

I560. Morrison Heritage Orchard Precinct

I560.1. Precinct Description

The Morrison Heritage Orchard Precinct is located to the south of Warkworth on Pohuehue Road. The precinct is comprised of approximately 20 hectares and is located adjacent to the Waimanawa Precinct.

The purpose of the Morrison Heritage Orchard Precinct is to enable the ongoing operation and expansion of the existing Morrison Orchard as a heritage rural land use. It permits the ongoing use of the site for both traditional orchard and other rural productive land use activities, and complementary tourist and visitor activities including an orchard shop, a market, restaurant / café as well as playground, wedding venue and similar social activities.

The precinct limits activities to those with a rural orchard and similar rural activities, and tourist and visitor activities based on the precinct's values for such activities within the wider surrounding urban environment. Although privately owned and operated, the Heritage Orchard Precinct provides an important significant green space for relatively intensive urban development that is planned in Warkworth with few significant non-urbanised areas to offset the resulting adverse effects of extensive built development.

In addition to the above activities, provision is also made for limited Residential - Large Lot Residential subdivision and use, including the option of cluster subdivision and development that responds to both landscape and contour / geotechnical considerations and limitations.

Subdivision in this precinct is also controlled so that the Morrison Orchard continues to be managed and operated largely as a single entity but with provision for limited residential activities and/or long term ownership options such as leases for family members.

Acoustic attenuation provisions are included within the precinct to protect activities sensitive to noise from adverse effects arising from the road traffic noise associated with the operation of existing (Pohuehue Road) and future (the Wider Western Link Road) arterials.

The underlying zoning of land within this precinct is Rural - Mixed Rural for Areas A and B, and Residential - Large Lot for Area C.

I560.2. Objectives

- (1) Existing and future orchard and appropriate rural production activities are provided for and enabled by the precinct.
- (2) A range of tourist, visitor activities and limited residential activities are provided for to enable heritage, social and economic opportunities based on and complementary to the established heritage orchard and rural activities.
- (3) A rural heritage character and appearance of the Morrison Heritage Orchard is maintained.

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- (4) Activities sensitive to noise adjacent to existing or future arterial roads are designed to protect people's health and residential amenity while they are indoors.
- (5) Access to and from the precinct occurs in an effective, efficient and safe manner that mitigates adverse effects of traffic generation on the surrounding road network.

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

I560.3. Policies

- (1) Provide for existing and future orchard and complementary commercial and visitor activities including outdoor rural-based activities, accommodation, weddings and functions, restaurant / café and markets.
- (2) Ensure that residential subdivision and development is enabled in defined areas and at appropriate densities that are consistent with and do not compromise the open space heritage values of the orchard or conflict with associated rural and visitor activities.
- (3) Encourage subdivision, development and land uses that maintain and protect the overall rural character and appearance of the Heritage Orchard Precinct and avoid adverse effects between it and existing and future surrounding residential and other sensitive activities.
- (4) Ensure that activities sensitive to noise adjacent to existing and future arterial roads are designed with acoustic attenuation measures to protect people's health and residential amenity while they are indoors.
- (5) Avoid vehicle access onto the Wider Western Link Road and restrict vehicle access to Pohuehue Road until necessary safety and efficiency improvements have been implemented.
- (6) Ensure that activities mitigate adverse effects relating from activities on the surrounding transport network.

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

I560.4. Activity table

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

Table I560.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Morrison Heritage Orchard Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Permitted activities are subject to the relevant standards in I560.6.

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Table I560.4.1 Activity table

