

I454 Opaheke 1

I454.1 Precinct description

The Opaheke 1 precinct comprises some 27 hectares of land between Bellfield Road and Opaheke Park, approximately 1.5km south of the Papakura Metropolitan Centre.

The purpose of the precinct is to provide for comprehensive and integrated development of the site, making efficient use of land resources and infrastructure, and increasing the supply of housing in the Papakura area. Development within the precinct is envisaged to provide approximately 500 new dwellings comprising a mixture of attached and detached typologies.

The development of the precinct will be integrated with Opaheke Park through the alignment of proposed roads, pedestrian linkages, and the enhancement of specified green corridors.

The zoning of land within the precinct is Mixed Housing Urban, Mixed Housing Suburban, Neighbourhood Centre, and Open Space: Conservation. Refer to the planning maps for the location and extent of the precinct.

I454.2 Objectives

The underlying zones and Auckland-wide objectives apply in this precinct, in addition to those specified below.

- (1) Opaheke 1 precinct is subdivided and developed in a comprehensive and integrated way, providing a mix of housing densities, typologies and affordable price options and incorporating opportunities for a neighbourhood centre.
- (2) A high quality built form and landscaped streetscape has developed, reflecting an urban character and amenity.
- (3) A safe, efficient and integrated road network provides strategic connections and improvements, encourages walking and cycling and the use of public transport, and provides strong legible connections to and through the precinct.
- (4) A high quality and safe public open space and green corridor network that integrates stormwater management, ecological amenity and recreational functions.
- (5) Indigenous biodiversity is maintained and enhanced through riparian margin re-planting at the time of development, building set-backs and landscaping.
- (6) Stormwater runoff is managed to respect natural processes, minimise flood risk and implement water sensitive design.
- (7) Housing affordability is enhanced by facilitating the efficient use of land for residential development.

- (8) To ensure that affordable housing provided in any residential development is distributed throughout the precinct.
- (9) To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

I454.3 Policies

The underlying zones and Auckland-wide policies apply in this precinct, in addition to those specified below.

Subdivision and development

- (1) Require that the design of any subdivision and development within the precinct is undertaken in general accordance with the Opaheke 1 precinct plan.
- (2) Require a built urban form and character that transitions from a reasonably high density (typically attached dwellings) around key roads, public open space and green corridors to progressively lower densities (detached dwellings) within the central areas of the precinct and adjacent to established neighbouring development.
- (3) Ensure a network of high quality landscaped public open spaces and green corridors, predominately edged by roads and served by walkways and cycleways and /or appropriately addressed by adjoining residential development.
- (4) Enable the expansion of, and improved access to Keryn Reserve.
- (5) Encourage the establishment of land use activities or development within the residential areas to ensure that the precinct is developed in a coordinated, integrated and comprehensive manner.

Built form

- (6) Require new buildings to be located and designed so that they:
 - a. contribute to the streetscape and sense of place by responding to the planned future form and character of the surrounding area.
 - b. complement the character of adjoining buildings and development
 - c. provide clearly defined public fronts that positively contribute to the amenity and pedestrian safety of streets and public open spaces;
 - d. maximise outlook onto streets and public open spaces
 - e. avoid long unrelieved frontages and excessive bulk when viewed from streets and public open spaces;

- f. create visual interest through massing, articulation, roof form, materials and colour;
- g. provide clearly defined semi-private and private areas, including outdoor living space within the site;
- h. address both street frontages for corner lots. This can be achieved by:
 - i. placement of windows, massing, materials or articulated elements on both frontages;
 - ii. eliminating blank walls facing the street;
- i. avoid carports and garages being the dominant feature of the streetscape
- j. screen exterior rubbish storage areas from public view or incorporate them into the design of the building

(7) Require residential development to:

- a. be of a scale and form that is complementary to the character of adjacent or planned development;
- b. maintains adequate sunlight access to adjoining residential sites;
- c. minimises bulk and dominance effects;
- d. avoids rear lots;
- e. provides privacy; and
- f. have usable and accessible outdoor living space

(8) Require retaining walls to be a positive site or landscaping feature through building design and site landscaping.

Infrastructure

(9) Require a safe and interconnected road network which provides for:

- a. improvements to Opaheke Road where it adjoins the precinct;
- b. restricted vehicle access for new lots fronting Opaheke Road, to increase the safety and efficiency of Opaheke Road;
- c. signalisation of the intersection of Bellfield Road, Great South Road and Taonui Road to ensure the effective and safe movement of vehicles and pedestrians;
- d. road connections to Bellfield Road and Keryn Place;

- e. future road connections to the south; and
 - f. pedestrian and cycle linkages to and through the precinct, including two pedestrian bridges to Opaheke Park and walkways to Opaheke Road and Coulthard Place.
- (10) Require the internal road network, to be consistent with the precinct specific road cross sections to achieve an appropriate balance between movement and sense of place functions and to maintain a high quality, safe, slow speed environment.
- (11) Require rear lanes to be designed to address safety, lighting, landscaping and visual amenity.

Streams and wetlands

- (12) Require subdivision and development to provide for the restoration and enhancement of the riparian margins of streams and wetlands, as shown on the Opaheke 1 precinct plan to:
- a. achieve a natural appearance through planting using eco-sourced native species;
 - b. provide walkways these areas adjacent to riparian margins along both sides of streams, and boardwalks through wetlands where appropriate.

Stormwater

- (13) Integrate the precinct's stormwater management network, with the surrounding development by providing for values such as pedestrian movement, amenity, open space and ecology.
- (14) Maintain the existing catchment hydrology through management of stormwater onsite and employing water sensitive design principles prior to the discharge of stormwater.
- (15) Require subdivision and development to achieve SMAF1 mitigation through the use of a single device or combination of devices and generally accord with any relevant approved Network Discharge Consent and Stormwater Management Plan.
- (16) Restrict maximum impervious area on a site to ensure that the overall maximum impervious area for the Opaheke Precinct does not exceed 70 percent excluding roads and green corridors.
- (17) Ensure stormwater management devices (including outlet structures on land zoned Open Space are located and designed to complement the context, character and the natural, ecological and landscape values of the area.

Affordable Housing

- (18) New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
- 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; or
 - 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.
- (19) New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the precinct.

I454.4 Activity table

- (1) The provisions in any relevant zone and Auckland-wide provisions apply in this precinct unless otherwise specified below. A blank table cell with no activity status specified means that the underlying zone provisions apply.

