

I337. Riddell Road Precinct

I337.1. Precinct Description

The Riddell Road Precinct applies to a 14 hectare site located at 207 Riddell Road Glendowie with an established retirement village. The precinct adjoins two long-established schools, Sacred Heart College to the west and Glendowie Primary School to the north. The remainder of the precinct adjoins established residential properties.

The purpose of the Riddell Road precinct is to provide for development with additional building height and, as a consequence, a greater intensity of development within a suburban location. The provisions are designed to reflect the existing development and to enable the future development opportunity that the site represents.

The large site area provides for additional building height within sub-precinct A, at a sufficient distance from established residential areas to manage any adverse visual or dominance effects on neighbours.

The zoning of land within this precinct is Residential – Mixed Housing Suburban zone.

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

I337.2. Objective

- (1) Development incorporating additional building height, which supports an urban built character of predominantly three storeys, is enabled within sub-precinct A while complementing buildings heights at the interface with adjacent residential areas.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above - with the exception of objective [H4.2\(2\)](#) in the Residential – Mixed Housing Suburban Zone as it relates to activities and development located in sub-precinct A as shown on I337.10.1 Riddell Road : Precinct plan 1.

I337.3. Policy

- (1) Enable additional building height for development in sub-precinct A in a variety of forms which provide for an urban built character of predominantly three storeys, while managing the interface with adjacent residentially zoned areas ensuring an appropriate building height transition to adjacent residential areas.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above - with the exception of policy [H4.3\(2\)](#) in the Residential – Mixed Housing Suburban Zone as it relates to activities and development located in sub-precinct A as shown on I337.10.1 Riddell Road : Precinct plan 1.

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I337.4. Activity table

The activity tables in any relevant overlays, zone and Auckland-wide apply unless the activity is listed in Table I337.4.1 Activity table below.

Table I337.4.1 Activity table specifies the activity status of land use activities in the Riddell Road Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank cell in the activity status means the activity status of the overlays, zone or Auckland-wide apply for that activity.

Table I337.4.1 Activity table

Activity		Activity status
Use and development		
(A1)	Activities listed in Table H4.4.1 Activity Table in the Residential – Mixed Housing Suburban Zone	

I337.5. Notification

(1) Any application for resource consent for three or more dwellings per site or an integrated residential development that comply with all of the relevant standards of the underlying zone and the following standard will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:

(a) I337.6.1 Building height

(2) Any application for resource consent for an activity listed in Table I337.4.1 Activity table and which is not listed in I337.5(1) above 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\(4\)](#).

I337.6. Standards

(1) The overlay, Auckland-wide and zone standards apply to all activities listed in the Table I337.4.1 Activity Table in this precinct unless specified in Standard I337.6(2) below.

(2) The following zone standard does not apply to activities located within sub-precinct A shown on I337.10.1 Riddell Road : Precinct plan 1:

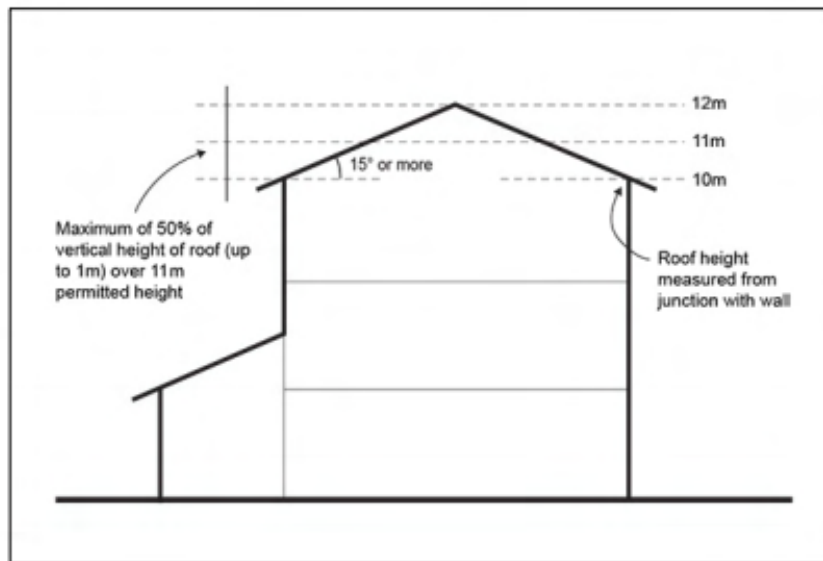
(a) Residential – Mixed Housing Suburban Zone - [H4.6.4](#) Building height.

(3) Activities listed in Table I337.4.1 Activity table which are located in sub-precinct A shown on I337.10.1 Riddell Road : Precinct plan 1 must comply with the standard listed in I337.6.1.

I337.6.1. Standard for Building height

(1) Buildings in sub-precinct A must not exceed 11m in height, except that within sub-precinct A, 50 per cent of a building's roof height in elevation, measured vertically from the junction between the wall and the roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure I337.6.1.1 Building height in sub-precinct A.

Figure I337.6.1.1: Building height in sub-precinct A



I337.7. Assessment – controlled activities

There are no controlled activities.

