Sold at a price that does not exceed 75 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

##### ***Community Housing Provider***

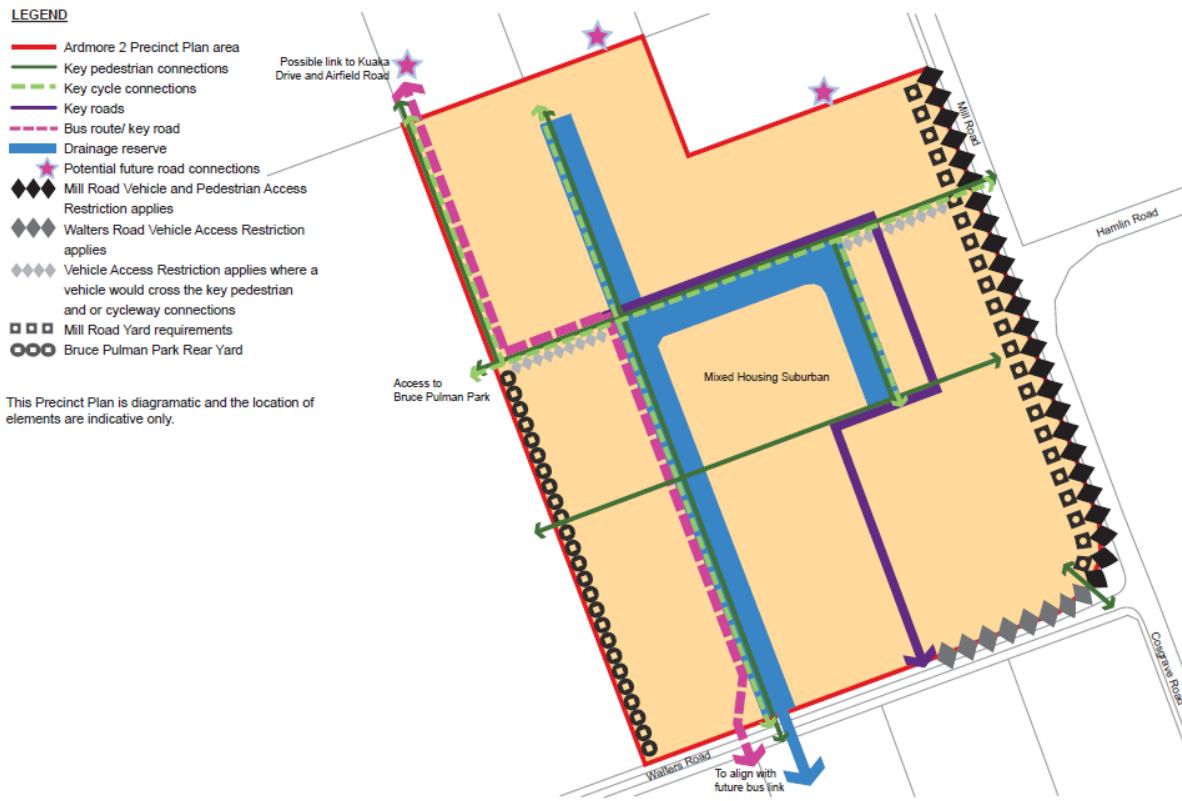
Means a housing provider (other than the Housing New Zealand Corporation) which has, as one of its objectives, the provision of one or both of the following types of housing:

1. Social rental housing;
2. Affordable rental housing

##### ***Household Income***

Household income must include all taxable income as defined by the New Zealand Inland Revenue Department.

