I461. Heights Road Precinct

I461.1. Precinct Description

The Heights Road Precinct applies to 5.35ha of land at 9, 33 and 49 Heights Road, Pukekohe, on the northern edge of Pukekohe. The zoning of land within the Heights Road Precinct is Business – Light Industry Zone. To the north, the land is bordered by Heights Road, which forms the Rural Urban Boundary (RUB). Land zoned Rural - General Rural is on the northern side of Heights Road. To the east, the land is bordered by the Paerata Road section of State Highway 22. The Council's Heights Park Cemetery borders the land to its west and south. The Cemetery is zoned Special Purpose - Cemetery Zone.

The primary purpose of the Heights Road Precinct is to enable ongoing operation, intensification and expansion of light industrial activity in a way that is integrated with wastewater servicing. Light industrial land use and subdivision activities are largely enabled through the underlying zoning. However, the delivery of these activities within the Heights Road Precinct where they would generate additional wastewater flows needs to be closely aligned with the delivery of bulk wastewater infrastructure upgrades or an appropriate interim solution.

There are known wastewater constraints in the bulk infrastructure network serving the Heights Road Precinct, with planned upgrades (Isabella Drive Pump Station) to address these constraints. Until those upgrades are completed, subdivision and development that would generate additional wastewater flows must be restricted. Alternatively, an interim wastewater solution may be provided, recognising the Heights Road Precinct's existing discharges and private wastewater system (refer Heights Road Precinct Plan), until such time as the bulk wastewater network has sufficient capacity to accommodate development of the site.

The Heights Road Precinct also adjoins the Heights Park Cemetery to the west and south. The Cemetery is a landscaped burial and memorial space used for services, commemoration, and reflection, with views across the Heights Road Precinct area. The Heights Road Precinct provisions include interface treatments to maintain an appropriate buffer and visual amenity for Cemetery visitors.

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

I461.2. Objectives [rp/dp]

(1) Subdivision and development are coordinated with the supply of sufficient wastewater infrastructure to service the Heights Road Precinct.

(2) Subdivision and development does not occur in advance of the availability and capacity of bulk wastewater infrastructure, except where an appropriate interim solution for wastewater servicing is proposed.

(3) Adverse effects on the amenity values of the adjacent Heights Park Cemetery are managed.

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

I461.3. Policies [rp/dp]

Subdivision and development

(1) Require that any subdivision and/or development within the Heights Road Precinct that generates additional wastewater flows is coordinated with the provision of sufficient functioning bulk wastewater infrastructure or an appropriate interim solution.

Infrastructure

(2) Ensure that subdivision and development in the Heights Road Precinct that generates additional wastewater flows is coordinated with the provision of sufficient wastewater infrastructure.

(3) Avoid subdivision and development that generates additional wastewater flows that is in advance of the provision of functioning bulk wastewater infrastructure with sufficient capacity to service subdivision and development within the Heights Road Precinct, except where an interim solution for wastewater is proposed.

Amenity

(4) Require development within the Heights Road Precinct adjacent to the Special Purpose – Cemetery Zone to manage adverse amenity effects on the Heights Park Cemetery.

All relevant overlay, Auckland-wide and zone policies apply in this Precinct in addition to those specified above.

I461.4. Activity table [rp/dp]

All relevant overlay, Auckland-wide and zone activity tables apply in the Heights Road Precinct unless the activity is listed in Activity Table I461.4.1 below.

Activity Table I461.4.1 specifies the activity status of land use and subdivision activities in the Heights Road Precinct pursuant to sections 9(2), 9(3), and 11 of the Resource Management Act 1991.

A blank in the activity status column means that the activity status in the relevant overlay, Auckland-wide or zone provision applies.

Table I461.4.1 Activity table

Activity		Activity status
Use and Development		
(A1)	Activities listed as permitted, restricted discretionary, discretionary, or non-complying activities in Table H14.4.1 in the Business – Light Industrial Zone	
(A2)	Use and development that does not comply with Standard I461.6.1.1 Bulk Wastewater Infrastructure where routine peak daily wastewater discharges exceed 21,000 litres per day.	NC
(A3)	Use and development that does not comply with Standard I461.6.1.1 Bulk Wastewater Infrastructure where routine peak daily wastewater discharges do not exceed 21,000 litres per day.	C
(A4)	Use and development that complies with Standard I461.6.1.1 Bulk Wastewater Infrastructure	P
(A5)	Use and development that does not comply with standards I461.6.1.2 and I461.6.1.3.	RD
(A6)	Use and development that does comply with standards I461.6.1.2 and I461.6.1.3.	P
Subdivision		
(A7)	Subdivision that does not comply with Standard I461.6.1.1 Bulk Wastewater Infrastructure	NC
(A8)	Subdivision that complies with Standard I461.6.1.1 Bulk Wastewater Infrastructure	

I461.5. Notification

(1) Any application for resource consent for an activity listed in Activity Table I461.4.1 above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(2) In addition, and notwithstanding the requirements of I461.5(1), any application for resource consent that infringes the following standard shall be notified to Watercare Services Limited:

(a) Standard I461.6.1.1 Bulk Wastewater Infrastructure where routine peak daily wastewater discharges exceed 21,000 litres per day.

