

I531. Orewa 3 Precinct

I531.1. Precinct Description

The Orewa 3 Precinct is located off West Hoe Heights Road, Orewa. The precinct is constrained by onsite features including geotechnical instability and native biodiversity. To respond to, and manage these constraints, a more intensive form of development is enabled by the precinct in areas free from constraints. The precinct contains eight sub-precincts which control the maximum number of dwellings.

The zoning of land within the Orewa 3 Precinct is Residential - Single House Zone.

I531.2. Objectives

- (1) Opportunities for residential development are provided.
- (2) The risk posed by natural hazards is avoided, remedied and mitigated.
- (3) Native biodiversity, natural landscape qualities and significant natural areas are protected and enhanced.
- (4) Infrastructure appropriate for the intensity of development within the precinct is provided.
- (5) Development and/or subdivision within the precinct facilitates a transport network that:
 - (a) integrates with, and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area, including any upgrades to the surrounding network;
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities and vehicles; and
 - (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I531.3. Policies

- (1) Manage the impact of bulk earthworks on geotechnical stability and visual amenity.
- (2) Maintain the efficient road network.
- (3) Avoid adverse cumulative effects of activities and subdivision upon the biodiversity, character and amenity values in the precinct.
- (4) Enable intensive residential development, within a cap, in identified areas and avoid development outside of those areas.

- (5) Avoid rear sites.

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

I531.4. Activity table

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

Table I531.4.1 specifies the activity status of land use, development and subdivision activities in the Orewa 3 Precinct pursuant to section 9(3) and section 11 of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I531.4.1 Activity Table

Activity		Activity status
Use		
(A1)	One dwelling per site	P
(A2)	Two or more dwellings per site	RD
(A3)	Commercial services and retail shops up to a maximum of 2,200m ² gross floor area in total in sub-precinct B where: • a maximum of 1,100m² is retail; and • no individual shop is greater than 200m² gross floor area	RD
Subdivision		
(A4)	Subdivision	
(A5)	Subdivision for rear sites	NC

I531.5. Notification

- (1) Any application for resource consent for an activity listed in Table I531.4.1 above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (1) 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\(4\)](#).

I531.6. Standards

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

All activities listed in Table I531.4.1 and Table [H3.4.1](#) in [H3 Residential – Single House Zone](#) must comply with the following standards.

I531.6.1. Dwellings

(1) All the following standards from the Residential – Mixed Housing Urban Zone apply to all dwellings in this precinct:

- (a) [H5.6.4](#) Building Height;
- (b) [H5.6.5](#) Height in relation to boundary;
- (c) [H5.6.6](#) Alternative height in relation to boundary;
- (d) [H5.6.7](#) Height in relation to boundary adjoining lower intensity zones;
- (e) [H5.6.8](#) Yards;
- (f) [H5.6.9](#) Maximum impervious areas;
- (g) [H5.6.10](#) Building coverage;
- (h) [H5.6.11](#) Landscaped Area;
- (i) [H5.6.12](#) Outlook space;
- (j) [H5.6.13](#) Daylight;
- (k) [H5.6.14](#) Outdoor living space;
- (l) [H5.6.15](#) Side and rear fences and walls.

I531.6.2. Number of dwellings

(1) The number of dwellings per sub-precinct must not exceed the numbers as set out in Table I531.6.2.1.

Table I531.6.2.1 Maximum number of dwellings

Sub-precinct	Dwellings
A	201
B	85
C	50
D	160
E	120
F	100
G	120
H and I	open space
Total	836

I531.6.3. Esplanade reserves

- (1) The esplanade reserves shown on Precinct Plan 1 must be vested in the Council.
- (2) Any activity that does not comply with I531.6.3(1) is a discretionary activity.

I531.6.4. Public open space

- (1) Public open spaces shown on Precinct Plan 1 must be protected as reserve or by covenant.
- (2) Any activity that does not comply with I531.6.4(1) is a discretionary activity.

I531.6.5. Buildings and building platforms

- (1) All buildings and building platforms must be sited within the development platforms identified in Precinct Plan 1. This includes any building and is not limited to buildings associated with a residential development.
- (2) Any activity that does not comply with I531.6.5(1) is a discretionary activity.

I531.6.6. Roads

- (1) Roads must be constructed according to the general alignment shown in the Precinct Plan 1 in accordance with council's engineering standards, including Auckland Transport's Code of Practice and shall be vested in council.
- (2) Any activity that does not comply with I531.6.6(1) is a discretionary activity.

I531.6.7. Stormwater

- (1) All stormwater ponds must be constructed and commissioned:
 - (a) prior to impervious surfaces being formed within sub-precincts B-F;
 - (b) prior to impervious surfaces being created for roads shown on Precinct Plan 1; and
 - (c) prior to the issuing of under section 224(c) of the Resource Management Act 1991 a certificate for any subdivision for the creation of a precinct site and or for any subdivision within sub-precincts B-F.
- (2) Any activity that does not comply with I531.6.7(1) is a discretionary activity.

I531.6.8. Significant Ecological Areas

- (1) All land within the Significant Ecological Areas Overlay must be protected by covenant in accordance with the protection of native bush requirements in section [E38.8.2.5](#) of Auckland-wide subdivision rules at the time of the first subdivision for the creation of a site within a sub-precinct and or for any subdivision within a development area.
- (2) The area shown on Precinct plan 1 as open space at the eastern extremity of the spur in sub-precinct B must be replanted to the re-vegetation planting standard in I531.6.9 within 12 months of the completion of earthworks.
- (3) Any activity that does not comply with I531.6.8(1) is a discretionary activity.