Activity		Activity status
Use		
Visitor Activities and Accommodation		
(A1)	A maximum of four dwellings in Activity Area A as of [22 August 2025] or a single site comprising Activity Area A.	P
(A2)	One dwelling per site in Activity Areas A, B and C other than as permitted in (A1) and (A12) of this table.	P
(A3)	Camping ground	P
(A4)	Garden centre	P
(A5)	Markets	P
(A6)	One minor dwelling per principal dwelling, excluding dwellings established under (A12) of this table.	P
(A7)	Produce sales	P
(A8)	Restaurant and café	P
(A9)	Rural commercial services	P
(A10)	Rural tourist and visitor activities	P
(A11)	Visitor accommodation	P
(A12)	Workers' accommodation	P
(A13)	Weddings and functions	P
(A14)	Activities (A1) to (A13) not complying with the standards in Rules I560.6.2 to I560.6.10.	RD
(A15)	Activities not complying with the standards in Rules 6.1.1 (3); 6.1.2 - Table I560.6.1.2 (T1); or I560.6.1.3 below.	RD
(A16)	Activities not complying with the standard in Rule I560.6.1.2 - Table I560.6.1.2 (T2) below	D
(A17)	Activities not complying with Standard I560.6.1.1(1) and (2)	NC
Development		
(A18)	New buildings or additions up to 250m ² GFA in all Precinct Activity Areas	P
(A19)	New buildings or additions 250m ² GFA or greater in all Precinct Activity Areas.	RD
(A20)	Development not complying with Standards I560.6.1.3 Activities sensitive to noise adjacent to an existing or future arterial road	RD
(A21)	Development not complying with Standard I560.6.1.1(1) and (2)	NC
(A22)	Activities not complying with Standard I560.6.12 and I560.6.13	RD

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(A23)	Any shelterbelt activity not complying with the standards in Rule I560.6.13.	RD
Subdivision		
(A24)	Subdivision complying with Standard I560.6.11.	RD
(A25)	Subdivision not complying with Standard I560.6.11.	D
(A26)	Subdivision not complying with Standards I560.6.1.1 (1) and (2) and I560.6.1.2	NC

I560.5. Notification

- (1) An application for resource consent for a restricted discretionary activity listed in Table I560.4.1 above shall be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) 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).

I560.6. Standards

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

All activities listed as permitted, restricted discretionary in (A16) and subdivision in (A18) in **Table I560.4.1** Activity table must comply with the following standards.

I560.6.1. General

I560.6.1.1. Access and traffic generation standard

Purpose:

- To limit vehicle access on to Pohuehue Road and prevent access to the Wider Western Link Road.
 - To restrict total daily vehicle traffic to reduce overall traffic and land use intensity effects to a level compatible with the heritage orchard character sought by the precinct.
- (1) Vehicle access is limited to Pohuehue Road at the Approved Entry Point (AEP) shown on the Precinct Plan.
 - (2) Subdivision and development that has frontage to the Wider Western Link Road must not be provided with vehicle access to that road.
 - (3) The maximum cumulative traffic generation shall not exceed 220 vehicles per hour and 1,000 vehicle movements per day for the following activities. This cumulative threshold includes vehicle movements associated with servicing any activity or event.

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(A3)	Camping ground
(A4)	Garden centre
(A5)	Markets
(A7)	Produce sales
(A8)	Restaurant and café
(A9)	Rural commercial services
(A10)	Rural tourist and visitor activities
(A11)	Visitor accommodation
(A13)	Weddings and functions

I560.6.1.2. Transport Infrastructure

Purpose:

- To ensure transport infrastructure is appropriately provided.

(1) Subdivision and activities under in Table I560.4.1 Activity table excluding (A12) must not occur until the triggers / thresholds in Table I560.6.1.2 for required transport infrastructure upgrades or speed limit reductions are constructed or applied and operational in the location shown on Precinct Plan 1.

(2) Subdivision and activities must comply with the standards in Table I560.6.1.2.

(3) Table I560.6.1.2 will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) for any subdivision or prior to occupation of any new building(s) for a land use consent only.

Table I560.6.1.2 Transport infrastructure upgrade requirements for subdivision and development

	Column 1 Transport Infrastructure Upgrade required	Column 2 Trigger / threshold for transport infrastructure upgrade in Column 1
T1	Maximum speed limit on Pohuehue Road (between Mckinney Road and the WWLR) reduced to 60km/hr or lower	Activities (A1) to (A8) and (A10) to (A13) in Table I560.4.1 Activity table exceeding 220 cumulative peak hour vehicle movements to and from the site at Pohuehue Road.