Tables I454.4.1 and I454.4.2 Activity table specifies the activity status of development and subdivision activities in the Opaheke 1 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I454.4.1 Activity table – Residential and Neighbourhood centre zones

Activity	Activity status		
	Mixed Housing Suburban	Mixed Housing Urban	Neighbourhood Centre
Residential			
(A1) One dwelling per site of 320m ² or greater	P		
(A2) One dwelling per site on sites 319m ² or less outside of the Detached Dwelling Buffer Area as shown on the Opaheke 1 precinct plan	D		
(A3) Two or more dwellings per site in the Detached Dwelling Buffer Area as shown on the Opaheke 1 precinct plan	NC	NC	

(A4) Comprehensive Residential Development on sites outside the Detached Dwelling Buffer Area as shown on Opaheke 1 precinct plan	RD	RD	
(A5) Comprehensive Residential Development on sites within the Detached dwelling buffer area as shown on Opaheke 1 precinct plan	NC	NC	
(A6) Supported residential care			D
(A7) Visitor accommodation and boarding houses			D
Commerce			
(A8) Show homes	P	P	P
(A9) Drive through restaurants			NC
(A10) Supermarkets greater than 300m ² gross floor area per tenancy			NC
(A11) Offices at ground level			D
(A12) Service stations	NC	NC	NC
Community			
(A13) Emergency services			NC
Industry			
(A14) Repair and maintenance services			NC

Table I454.4.2 Activity table - Subdivision – All zones

Activity	Activity status
Subdivision	
(A1) Subdivision in accordance with the Opaheke 1 precinct plan	RD
(A2) Subdivision not in accordance with the Opaheke 1 precinct plan	NC

I454.5 Notification

- (1) Any application for resource consent for a restricted discretionary activity for comprehensive residential development on sites listed in activity table I454.4.1 above, will be considered without public notification subject to meeting the standards of I454.7.1.1.
- (2) Any application for resource consent for an activity listed in activity tables I454.4.1 and I454.4.2 and not listed in I454.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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\(4\)](#).

I454.6. Affordable housing controls

I454.6.1. General Controls

Purpose: To ensure that this 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 or retained affordable that will meet the requirements of clauses 2-7 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 six 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 clause 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 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 dwellings (or vacant site) or one-half or more, that fraction is counted as 1 dwelling (or vacant sites) and any lesser fraction may be disregarded.
- (7) Affordable housing that does not comply with clauses 1-6 above is a discretionary activity.

I454.6.2 Number of relative affordable dwellings or sites

Purpose: To ensure that this 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) that is 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 (consent notice for example) to ensure 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. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling from the date of transfer. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling and retain ownership for three years from the date of transfer.
- (2) Relative affordable housing that does not comply with clause 1 above is a discretionary activity.

I454.6.3 Eligibility for relative affordable housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

- (1) Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites 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 becomes 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 Rule I454.6.2(1)(a) above;

- c. the purchaser is a first home buyer and has never owned any other real property;
 - d. 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 shall 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 Rule 1454.6.2(1)(a) 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 shall 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 of the sale and purchase agreement became unconditional;
 - b. any development of the site shall be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with Rule 1454.2(1)(a) above;
 - c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase;
 - d. the purchase 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 shall 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 transfer to the first eligible purchaser.
- (5) Relative affordable housing that does not comply with clauses 1-3 above is a discretionary activity.

1454.6.4 Eligibility for retained affordable housing

Purpose: To ensure that this 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.

- (2) Retained affordable housing that does not comply with clause 1 above is a discretionary activity.

I454.6.5 Number of retained affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative retained 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 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 application or any appeals to the decision on that 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 shall be provided to demonstrate a Community Housing Provider will purchase the dwellings/sites. Prior to 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 1-2 above is a discretionary activity.

I454.7 Standards

The standards applicable to the Residential - Mixed Housing Urban, Mixed Housing Suburban and Business – Neighbourhood Centre and Open Space – Conservation zones, and Auckland-wide provisions apply in this precinct except for the following:

Standard [H4.6.7](#) Yards

Standards [H4.6.14](#) and [H5.6.15](#) Front, side and rear fences and walls

Standards [H4.6.8](#) and [H5.6.9](#) Maximum impervious area

Standards [H4.6.9](#) and [H5.6.10](#) Building coverage

Standards [H4.6.10](#) and [H5.6.11](#) Landscaped Area

All permitted and restricted discretionary activities listed in Tables I454.4.1 and I454.4.2 must comply with the following activity standards unless otherwise specified.

I454.7.1.1 Comprehensive Residential Developments

Purpose: To encourage integrated and comprehensively designed developments by enabling efficient use of the site and providing for design flexibility while maintaining a reasonable level of sunlight access and minimising visual dominance effects to immediate neighbours.

- (1) A Comprehensive Residential Development must:
 - a. have a minimum site size of 1,000m²
 - b. have road frontage of at least 37.5m
 - c. be outside of the Detached Dwelling Buffer Area
- (2) The height in relation to boundary and yards development standards do not apply to internal site boundaries within the application area.
- (3) Development that does not comply with clause 1 above is a non-complying activity.
- (4) Development must comply with the following standards: [H4.6.4](#) and [H5.6.4](#) Building height, I454.7.1.3 On site stormwater management, - new impervious surfaces, I454.7.1.4 Front, side and rear fences and walls and Standard I454.7.1.5 Retaining walls,
- (5) Development that does not comply with clause 4 above is a restricted discretionary activity.

I454.7.1.2 Dwellings fronting Opaheke Road

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

- (1) The front facade of any dwelling on a site that adjoins Opaheke Road must contain:
 - a. glazing to habitable rooms that is cumulatively at least 20 percent of the area of the front facade; and
 - b. a main entrance door that is visible and accessible from the street.

I454.7.1.3 On-site stormwater management – new impervious area

Purpose: To manage stormwater runoff from the development of impervious areas onsite to mitigate adverse effects on catchment hydrology.

- (1) A Development of new impervious areas greater than 50m² is a permitted activity provided that:

- a. stormwater from the total site impervious area must be directed to an on-site device designed and sized to accommodate stormwater runoff from the site and achieve retention (volume reduction) of 5mm runoff plus detention (temporary storage) of 19.4mm of runoff with a draw down period of 24 hours.
- b. stormwater runoff may be directed to one or more on-site device to achieve the volume requirements in Table I454.7.1.3.1 where:
 - i. the retention volume must be achieved; and
 - ii. where the total volume requirement is met then a greater retention volume and a corresponding decrease in detention volume can be provided.
- c. any stormwater management device or system is built generally in accordance with design specifications by a suitably qualified service provider and is fully operational prior to use of the impervious area.
- d. 'as built' plans for any stormwater management device or system are provided to council within three months of practical completion of the works.
- e. the stormwater device/s: any stormwater management device or system is operated and maintained in accordance with best practice for the device or system.

Table I454.7.1.3.1 Retention and detention volume requirements			
M²	Retention (m³)	Detention (m³)	Combined total to be provided (m³)
1	0.005	0.0194	0.0244

I454.7.1.4 Front, side and rear fences and walls

Purpose: Enable fences and walls to be constructed within yards to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street, green corridors and public open space,
 - minimise visual dominance effects to immediate neighbours and the street and maintain the open character of front yards.
- (1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:
- a. within the front yard or any yard adjoining a green corridor or public open space: 1.2m in height
 - b. within any yard adjoining a Jointly owned access lot: 1.8m in height where the fence is at least 25 percent visually open

- c. for all other side and rear yards: 2m in height

I454.7.1.5 Retaining walls

Purpose: To avoid visual dominance or overshadowing effects as viewed from the street or the boundary of the precinct.