I531.6.9. Planting

- (1) The planting of native vegetation required in I531.6.8(2) must meet the following standards:
 - (a) a survival rate such that planting will be established to a minimum 90 per cent of the original density specified before the project is signed off as complete;
 - (b) a density of 5,100 stems per hectare at approximately 1.4m centres in former forest areas, reducing to 1m centres (10,000 stems per hectare) in kikuyu and wetland environments, and riparian margins;
 - (c) all stock must be fenced within grazing areas using a stock-proof fence to avoid potential access into existing native vegetation or new native planting;
 - (d) all plants must be sourced from the ecological district and be appropriate for the soil, aspect, exposure and topography;
 - (e) at planting each plant must be fertilised in accordance with the recommendations of the revegetation report submitted as part of the planting plan assessment; and
 - (f) planting undertaken must reflect the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession.
- (2) The maintenance of native plantings must meet the following standards:
 - (a) maintenance must occur for a minimum of five years or until canopy closure has been achieved within 5 years;
 - (b) maintenance must include the on-going replacement of plants that do not survive;
 - (c) all invasive weeds shall be eradicated from the planting site both at the time of planting and on an on-going basis and plants released from kiuyu as necessary to ensure adequate growth;
 - (d) animal pest control must occur.
- (3) The first subdivision application must include a pest and weed control management plan for all of the land within the precinct which details the methods, timeline, monitoring and maintenance of an on-going programme and include possum, rodent and mustelid control and the control of plant pests.
- (4) Any activity that does not comply with I531.6.9(1), (2) and (3) is a discretionary activity.

I531.6.10. Subdivision

- (1) The subdivision standards in Chapter [E38 Subdivision – Urban](#) apply and the following additional standard applies to subdivision that is a restricted discretionary activity:
 - (a) a proposed site with a net site area of 600m² or less, shall contain a square measuring 15m x 15m.
- (2) Any activity that does not comply with I531.6.10(1)(a) is a discretionary activity.

I531.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I531.8. Assessment – restricted discretionary activities

I531.8.1. Matters of discretion

The council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide and [H5 Residential – Mixed Housing Urban Zone](#) provisions.

- (1) Subdivision:
 - (a) development staging;
 - (b) development platforms;
 - (c) roads;
 - (d) esplanade reserve and open spaces;
 - (e) stormwater management;
 - (f) methods for managing geotechnical restraints; and
 - (g) retaining walls over 1.5m.
- (2) Dwellings/buildings:
 - (a) development design;
 - (b) building interface with streets and public areas;
 - (c) design of car parking;
 - (d) access and servicing; and
 - (e) dwelling design.

I531.8.2. Assessment criteria

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

(1) Subdivision; the extent to which:

- (a) sub-precincts are staged in accordance with Precinct plan 1. Sub-precincts do not need to be staged consecutively;
- (b) building is within the development platforms provided for in Precinct plan 1;
- (c) roading, streets and accessways are provided in accordance with Precinct plan 1;
- (d) sites have direct access and frontage to the roads shown in Precinct plan 1 or new through roads;
- (e) short cul-de-sac's and access sites are avoided except where necessary to manage site constraints, such as topographical constraints.
- (f) esplanade Reserves and open spaces:
 - (i) protect Significant Ecological Areas located within the precinct ; and
 - (ii) esplanade reserves located on the Precinct plan 1 are vested and the open spaces protected.
- (g) stormwater management methods and types minimise lifecycle and maintenance costs;
- (h) infrastructure is privately owned and managed;
- (i) leachate from any old landfill does not enter the stormwater ponds;
- (j) methods for managing geotechnical constraints are designed to minimise long term maintenance requirements and avoid this infrastructure being vested or maintained as a public asset;
- (k) potential adverse effects of retaining walls over 1.5m in height, in particular extensive and unrelieved blank faces, are avoided or mitigated by methods such as the location and design of buildings, landscaping and or the design, orientation and treatment of the walls; and
- (l) the effects of development on the wider road network are avoided, remedied or mitigated.

(2) The location, scale, and external appearance of buildings achieves integration with roads and other land uses within the development site.

I531.9. Special information requirements

(1) An application including replanting must be accompanied by:

(a) pre-planting site assessment containing:

- (i) the characteristics of the soil (ie. clay, silt, loam etc);
- (ii) soil drainage and wetness;
- (iii) topography of the area to be planted;
- (iv) aspect of the area to be planted;
- (v) exposure of site to wind, sunlight and salt spray;
- (vi) presence of animal pests and weeds; and
- (vii) any restrictions on planting, such as safety issues, maintenance of views etc.

(b) planting plan assessment containing

- (i) purpose of the planting, including hill country erosion control, streambank erosion control, buffer planting to protect edges of existing bush, water quality enhancement, retirement of marginally economic land;
- (ii) location and extent of planting;
- (iii) site preparation for planting, including stock-proof fencing of planting areas, weed and animal pest control;
- (iv) site planting, including species to be planted, size of plants, and where they are to be planted, density of planting, and sourcing of plants;
- (v) maintenance of planting, including releasing plants, fertiliser, animal pest, weed control and pruning;
- (vi) in relation to fertiliser, consideration must be had to potential effects on waterways.

(c) monitoring report containing

- (i) success rates, including growth rates and number of plants lost; and
- (ii) recommendations for replacement of dead plants.

I531.10. Precinct plans

I531.10.1. Orewa 3: Precinct plan 1