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T2	Upgrading of Pohuehue Road where it has frontage to the Precinct (as shown on Precinct Plan 1) to an urban arterial standard with active mode facilities.	Subdivision and / or activities with frontage or access to Pohuehue Road other than allowed by T1 above.
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I560.6.1.3. Activities sensitive to traffic noise

Purpose:

- To ensure activities sensitive to noise adjacent to existing and future arterial roads are designed to protect people's health and residential activity while they are indoors.
- (1) Any new buildings or alterations to existing buildings containing an activity sensitive to noise within 35m of the boundary of Pohuehue Road or the proposed Wider Western Link Road (arterial and future arterial roads respectively) must be designed, constructed and maintained so that road traffic noise does not exceed 40 dB LAeq (24 hour) in all noise sensitive spaces.
 - (2) If windows must be closed to achieve the design noise levels in Standard I560.6.1.3 (1), the building must be designed, constructed and maintained with a mechanical ventilation system that meets the requirements of E25.6.10(3)(b) and (d) to (f).
 - (3) A design report must be submitted by a suitably qualified and experienced person to the council demonstrating that compliance with Standard I560.6.1.3 (1) and (2) can be achieved prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in I560.6.1.3 (1). In the design, road noise is based on future predicted noise levels.
 - (4) For the purposes of this Standard, future predicted noise levels shall be either based on computer noise modelling undertaken by a suitably qualified and experienced person on behalf of the applicant or those levels modelled as part of the Auckland Transport designations NOR 3 and NOR 8 (old State Highway 1 South Upgrade and Wider Western Link - North Upgrade).
 - (5) Should noise modelling undertaken on behalf of the applicant be used for the purposes of the future predicted noise levels under this standard, modelling shall be based on an assumed posted speed limit of 50km/h, the use of an asphaltic concrete surfacing (or equivalent low-noise road surfacing) and a traffic design year of 2048.

I560.6.2. Camping grounds within Activity Areas A and B

- (1) Camping ground(s) for a maximum of 25 sites within either of Activity Areas A and B.
- (2) Camping ground sites shall not cumulatively exceed 50 sites over both Activity Areas A and B.

I560.6.3. Garden Centre within Activity Areas A and B

- (1) The maximum area of a garden centre including building and outdoor sales and storage areas is 500m².
- (2) Only one garden centre may be established in either Activity Area A or B, but not both.

I560.6.4. Market

- (1) Only one market shall be located within Activity Area B and not in any other Activity Area.
- (2) The market shall have a maximum of 100 stalls.
- (3) The trading hours are limited to 7.00am to 9:00pm on Monday – Saturday and 9.00am – 6.00pm on Sunday.
- (4) Any other activities associated with the market must not occur between 10.00pm and 6.00am.
- (5) Stalls involved in the markets are limited to the sale of food and beverages or items produced by the stall holder which may include fresh and processed goods, small holding livestock, artwork, crafts and pottery and includes locally made products. This includes shops with an operational function (e.g. cheese making).

I560.6.5. Produce sales

- (1) Only one orchard produce sales shop shall be located within Activity Area B of the Precinct Plan and not in any other Activity area.
- (2) The produce sales shop shall have a maximum area of 450m² including building and outdoor sales for the display and sale of produce.
- (3) The type of produce offered for sale on the site must be confined to the following:
 - (a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, beer, wine, juices.
 - (b) produce or products from on-site primary produce manufacturing.
 - (c) produce and handcrafts not grown or produced on the site or on a site in the locality, shall not exceed 50% of the produce display and sales area.

I560.6.6. Restaurant and cafe

- (1) No more than two restaurants or cafés (i.e. two establishments) may be established in Activity Area B and not in any other Activity area.
- (2) Each restaurant and café shall have a maximum seating for 120 people each.
- (3) The total attendance for a restaurant and café combined with a wedding/function permitted by Rule I560.6.9 shall not exceed 240 people.
- (4) The hours of operation of both a restaurant and café are limited to 7.00am to midnight.

I560.6.7. Rural tourist and visitor activities

- (1) Rural tourist and visitor activities in Activity Areas A and B for a maximum of 300 people cumulatively.
- (2) A maximum area of buildings for tourist and visitor activities of 250m² excluding buildings and additions permitted under other activity categories and utilised by a rural tourist and visitor activity.

I560.6.8. Visitor accommodation

- (1) Visitor accommodation (including manager's accommodation) for a maximum of 10 units or 40 people (whichever is greater) within each of Activity Areas A and B.
- (2) Visitor accommodation shall not cumulatively exceed 20 units or 80 people (whichever is greater) over both Activity Areas A and B.