I461.6. Standards

(1) All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I461.4.1.

(2) All activities listed in Activity Table I461.4.1 must also comply with Standards I461.6.1.1 – I461.6.1.3.

Where there is any conflict or difference between standards in this Precinct and the Auckland-wide and zone standards, the standards in this Precinct will apply.

I461.6.1. Precinct Plan and Infrastructure Requirements

All development and subdivision must comply with the following standards:

I461.6.1.1. Bulk Wastewater Infrastructure

Purpose:

- To ensure subdivision and development within the Precinct is adequately serviced with bulk wastewater infrastructure.

(1) Bulk wastewater infrastructure required in Standard I461.6.1.1(2) includes the following:

(a) Isabella Drive Wastewater Pump Station.

(2) Bulk wastewater infrastructure with sufficient capacity for servicing the proposed development or subdivision must be completed, commissioned and functioning:

(b) in the case of subdivision, prior to issuing of a certificate pursuant to section 224(c) of the Resource Management Act 1991; and

(c) in the case of land use only, prior to construction of any buildings for activities that would require wastewater servicing.

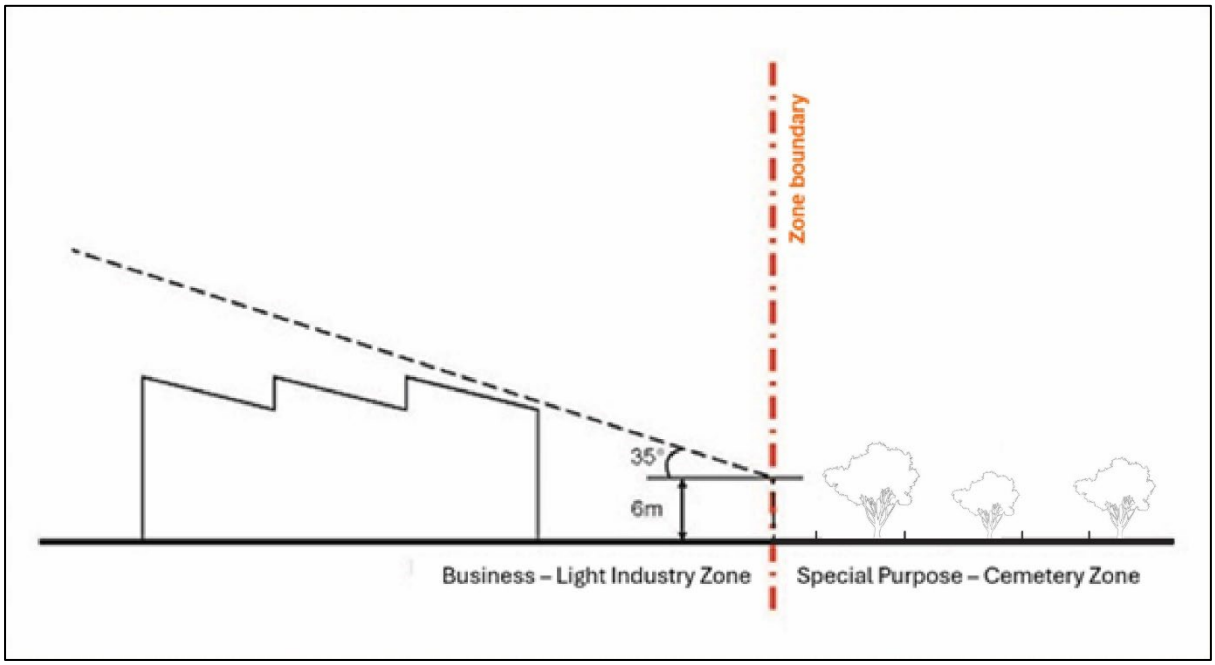
I461.6.1.2. Height in Relation to Boundary to Heights Park Cemetery

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to Heights Park Cemetery; and
- manage visual dominance effects on Heights Park Cemetery.

(1) Buildings must not project beyond a 35 degree recession plane measured from a point 6m vertically above ground level along the boundary of the Special Purpose – Cemetery Zone:

Figure I461.6.1.2.1 Height in relation to boundary



I461.6.1.3. Yards to Heights Park Cemetery

Purpose:

- provide a buffer and screening between business activities and the neighbouring Special Purpose - Cemetery Zone, to mitigate adverse visual amenity effects.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I461.6.1.3.1.