I337.8. Assessment – restricted discretionary activities

I337.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the

matters specified for the relevant restricted discretionary activities in the overlay, zone or Auckland-wide provisions:

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- (1) All restricted discretionary activities listed in Residential – Mixed Housing Suburban [H4.4.1](#) Activity table that are located in sub-precinct A shown on I337.10.1 Riddell Road : Precinct plan 1:
 - (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - i. building intensity, scale, location, form and appearance.
- (2) Infringement to standard I337.6.1 Building height:
 - (a) the effects on the surrounding residential environment.

I337.8.2. 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, zone or Auckland-wide provisions:

- (1) All restricted discretionary activities listed in [H4.4.1](#) Activity table that are located in sub-precinct A shown on I337.10.1 Riddell Road : Precinct plan 1:
 - (a) Refer to Policy I337.3(1).
- (2) Infringements to standard I337.6.1 Building height:
 - (a) Refer to Policy I337.3(1).

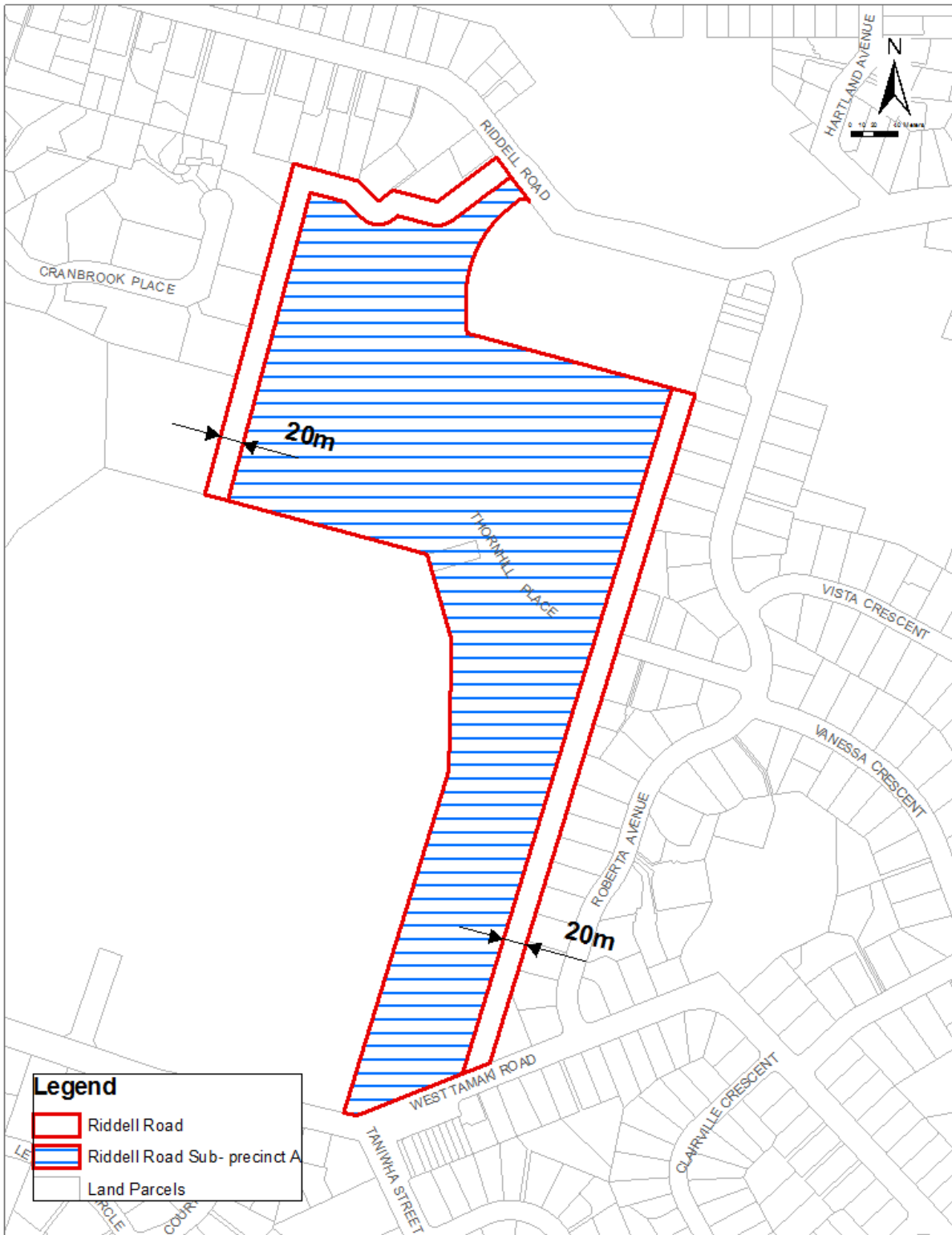
I337.9. Special information requirements

There are no special information requirements in this precinct.

I337.10. Precinct plans

I337.10.1 1 Riddell Road : Precinct plan 1

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Legend

- Riddell Road
- Riddell Road Sub- precinct A
- Land Parcels

Riddell Road : Precinct plan 1