I560.6.9. Weddings and functions

- (1) Wedding and function activities may occur within either or both Activity Areas A and B but only one wedding and function may occur at any one time within the Precinct.
- (2) The activity may include use of an existing restaurant / café on the site and temporary or semi-permanent marquees.
- (3) A maximum of 240 people (excluding service staff) are permitted for weddings and functions.
- (4) The total attendance for a wedding/function combined with a restaurant/café under Rule I560.6.6, shall not exceed 240 people.
- (5) The hours for a wedding or function are limited to 7.00am to midnight.

I560.6.10. Workers accommodation

- (1) Workers accommodation complying with the following:
 - (a) Dwellings shall comply with all the relevant yard setbacks and height standards for buildings in the Zone.

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- (b) Dwellings shall have a maximum floor area of 120m² excluding decks and garaging. The floor area may include a dormitory or individual rooms.
- (2) Workers accommodation shall not exceed 10 dwellings over Activity Areas A to D.

I560.6.11. Subdivision

- (1) Minimum and maximum net site areas for a maximum of four sites, excluding the balance site, within Activity Area A:
 - (a) Between 600m² and 4,000m² for sites serviced by a private or public wastewater network.
 - (b) Between 2,500m² and 4,000m² for sites serviced by individual on-site wastewater systems.
- (2) The land comprising each of Activity Areas A and B; being two sites in total.
- (3) Large Lot Residential Activity Area C:
 - (a) Subdivision in Activity Area C is governed by two optional Rules but not both.
 - (b) Option 1 (Simple Subdivision). The minimum net site area for the Residential – Large Lot Zone rules in E38.8.
 - (c) Option 2 (Cluster Subdivision)
 - (i) Minimum site area of 300m² for proposed sites serviced by a public or private wastewater network or 2,500m² for proposed sites serviced by an on-site wastewater system, and capable of containing a building rectangle complying with Rule E38.8.1.1 (2).
 - (ii) The area of household unit sites shall be limited to an area for the household unit and reasonable outdoor use including room for household unit extensions. (Note: houses may be joined together).
 - (iii) The total number of sites created must not exceed the number of lots which could be created over the net site area of the parent site at 1 house per 4,000m², other than a balance site.
 - (iv) The identified building rectangles of all proposed sites must be located within a single contiguous area not exceeding 30% of Activity Area C.
 - (v) The remainder of Activity Area C shall be held either within one of the proposed residential sites or in common as a single balance site and shall have a consent notice included on the title to the satisfaction of the Council preventing additional dwellings being erected on the site and requiring the control of weeds and pests.

I560.6.12. Landscape Protection Area Controls (Northern Escarpment)

Purpose:

- To protect landscape features on key upper portions of the precinct.
 - To protect indigenous vegetation and promote indigenous revegetation of the northern escarpment.
- (1) The minimum landscaped area for new sites identified on the Morrison Orchard: Precinct Plan as Landscape Protection Area – Northern Escarpment must be at least 75 per cent of the net site area. Except that for cluster subdivision provided for by the Morrison Heritage Orchard Precinct Rule I560.6.11. Subdivision (3) Large Lot Residential Activity Area C: Option 2 (Cluster Subdivision) where the minimum landscaping area is to be 30% of Activity Area C and applying to each residential site, and any land owned in common as a single balance site. Such landscaping areas shall include all existing indigenous vegetation identified as Escarpment Indigenous and Exotic Vegetation in Activity Area C on the Precinct Plan.
 - (2) Of the minimum landscaped area, at least 60% shall be indigenous trees, shrubs or ground cover plants.
 - (3) Indigenous vegetation located within the area identified as Escarpment Indigenous and Exotic Vegetation in Activity Area C on the Precinct Plan shall be retained and protected. This protection does not relate to exotic vegetation within the identified area but the exotic vegetation may be retained and qualify towards the minimum landscaping required by I560.6.12 (1).
 - (4) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
 - (a) Hue (colour) – all colours from 00 to 24.
 - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

I560.6.13. Orchard Road Boundary Shelterbelt Landscape Protection, Retention and Replacement

Purpose:

- To maintain windbreak protection of the orchard activity, visual screening of buildings associated with orchard and visitor activities, and rural character and visual landscape values provided by the existing shelterbelts along the existing and future road boundaries of the Precinct.