### I452.9 Precinct Plan



## I452.10 Road Typologies

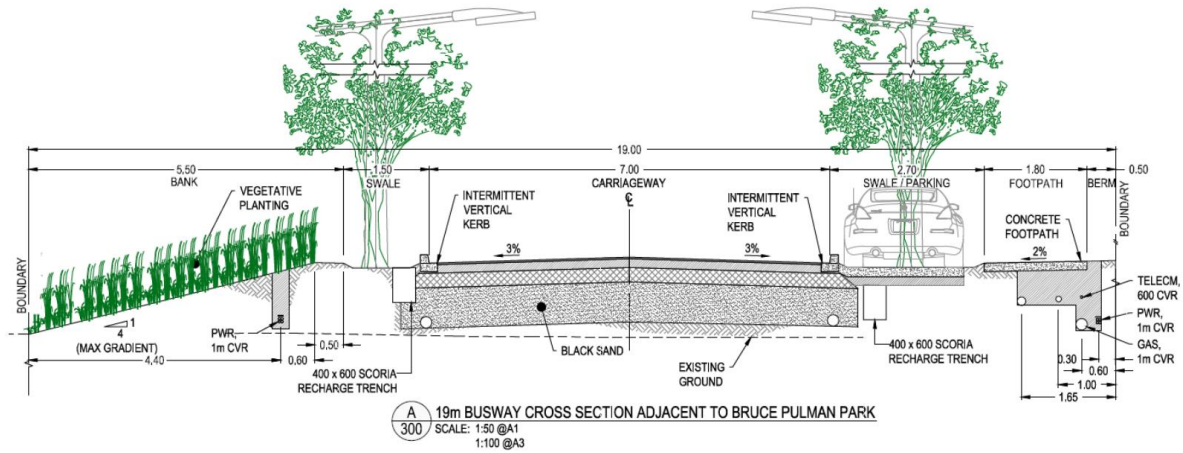


Figure 4: Type A road

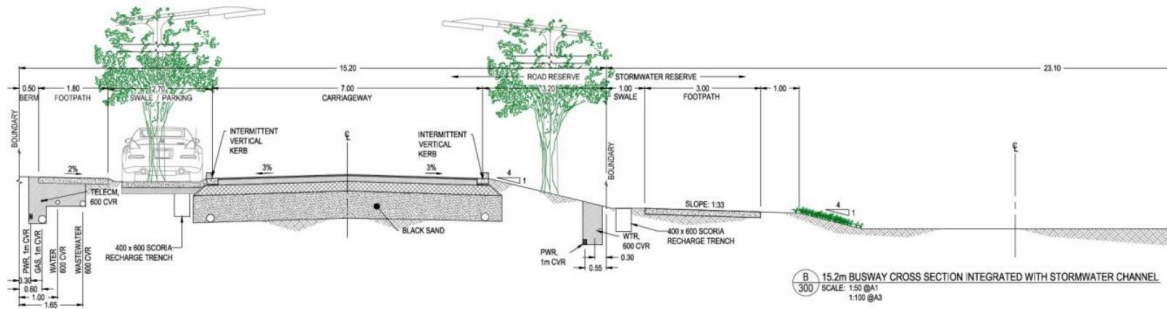


Figure 5: Type B road

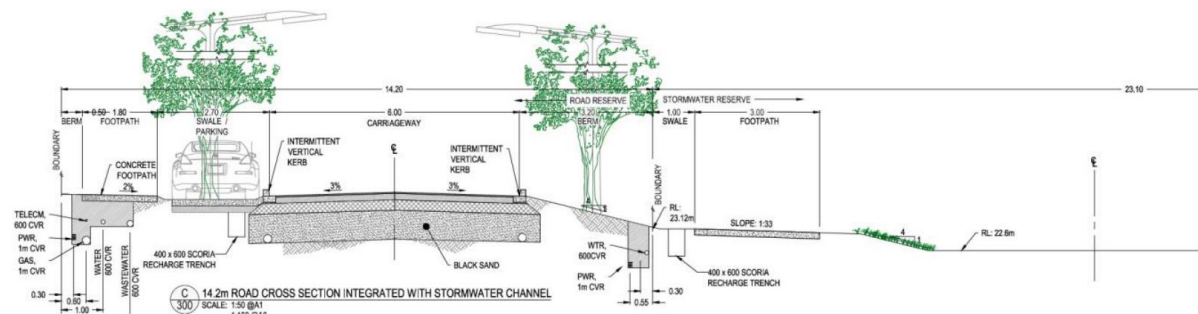