- (1) Any retaining walls within 3m of a precinct boundary or site boundary must not exceed 1.2m in height, as measured by the vertical distance from the top to the bottom of the wall.

I454.7.2 Mixed Housing Suburban zone

I454.7.2.1 Yards

- (1) The purpose and yard controls for the Mixed Housing Suburban zone apply in the precinct unless otherwise specified below:
 - a. Front yard: 2.5m

I454.7.2.2 Maximum Impervious Area

Purpose: manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks, support the functioning of riparian yards and stream water quality and ecology and accommodate integrated development that will make efficient use of the site

- (1) Maximum impervious area must not exceed:
 - a. 60 percent of the site area for sites 320m² or greater; or
 - b. 70 percent of the site area for sites 319m² or less
- (2) Maximum impervious area within a riparian yard: 10 percent.

I454.7.2.3 Building coverage

Purpose: manage the extent of buildings on a site to achieve the planned built character of buildings anticipated within the Opaheke 1 precinct.

Maximum building coverage 50 percent of net site area.

I454.7.2.4 Landscaped area

Purpose: provide for high quality living environments consistent with the planned built character of buildings anticipated within the Opaheke 1 precinct and maintain the landscaped character of the streetscape within the zone.

- (1) Minimum landscaped area: 30 percent of net site area
- (2) At least 50 percent of the front yard must comprise landscaped area.

I454.7.3 Mixed Housing Urban zone

I454.7.3.1 Maximum Impervious Area

Purpose: manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks, support the functioning of riparian yards and stream water quality and ecology and accommodate integrated development that will make efficient use of the site

- (1) Maximum impervious area must not exceed:
 - a. 60 percent of the site area for sites 320m² or greater; or
 - b. 70 percent of the site area for sites between 319m² and 200m²
 - c. 85 percent of the site area for sites less than 200m²
- (2) Maximum impervious area within a riparian yard: 10 percent.

I454.7.3.2 Building coverage

Purpose: manage the extent of buildings on a site to achieve the planned urban built character of buildings anticipated within the Opaheke 1 precinct.

1. Maximum building coverage must not exceed 60 percent of net site area for attached dwellings; or.
2. The maximum building coverage must not exceed 50 percent for the net site area for detached dwellings.

I454.7.3.3 Landscaped area

Purpose: provide for high quality living environments consistent with the planned urban built character of buildings while recognising the proximity of Opaheke Park and to contribute to the landscaped character of the streetscape within the zone.

1. Minimum landscaped area: 15 percent of net site area

2. At least 50 percent of the front yard must comprise landscaped area.

I454.8 Subdivision Standards – All zones

I454.8.1 Minimum Net Site area

- (1) All proposed sites must comply with the following minimum net site areas for vacant lot subdivision as set out in Table I454.8.1.1:

Table I454.8.1.1

Zone	Minimum Net Site Area
Mixed Housing Suburban	320m ²
Mixed Housing Urban	Refer Rule E38.8.3.1

- (2) Subdivision that does not comply with clause 1 above is a discretionary activity except in the Detached Dwelling Buffer Area.
- (3) Subdivision in the Detached Dwelling Buffer Area that does not comply with clause 1 above is Non-complying activity.

I454.8.2 Riparian margins

Purpose: Riparian yards ensure development is adequately set back from the open space and stream network within the precinct to provide protection from natural hazards and to maintain a sense of open space.

- (1) Riparian margins identified on the Opaheke 1 Precinct Plan must be planted on either side of the banks of a permanent or intermittent stream to a minimum width of 10m measured from the bank of the stream or the edge of the stream determined by the extent of the 2.3 year Mean Annual Flood (MAF) Event. This rule does not apply to crossings of streams.
- (2) Riparian margins identified on the Opaheke 1 Precinct Plan must be planted and maintained in accordance with a council approved landscape plan and must use eco-sourced native plants, be consistent with local biodiversity and planted at a density of 10,000 plants per hectare.
- (3) Pedestrian/cycle paths must be located adjacent to and not within the 10m planted strip.
- (4) Riparian margins identified in clause 1 above must be offered to Council for vesting.
- (5) Where the esplanade provisions apply in clause 1 above, 15m of the full esplanade reserve must be planted in accordance with clause 1 above.
- (6) Subdivision that does not comply with clauses 1 to 5 above is a discretionary activity.

I454.8.3 Rooding Construction Standards

Purpose: to provide a safe and legible street network

- (1) All roads within the precinct must be located in general accordance with the Opaheke 1 Precinct Plan.
- (2) All road provided within the precinct must be constructed to the standards contained within Table I454.8.3.1: Road Construction Standards within the Opaheke 1 Precinct and cross-section diagrams in Figures 1 to 7 below or, where not contained in Table I454.8.3.1 below, the relevant Auckland-wide rules apply.

Table I454.8.3.1: Road Construction Standards – Opaheke 1 Precinct

Road typology	Road Width	Carriageway	Footpath Width	Cycle Lane	Shared Cycle Lane/ Footpath	Median
Park Road A	24.2m	3.0 per lane	1.8m	1.8m	3.0m	1.8m
Park Road B	23.0m	3.0 per lane	1.8m	1.8m	N/A	2.8m
Typical Road	16.0m	2.7m per lane	1.8m	N/A	N/A	N/A
Bellfield Road	11.3m	3.0m per lane	1.8m	N/A	N/A	N/A
Wetland Road	10.7m	2.7m per lane	1.8m	N/A	N/A	N/A
Laneway	8.0m	5.4m	N/A	N/A	N/A	N/A
East-West Laneway	8.0m	4.9m	1.8m	N/A	N/A	N/A
Pedestrian walkways	N/A	N/A	N/A	N/A	8m	N/A

- (3) Subdivision that does not comply with clauses 1 and 2 above is a discretionary activity.
- (4) Cul de sac roads are a non-complying activity. This rule does not apply to staged road construction as part of a staged subdivision or balance site.