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- To provide for replacement, when required, of the shelterbelt trees and associated protective fencing to maintain visual amenity and landscape values on a permanent basis.

- (1) The existing shelterbelts shown on the General Arrangement Plan in I560.9.2.1 below shall be retained to the minimum depths listed below:

Pōhuehue Road	5m
Southern boundary	4m
Western boundary	4m

- (2) Where the shelterbelts are required to be replaced, the following apply:

- (a) this must be within the next planting season following their removal;
- (b) be in accordance with the Shelterbelt Replacement Plans in I560.9.2.2 including the mix of species identified in the Plans; and
- (c) shelterbelt fencing on the southern and western boundaries shown as Section 01 on the General Arrangement Plan must not exceed 4m in height.

- (3) Dead, damaged or ageing trees no longer serving their function within the shelterbelt may be removed and shall be replaced within the next planting season following removal.

I560.6.14. Maximum impervious area and building coverage (Activity Area C)

Purpose:

- To enable appropriate development of smaller cluster sites within Activity Area C that would be unreasonably restricted by the application of the standard Residential - Large Lot Zone maximum impervious area and building coverage standards.
- (1) The maximum impervious area of a site created under I560.6.11. Subdivision (3)(c) must not exceed 60% of the site area or 600m² whichever is the lesser.
- (2) The maximum building coverage of a site created under I560.6.11. Subdivision (3)(c) must not exceed 45% of the net site area or 400m², whichever is the lesser.

I560.7. Assessment – restricted discretionary activities

I560.7.1. Matters of discretion

- (1) Land use activities
- (a) The Matters of discretion in Rules E27.8.1(4) and H19.12.1 apply.

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- (b) The effects that indigenous vegetation alteration or removal on the northern escarpment will have on ecological and landscape values.
- (2) Subdivision
 - (a) The Matters of discretion in Rule E38.12.1 apply.
 - (b) The effects that indigenous vegetation alteration or removal on the northern escarpment will have on ecological and landscape values.
- (3) Non-compliance with I560.6.1.3 Activities sensitive to noise adjacent to an existing or future arterial road:
 - (a) Effects on human health and residential amenity while people are indoors.
 - (b) Building location.
 - (c) Topographical, building design features or other alternative measures that will mitigate potential adverse health and amenity effects relating to noise.
- (4) Non-compliance with I560.6.1.1 (3) Maximum daily cumulative traffic generation and I560.6.1.2 Transport Infrastructure
 - (a) The Matters of discretion in Rule E27.8.1(12) apply
- (5) Non-compliance with I560.6.13 Orchard Road Boundary Shelterbelt Landscape Protection, Retention and Replacement
 - (a) The maintenance of visual landscape values currently provided by the existing shelterbelts along the existing and future road boundaries of the Orchard and associated protective fencing.
- (6) Non-compliance with I560.6.14 Maximum impervious area and building coverage (Activity Area C)
 - (a) The matters of discretion in Rule H1.8.1 (3) apply.

I560.7.2. Assessment criteria

- (1) Land use activities:
 - (a) The Assessment criteria in Rules H19.12.2 (1) (b) to (d); (5) and (6) and E27.8.2 (3), (9), (10) and (11) apply.
 - (b) The assessment criteria in Rule E15.8.2 (1) apply.
- (2) Subdivision:
 - (a) The Assessment criteria in Rule E38.12.2 apply.
 - (b) The assessment criteria in Rule E15.8.2 (1) apply.

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- (3) Non-compliance with Standard I560.6.1.3 Activities sensitive to noise adjacent to an existing or future arterial road:
 - (a) Whether activities sensitive to noise adjacent to Pohuehue Road or Wider Western Link Road existing and future arterial roads are designed to protect people from adverse health and amenity effects while they are indoors.
 - (b) Whether any identified topographical or building design features, or the location of the building or any other existing buildings, will mitigate any potential health and amenity effects.
 - (c) The extent to which alternative mitigation measures or the characteristics of a proposed activity avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.
- (4) Any non-compliance with I560.6.1.1 (3) Maximum daily cumulative traffic generation and I560.6.1.2 Transport Infrastructure
 - (a) The Assessment criteria in Standard E27.8.2 (11)
- (5) Non-compliance with I560.6.13 Orchard Road Boundary Shelterbelt Landscape Protection, Retention and Replacement
 - (a) Whether there are constraints or other factors including health and safety present which make it impractical to comply with the required standards;
 - (b) Whether there are alternative measures to maintain and protect the visual landscape values provided by the existing shelterbelts not able to be achieved by their retention or replacement, and / or the provision of the specified fences in accordance with the standard.
- (6) Non-compliance with I560.6.14 Maximum impervious area and building coverage (Activity Area C)
 - (a) The Assessment criteria in Rule H1.8.2 (5) apply.