Figure 6: Type C road

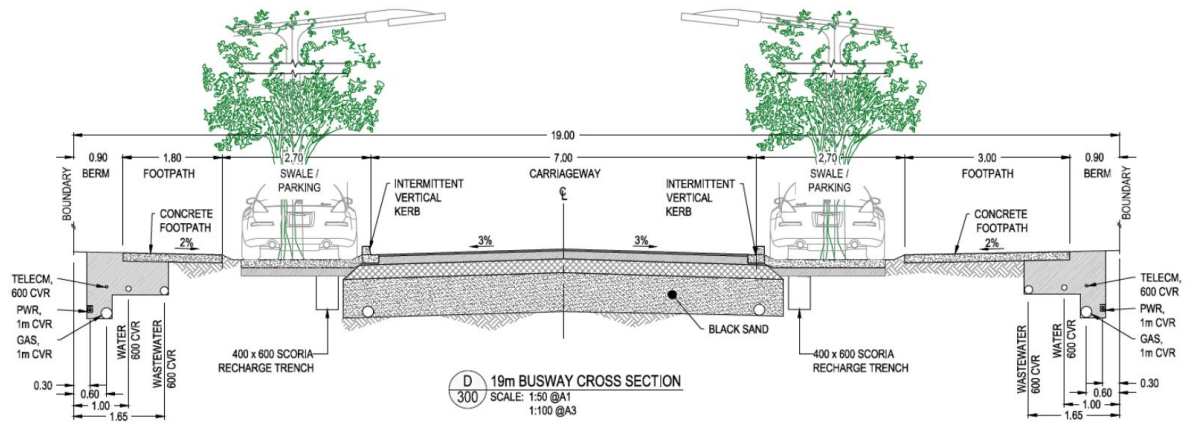


Figure 7: Type D road

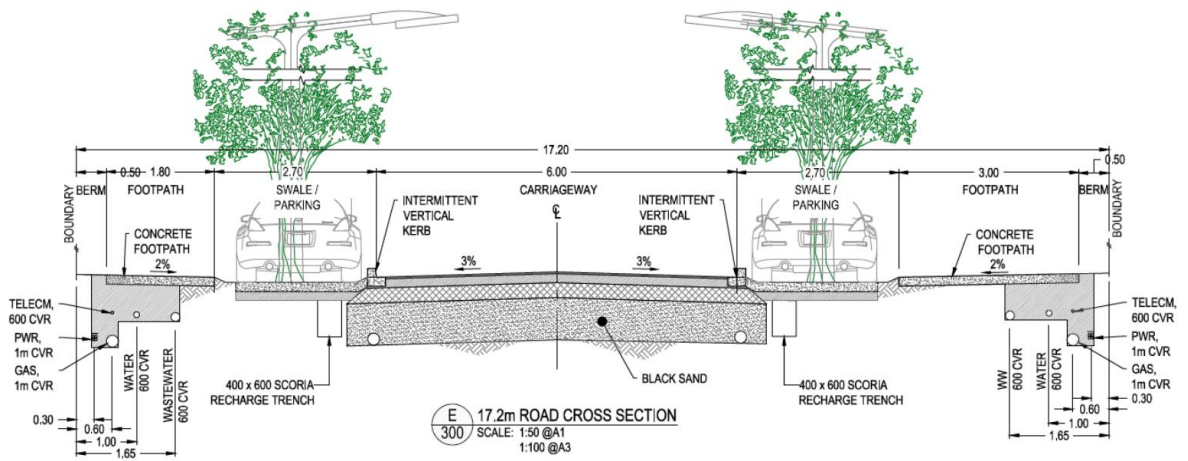


Figure 8: Type E road

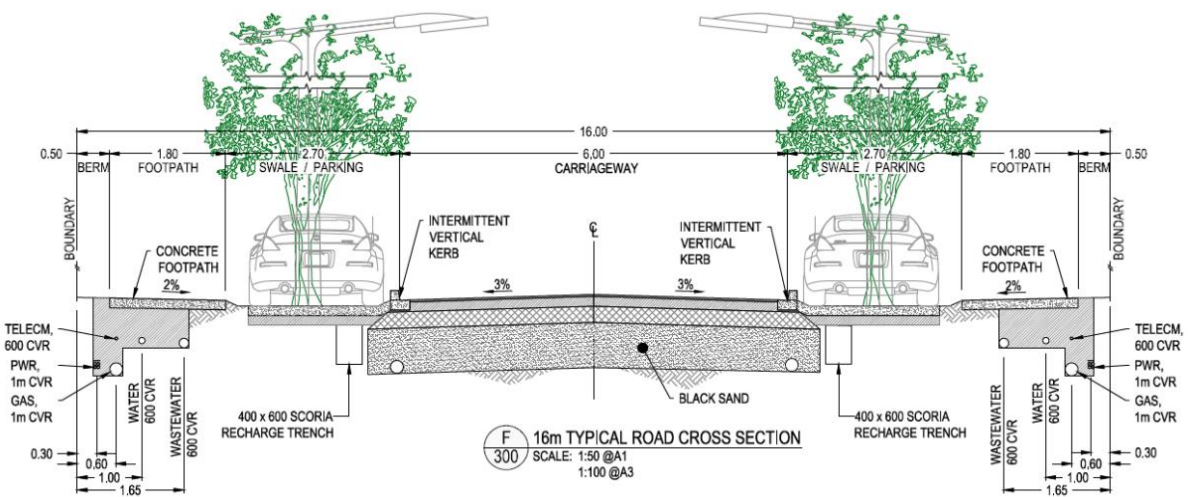


Figure 9: Type F road