Figure I454.8.3.1 : Park Road A

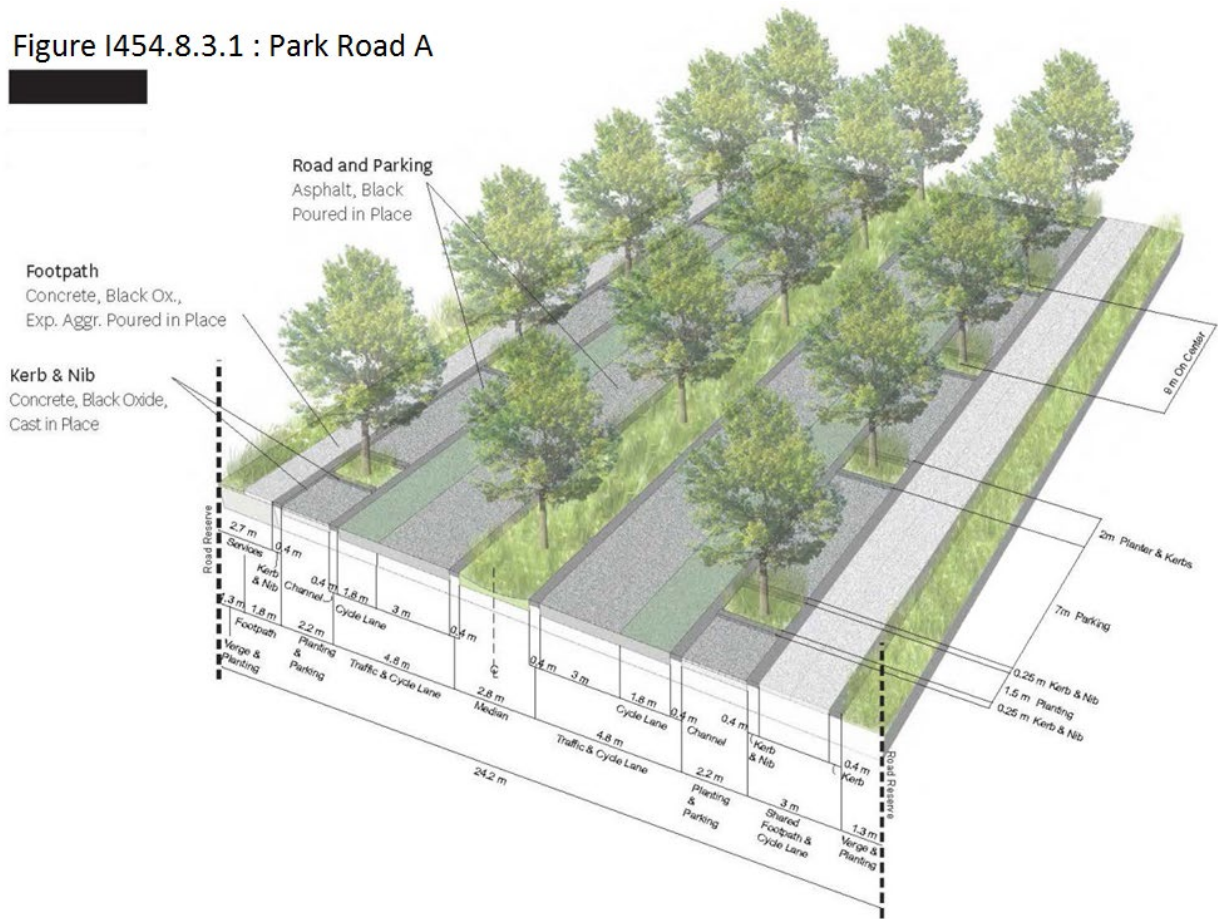


Figure I454.8.3.2 : Park Road B

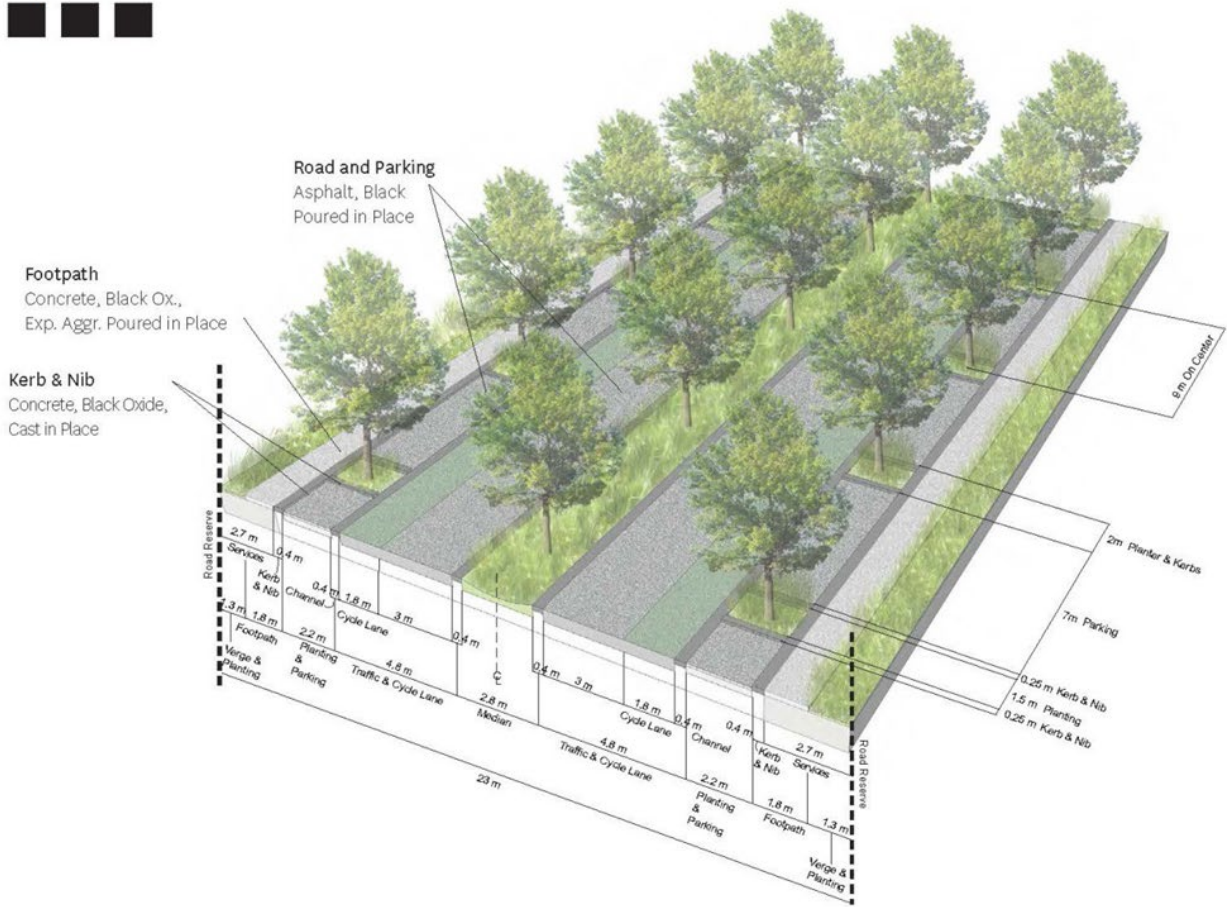