I560.8. Special information requirements

I560.8.1. Transportation and Safety

- (1) Transport Assessment for Trip Generation that does not comply with the trip generation requirements in Standard I560.6.1.1(3) or E27.6.1:
 - (a) Any application must be supported by a Transport Assessment, prepared by a suitably qualified transport engineer that assesses the effects of the non-compliance and any mitigation measures required.
- (2) The Council may require applications for a proposed activity, subdivision or development with vehicle access to Pohuehue Road to include a transport assessment prepared by a suitably qualified traffic engineer. As a minimum,

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the transport assessment must address how the location and design of any access supports the safe and efficient function of the transport network.

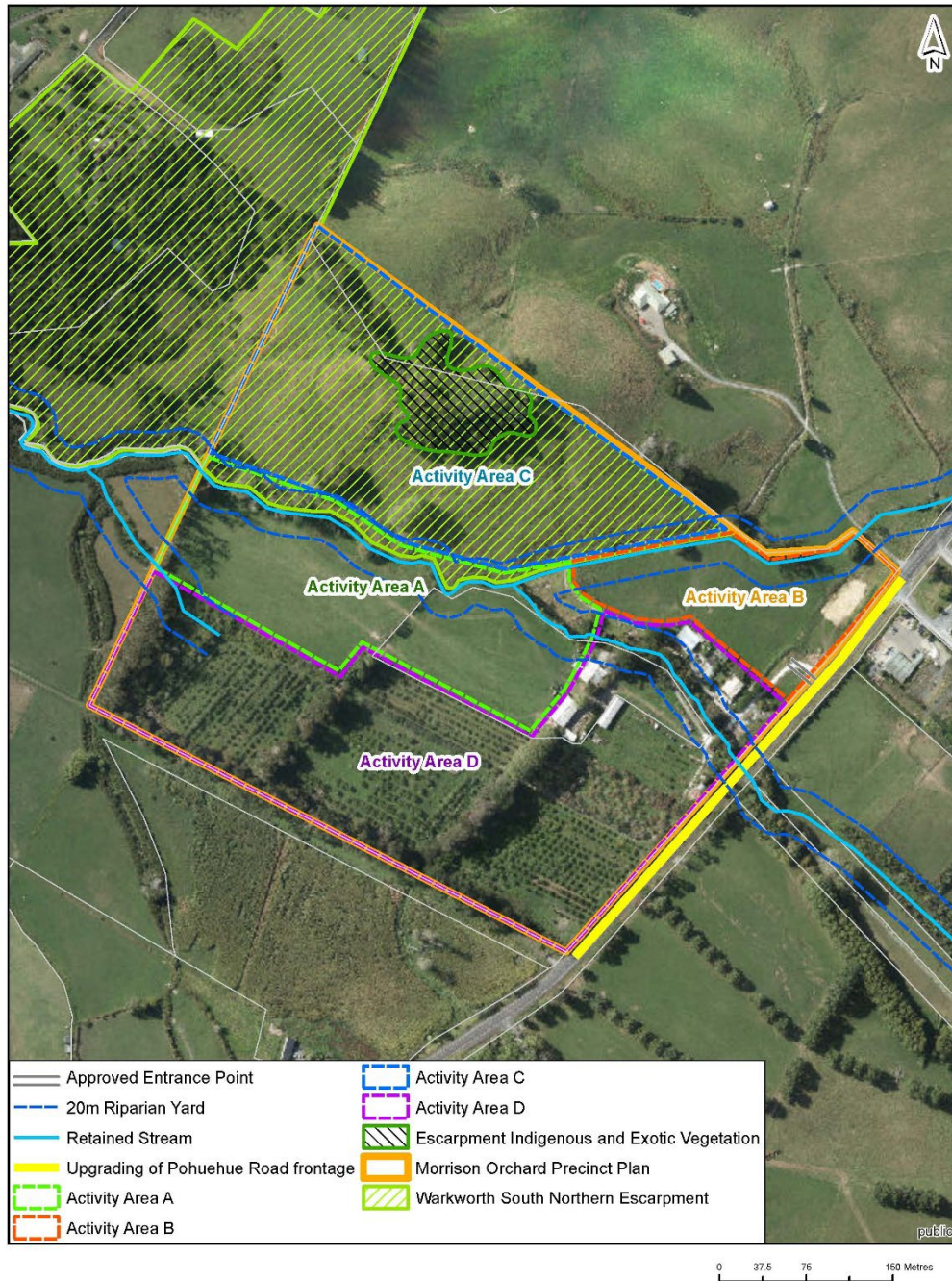
I560.9. Special information requirements