Table I461.6.1.3.1 Yards

Yard	Minimum depth
Rear	3m where the rear boundary adjoins the Special Purpose – Cemetery Zone
Side	3m where the side boundary adjoins the Special Purpose – Cemetery Zone

Note:

(1) A side or rear yard, and/or landscaping within that yard, is required along that part of the side or rear boundary adjoining the Special Purpose – Cemetery Zone.

(2) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard to

provide a densely planted visual buffer and must be appropriately maintained thereafter.

I461.7. Assessment – Controlled activities

I461.7.1. Matters of control

(1) The Council will reserve its control to the matters below for the activities listed as controlled in Activity Table I461.4.1:

(a) Use and development that does not comply with Standard I461.6.1.1 Bulk Wastewater Infrastructure where routine peak daily wastewater discharges do not exceed 21,000 litres per day:

(i) Special Information Requirements at I461.9.1.

I461.7.2. Assessment criteria

(1) The Council will consider the relevant assessment criteria below for activities listed as controlled in Activity Table I461.4.1:

(a) Use and development that does not comply with Standard I461.6.1.1 Bulk Wastewater Infrastructure where routine peak daily wastewater discharges do not exceed 21,000 litres per day:

(i) The extent to which the special information requirements at I461.9.1 (Wastewater Servicing Plan) are met.

I461.8. Assessment – Restricted discretionary activities

I461.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application for activities listed in Table I461.4.1 Activity Table, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

(1) Non-compliance with the standards in I461.6.1.2:

(a) Consistency with the Objective I461.2(3) and Policy I461.3(4) of the Precinct;

(b) The effects on the amenity of Heights Park Cemetery;

(c) The effects of any special or unusual characteristic of the Heights Road Precinct or Heights Park Cemetery which is relevant to the standard;

(d) Site layout and configuration;

(e) Landscaping; and

(f) The effects of the infringement of the standard(s).

I461.8.2. 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 overlays, Auckland-wide or zones provisions:

(1) Subdivision and development:

(a) Site layout and configuration:

(i) The extent to which the layout of buildings, outdoor storage yards, landscaping, parking and access areas maintains an appropriate interface with the adjoining Heights Park Cemetery, including the use of yard setbacks, landscaping, orientation of buildings, and placement of service areas to manage adverse amenity effects on Cemetery visitors.

(b) Landscaping:

(i) The extent to which landscaping, including trees and shrubs, is planted to create a vegetated buffer and screening between buildings, parking and access areas, and outdoor storage yards and the boundaries with Heights Park Cemetery.

(c) Visual dominance:

(i) the extent to which buildings as viewed from the side or rear boundaries of the adjoining Heights Park Cemetery are designed to mitigate visual dominance effects, taking into account physical characteristics of both sites, proposed setbacks, building height and design, landscaping, site configuration, and planned built character of the zone.

I461.9. Special information requirements

Prior to the commissioning of bulk wastewater infrastructure required by I461.6.1.1, an application for subdivision or development must be accompanied by:

I461.9.1. Wastewater Servicing Plan

(1) All applications for subdivision or development in this Precinct must be accompanied by an interim Wastewater Servicing Plan. The Wastewater Servicing Plan must:

(a) Identify the location, size and capacity of the proposed wastewater network, including the propsed connections to the local network, within the Precinct.

(b) Confirmation from a suitably qualified person that the private wastewater pump station and associated infrastructure are of adequate condition and have capacity to service the site for the interim period, including any necessary upgrades, repairs, or maintenance to ensure it remains fit for purpose.

(c) Calculations demonstrating that routine peak daily wastewater discharges from the Precinct Area do not exceed 21,000 litres per day, and includes a proposed monitoring and reporting methodology to demonstrate compliance.

(d) A decommissioning plan setting out how the interim system will be decommissioned once bulk wastewater infrastructure capacity is available.

(e) A servicing transition plan identifying how the Precinct will be connected to the bulk wastewater infrastructure system following decommissioning of the interim solution, including the outcome of any consultation and agreements with Watercare Services Limited.

I461.10. Precinct Definitions

The following definitions are applicable:

Additional wastewater flows

Means any routine peak daily wastewater discharges from the Heights Road Precinct exceeding 21,000 litres per day prior to the bulk wastewater infrastructure being completed, commissioned and functioning.

Bulk wastewater infrastructure

Means the Isabella Drive Wastewater Pump Station.

I461.11. Precinct Plan

I461.11.1. Heights Road Precinct Plan