Figure I454.8.3.3 : Typical Road

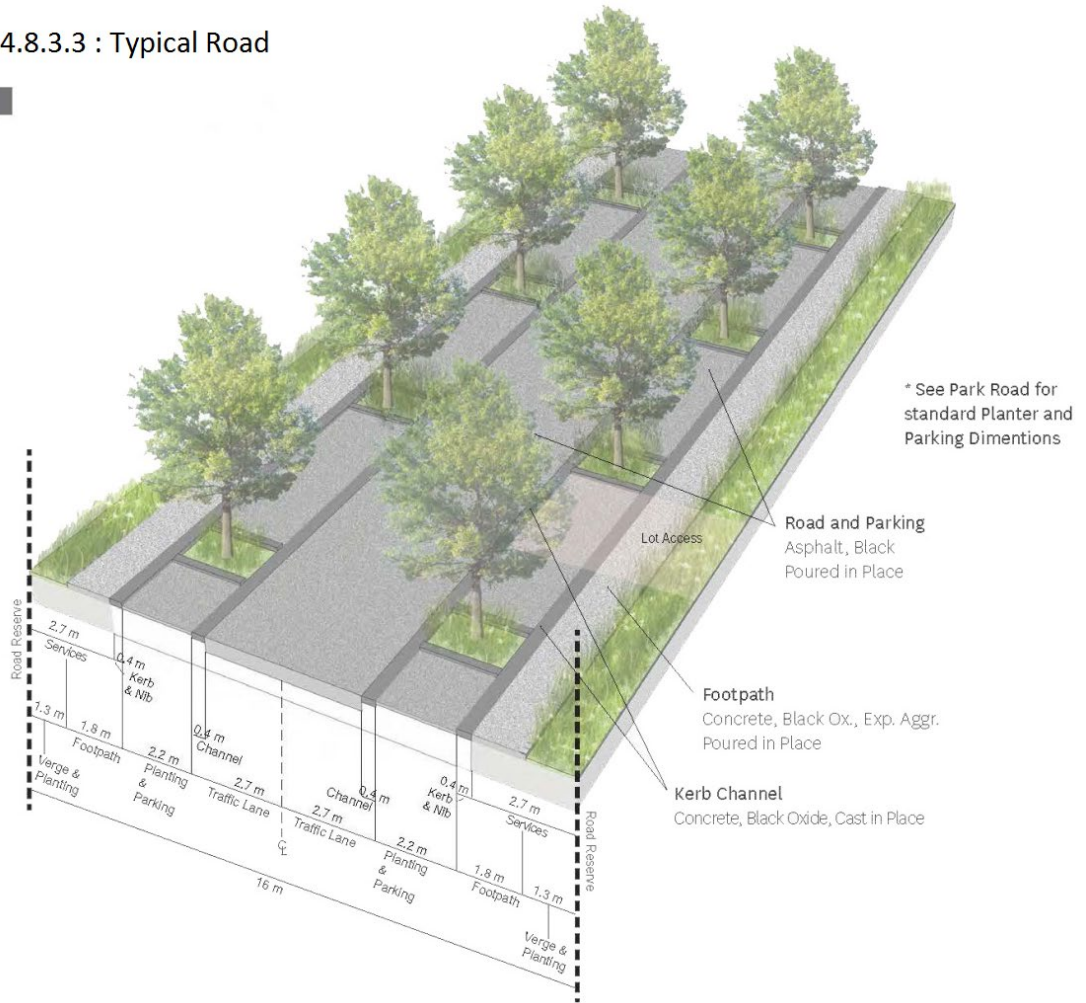


Figure I454.8.3.4 : Bellfield Road

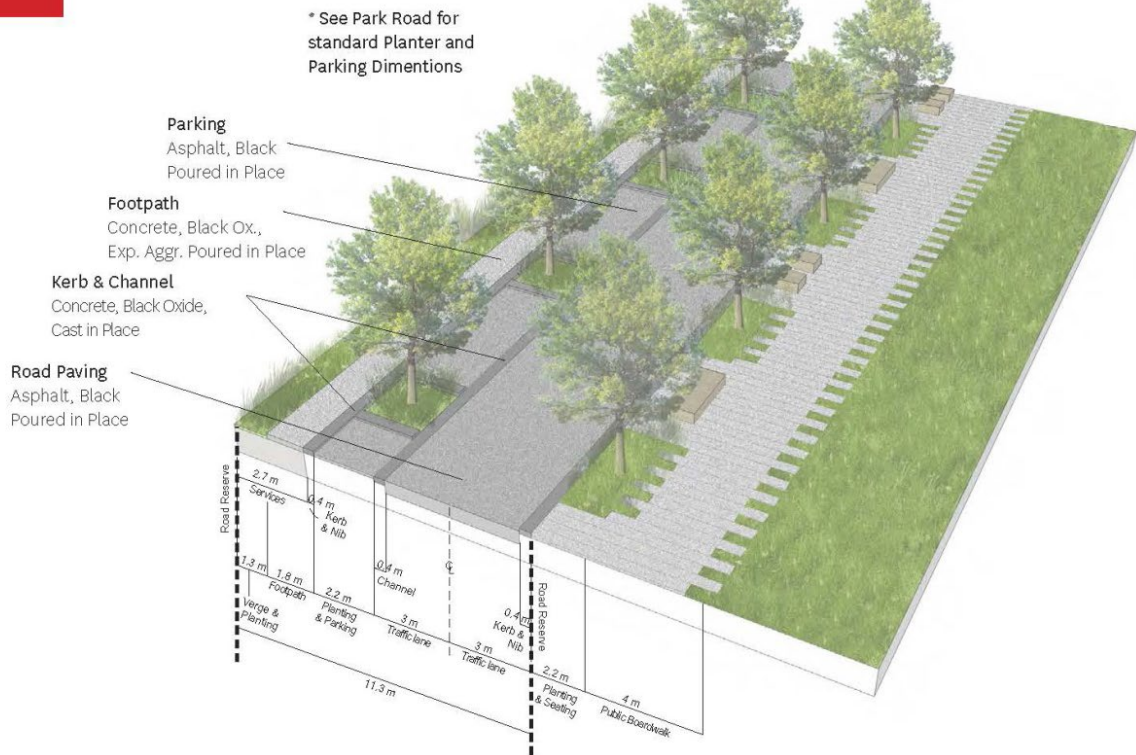


Figure I454.8.3.5 : Wetland Road