There are no special information requirements in this precinct.

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I560.10. Precinct Plans

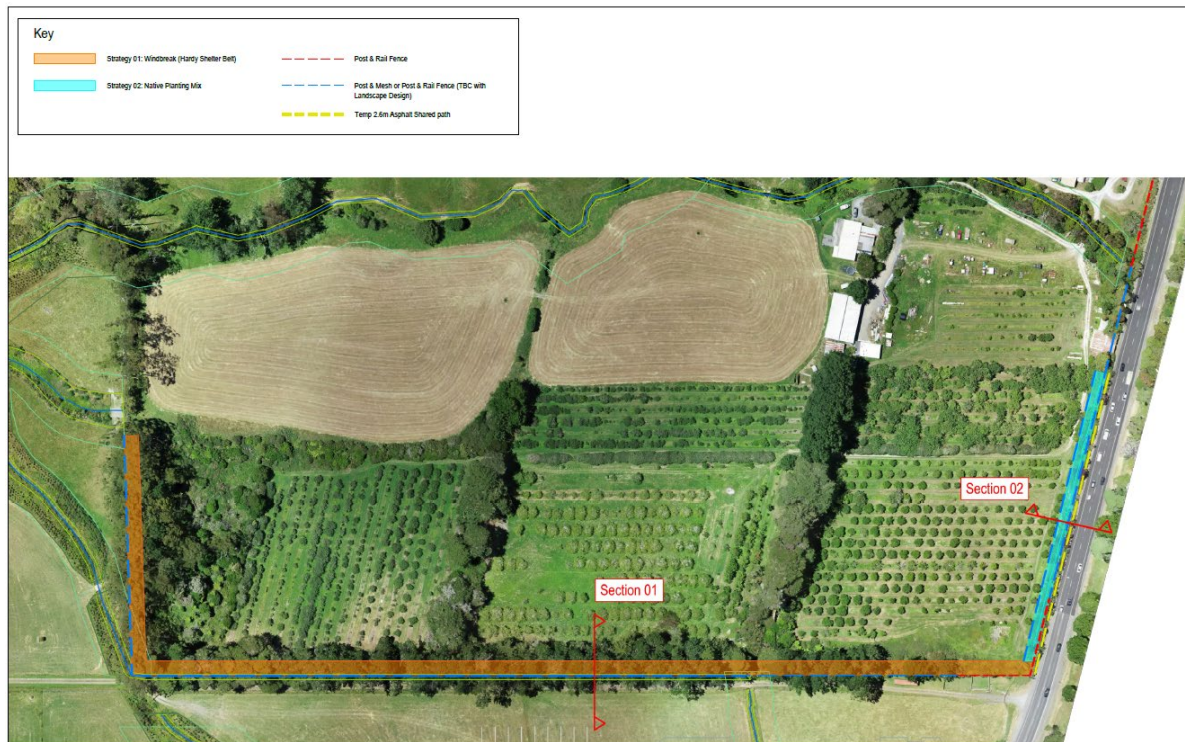
I560.10.1. Morrison Orchard: Precinct Plan



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I560.10.2. Morrison Orchard: Shelterbelt Retention and Replacement Plans

I560.10.2.1. General Arrangement Plan



I560.10.2.2. Shelterbelt Replacement Plan