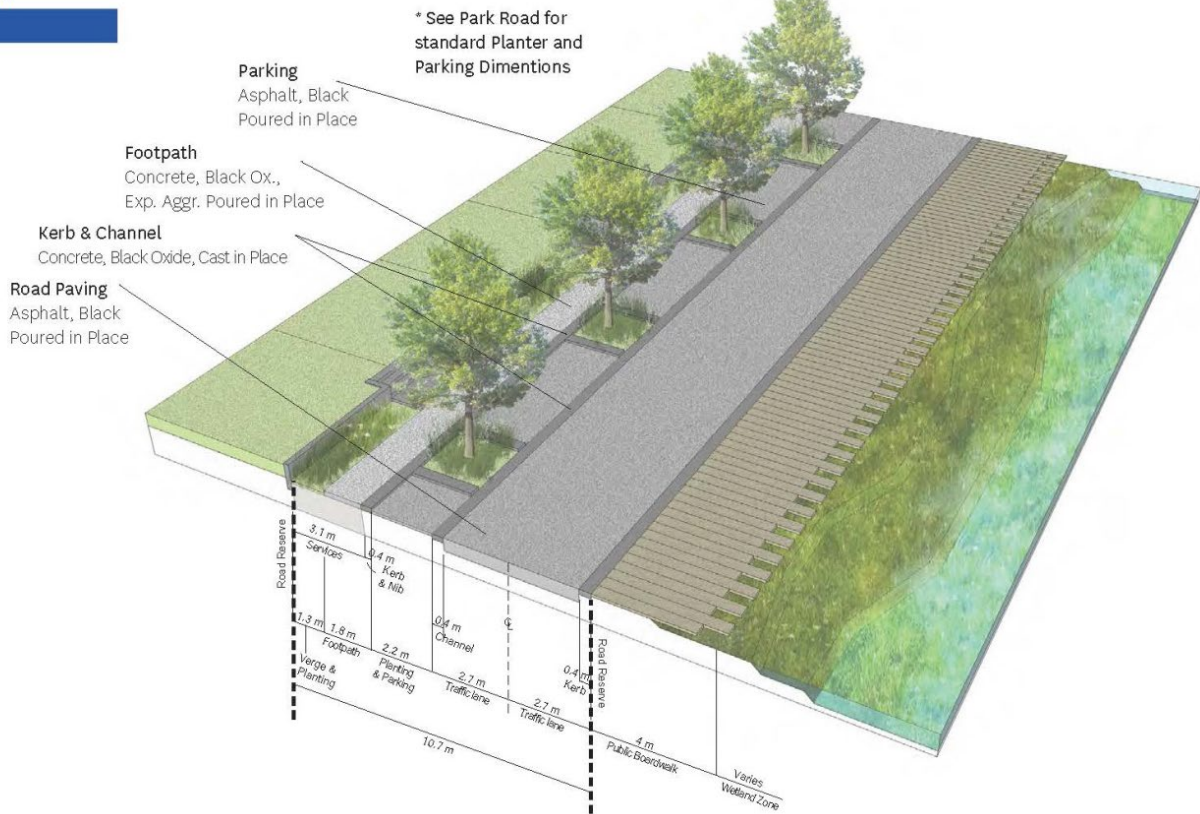


Figure I454.8.3.6 : Laneway

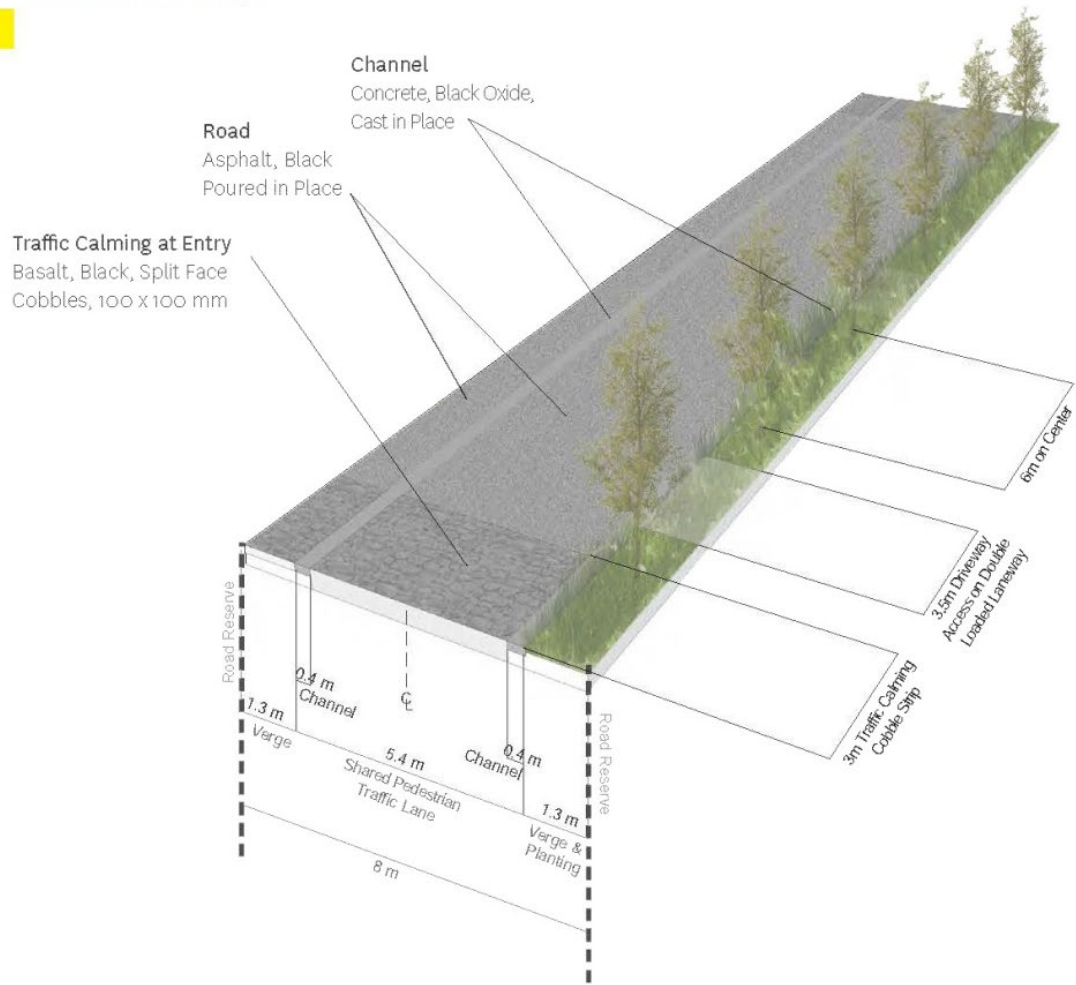
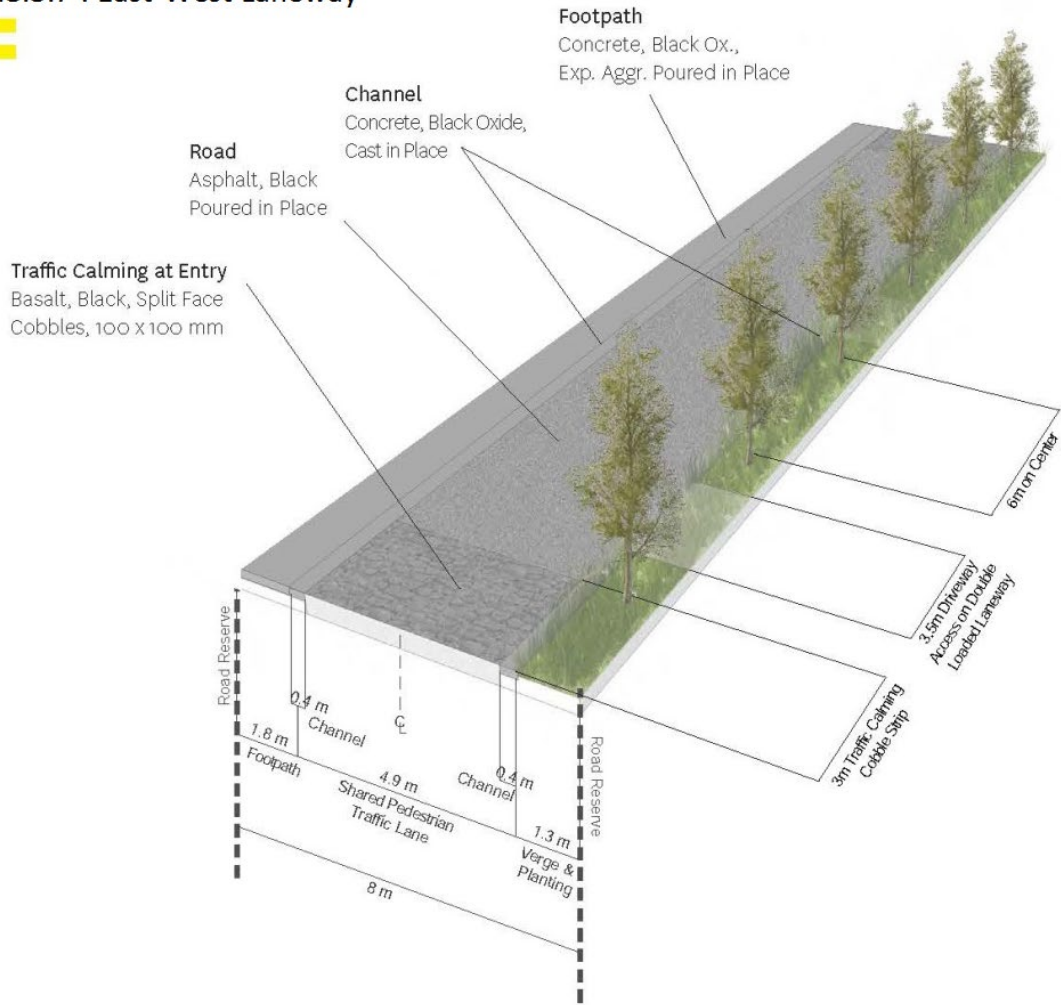


Figure I454.8.3.7 : East-West Laneway



Legend : Road materials



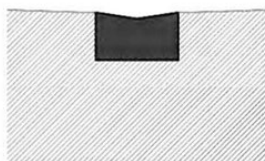
Parking
Concrete, Black Ox., Exp. Aggr.
Poured in Place



Parking Pavers
Basalt, Black, Split Face
Cobbles, 100 x 100 mm



Road Paving
Asphalt, Black
Poured in Place



I454.8.4 Roading improvements

Purpose: To ensure an interconnected roading network is provided in a coordinated and timely manner.

- (1) Subdivision within Area A, as shown on the Opaheke 1 precinct plan, must provide roading connections to Bellfield Road and Keryn Place, unless those connections have already been provided.
- (2) The signalisation of the Great South Road, Bellfield Road and Taonui Place intersection must be provided prior to or at the same time of the construction of any new road connection to Bellfield Road or Keryn Place.
- (3) Subdivision not in accordance with clauses 1 or 2 above is a non-complying activity.

I454.9 Assessment – controlled activities

There are no controlled activities in this precinct.

I454.10 Assessment – Restricted discretionary activities

I454.10.1 Matters of discretion

The council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the zones or Auckland-wide provisions:

- (1) Subdivision and development
 - a. Consistency with the Opaheke 1 precinct plan
 - b. Stormwater
 - c. Transport
 - d. Design and appearance, location and integration
- (2) New residential buildings and Comprehensive Residential Development
 - a. Design and appearance, location and integration
 - b. In addition, Comprehensive Residential Developments should assess:
 - i. consistency with the Opaheke 1 precinct plan
 - ii. in the Mixed Housing Suburban zone the matters listed under [H4.8.1\(2\)\(a\) and \(c\)](#) and in the Mixed Housing Urban zone the matters listed in [H5.8.1\(2\)\(a\) and \(c\)](#) [for three or more dwellings per site]
 - iii. all of the following relevant standards:

- Standards I454.7.2.2 and 7.3.1 Maximum impervious areas;
- Standards I454.7.2.3 and 7.3.2 Building coverage;
- Standards I454.7.2.4 and 7.3.3 Landscaped area;
- Standards [H4.6.11](#) and [H5.6.12](#) Outlook space;
- Standards [H4.6.12](#) and [H5.6.13](#) Daylight;
- Standards [H4.6.13](#) and [H5.6.14](#) Outdoor living space;
- Standards [H4.6.15](#) and [H4.6.16](#) Minimum dwelling size.

iv. design of landscaping

(3) For development that does not comply with precinct standards the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- a. the matters listed under [C1.9\(3\)](#);
- b. for buildings that do not comply with Standard I454.7.1.4 Front, side and rear fences and walls, Standard I454.7.2.1 Yards; Standards I454.7.2.3 and 7.3.2 Building coverage; Standards I454.7.2.4 and 7.3.3 Landscaped area;
 - i. in the Mixed Housing Suburban zone the matters listed under [H4.8.1\(4\)\(a\) to \(c\) and \(e\) to \(i\)](#) and in the Mixed Housing Urban zone the matters listed under [H5.8.1\(4\)\(a\) to \(c\) and \(e\) to \(i\)](#); and
- c. for Standard I454.7.1.2 Dwellings fronting Opaheke Road, the matters listed under:
 - i. design and appearance of buildings
 - ii. [E27.8.1\(11\)\(a\) and \(b\)](#).
- d. for Standard I454.7.1.3 on-site stormwater management – new impervious areas the matters listed under [E10.8.1\(1\)\(a\) – \(d\)](#) [Stormwater Management – Flow]
- e. for Standard I454.7.1.5 Retaining walls, the purpose of the control
- f. for Standards I454.7.2.1 or I454.7.3.1 Maximum impervious areas:
 - i. stormwater runoff
 - ii. maximum impervious areas
 - iii. housing typology

I454.10.2 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 zones or Auckland-wide provisions.

I454.10.2.1 Consistency with the Opaheke 1 Precinct Plan

- (1) All subdivision and development should implement and be in general accordance with the Opaheke 1 Precinct Plan;
- (2) Refer to Policy I454.3.1;
- (3) Refer to Policy I454.3.2;
- (4) Refer to Policy I454.3.3;
- (5) Refer to Policy I454.3.4;
- (6) Refer to Policy I454.3.5;
- (7) New neighbourhood parks should be located and configured so that they are:
 - a. highly visible and accessible;
 - b. bounded by at least two street frontages; and
 - c. integrated with surrounding development and, where practical, existing parks;
- (8) Refer to Policy I454.3.12; and
- (9) Refer to Policy I454.3.13

I454.10.2.2 Stormwater

- (1) Stormwater management infrastructure required by any Network Discharge Consent (and associated Stormwater Management Plan) and shown on the Opaheke 1 Precinct plans is provided in accordance with the creation of impervious surfaces within the corresponding stormwater catchment.
- (2) The approach to stormwater management for roads and future lots should take into account the recommendations of any Network Discharge Consent (and associated Stormwater Management Plan) and should provide sufficient space to achieve hydrology mitigation at-source.

Note: Consent Notices may be required on the titles of all new lots to ensure compliance with the onsite stormwater management requirements of this precinct.

- (3) Refer to Policy I454.3.13
- (4) Refer to Policy I454.3.14
- (5) For communal stormwater devices:
 - a. the extent to which the devices to be invested with council can be accommodated within the green corridors identified on the Opaheke 1 precinct

plan to allow efficient operation and maintenance;

- b. the extent to which the devices integrate with the amenity, ecological, recreational and pedestrian movement values of the green corridors
- c. the extent to which adequate provision is made for efficient operation and maintenance of devices not vested to council; and
- d. whether the use of communal devices achieves the best practicable option to manage stormwater runoff.
- e. Refer to Policy I454.3.17

I454.10.2.3 Transport

- (1) Refer to Policy I454.3.1
- (2) Refer to Policy I454.3.3
- (3) Refer to Policy I454.3.9
- (4) Refer to Policy I454.3.10
- (5) Refer to Policy I454.3.11
- (6) Refer to Policy I454.3.13
- (7) An integrated street lighting and landscaping theme should be implemented which is consistent with the overall environmental context.
- (8) Landscape treatment of roads should maintain and enhance views into Opaheke Park (where practical).

I454.10.2 4 Design, Location and Integration

- (1) Refer to Policy I454.3.1
- (2) Refer to Policy I454.3.2
- (3) Refer to Policy I454.3.3
- (4) Refer to Policy I454.3.5
- (5) Refer to Policy I454.3.6
- (6) Refer to Policy I454.3.7
- (7) Refer to Policy I454.3.8
- (8) Refer to Policy I454.3.11

I454.10.2.5 Development Standard infringements

- (1) The standard of Rule C1.9
- (2) For buildings that do not comply with Standard I454.7.1.4 Front, side and rear fences and walls, Standard I454.7.2.1 Yards; Standard I454.7.2.3 or 7.3.2 Building coverage; Standard I454.7.2.4 or 7.3.3 Landscaped area:
 - a. Refer to Policy I454.3.2;
 - b. Refer to Policy I454.3.6; and
 - c. Refer to Policy I454.3.7
- (3) For infringement of standard I454.7.1.2 Dwelling fronting Opaheke Road:
 - a. Access should be provided by way of a rear access, Jointly Owned Access Lot or from an alternative road boundary;
 - b. The assessment criteria of [E27.8.2\(11\)\(a\)\(i\)](#); and
 - c. Refer to Policy I454.3.9.b
 - d. Refer to Policy I454.3.6.a to d
- (4) For infringement of standard I454.7.1.3 On-site stormwater management:
 - a. The assessment criteria [E10.8.2.1\(a\) and \(b\)](#) [Stormwater Management Area – Flow 1 and Flow 2]
 - b. Where the non-compliance occurs on sites/lots where space for on-site devices is constrained, whether runoff from the impervious surfaces can be accommodated on-site for retention and within the public stormwater system/network for detention; or
 - c. Refer to Policy I454.3.15
- (5) For infringement of Standard I454.7.1.5 Retaining walls:
 - a. The degree of overshadowing or adverse visual amenity effects from the retaining walls on on-site amenity and on neighbouring properties; and
 - b. The degree to which the retaining visible to the neighbours, is attractively designed and incorporates modulation, landscaping and quality materials.
 - c. Refer to Policy I454.3.6
 - d. Refer to Policy I454.3.7
 - e. Refer to Policy I454.3.8
- (6) For infringement of standards I454.7.2.2 or I454.7.3.1 Maximum impervious area

- a. Subdivision and development should restrict maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- b. The extent to which subdivision and development restricts maximum impervious area to 70 percent for the application area (excluding roads and green infrastructure corridors) where there are multiple dwelling typologies.
- c. Whether adequate provision for on-site stormwater management is provided for within Terrace Housing typologies consistent with the Network Discharge Consent (and associated Stormwater Management Plan).
- d. Refer to Policy I454.3.15

I454.10.2.6 Comprehensive Residential Developments

(1) In addition to I454.10.2.4, the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

- a. In the Mixed Housing Suburban Zone:
 - i. Standard I454.7.2.2 Maximum impervious areas;
 - ii. Standard I454.7.2.3 Building coverage;
 - iii. Standard I454.7.2.4 Landscaped area;
 - iv. Standard [H4.6.11](#) Outlook space;
 - v. Standard [H4.6.12](#) Daylight;
 - vi. Standard [H4.6.13](#) Outdoor living space;
 - vii. Standard [H4.6.15](#) Minimum dwelling size.
- b. In the Mixed Housing Urban zone:
 - i. Standard I454.7.3.1 Maximum impervious areas;
 - ii. Standard I454.7.3.2 Building coverage;
 - iii. Standard I454.7.3.3 Landscaped area;
 - iv. Standard [H5.6.12](#) Outlook space;
 - v. Standard [H5.6.13](#) Daylight;
 - vi. Standard [H5.6.14](#) Outdoor living space;
 - vii. Standard [H4.6.16](#) Minimum dwelling size.

I454.11 Special information requirements

I454.11.1 Landscaping plan for roads, private laneways, private lots, comprehensive residential development, and riparian and wetland planting

- (1) Any application for subdivision or development creating roads, private laneways, private lots, comprehensive residential developments, and riparian and wetland planting must provide a concept landscaping plan, which includes the following key elements:
- a. for roads, Jointly Owned Access Lots, Comprehensive Residential Development, and the planting of riparian, wetland and green corridors:
 - i. species, Pb sizes, planting density;
 - b. for riparian and wetland planting only
 - i. the depth of planting within riparian margins,
 - ii. cross sections of planting within riparian margins
 - iii. details on how eco-sourcing planting will be achieved; and
 - iv. integration into the landscape of infrastructure including stormwater outfall devices
 - c. for comprehensive residential developments only:
 - i. the proposed landscaping within front yards; and
 - ii. retaining wall and fencing details, boundary treatment, the location of bollards, cycle parking design, bin enclosures and letterboxes;
 - d. for roads to vest and proposed Jointly Owned Access Lots only
 - i. pavement plan, detailing materiality and colour, and identifying surface treatments to slow traffic and promote pedestrian movement throughout the development site and at key intersections of the Jointly Owned Access Lots with the public road;
 - ii. a 'way finding' signage plan for pedestrian connections from Opaheke Road through the development and to Opaheke Park; and
 - iii. a lighting plan for Jointly Owned Access Lots

I454.12 Definitions specific to Opaheke 1 precinct

Attached housing

Attached housing is a self-contained dwelling that adjoins another dwelling, sharing walls and/or intermediate floors. All ground floor dwellings has direct street access.

Community Housing Provider

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

- a. social rental housing:
- b. affordable rental housin

Detached dwellings

Detached housing is a free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached.

Household Income

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

Relative Affordable

Housing that is:

- a. bought 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.
- b. 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

Retained affordable

Housing that is:

- a. built by a registered community housing provider or Housing New Zealand Corporation; or
- b. sold to a registered community housing provider or Housing New Zealand Corporation; and
- c. 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 latter.

Show home

A house on a newly built subdivision which is furnished and decorated to be shown to prospective buyers

I454.13 Precinct plan

