

## I451 Drury South Residential Precinct

### I451.1 Precinct description

The Drury South Residential precinct applies to approximately 101ha of land, bounded by State Highway 1 in the west, Maketu road in the east, the rural areas of Quarry road in the north and Ararimu road in the south, as shown on precinct plan 1. The precinct is characterised by a flat to subdued contour, with the Hingaia, Maketu and Roslyn streams running from south to north, and a number of other streams and tributaries. Land which surrounds and defines the precinct has more pronounced topographical contours. The precinct lies between the Drury and Ramarama interchanges on State Highway 1 and local traffic patterns are dominated by truck traffic accessing the Drury Quarry.

[PC 120 \(see Modifications\)](#)

The zones underlying the Drury South Residential precinct are Mixed Housing Suburban, Mixed Housing Urban and Terrace Housing and Apartment Building. Refer to the planning maps for the location and extent of the precinct.

The purpose of the Drury South Residential precinct is to provide land for the comprehensive and integrated development of land in Drury South for residential and ancillary purposes, as well as provide for areas of stormwater management, existing and proposed network utility infrastructure, public open space and proposed roads, while recognising the ecological, cultural, landscape and other environmental constraints of the locality.

The Drury South Residential precinct is divided into the following sub-precincts as shown in the Drury South Residential precinct plan on precinct plan 1:

[PC 120 \(see Modifications\)](#)

- Sub-precinct A: Mixed Housing Suburban, Mixed Housing Urban and Terraced Housing and Apartment Building

[PC 120 \(see Modifications\)](#)

- Sub-precinct B: Mixed Housing Suburban
- Sub-precinct C: Mixed Housing Suburban

Sub-precinct A is approximately 45ha and provides the main residential development area of the precinct. It has an underlying zoning of Mixed Housing Suburban, Mixed Housing Urban and Terraced Housing and Apartment building zone. Activities within the sub-precinct are subject to additional development controls and assessment criteria addressing matters such as landscaping and building layout.

Sub-precinct B has an underlying zoning of Mixed Housing Suburban but provides for recreational uses and stormwater management. It is anticipated that this land will be rezoned to an appropriate zone (e.g. Public Open Space - Informal Recreation and / or Green Infrastructure) once the Public Open Space / Stormwater Management Areas are developed and vested.

Sub-precinct C has an underlying zoning of Mixed Housing Suburban but provides for recreational uses. As with sub-precinct B, it is anticipated that this land will be rezoned to an appropriate zone (e.g. Public Open Space - Informal Recreation and / or Green Infrastructure) once the Public Open Space / Stormwater Management Areas are developed and vested. This sub-precinct also provides

for development of the land as a discretionary activity, provided that flooding is adequately mitigated. This provides an opportunity for the land to be developed for residential purposes on an efficient and integrated basis with Sub-precinct A, subject to a full assessment of effects on the environment.

### **I451.2 Objectives [dp]**

PC 120 ([see Modifications](#))

The objectives of the underlying Residential - Mixed Housing Suburban zone, Residential - Mixed Housing Urban zone and Residential - Terrace Housing and Apartment Building zone apply in sub-precinct A, the objectives of the Open Space – Informal Recreation zone apply in sub-precinct B, the objectives of the underlying Mixed Housing Suburban zone and the Open Space – Informal Recreation zone apply in sub-precinct C and the Auckland-wide objectives as well as the precinct objectives below apply throughout in this precinct, unless there is a conflict between the precinct objectives and the Auckland-wide objectives or underlying zone objectives, in which case the precinct objectives prevail.

1. Increased housing supply, variety and choice by creating a well-designed residential development comprised of a range of housing densities, choice of typologies, and affordable price options.
2. Appropriately scaled retail and ancillary commercial activities in one or more neighbourhood centres serve the needs of local residents, without detracting from the vitality and vibrancy of other existing or planned centres.
3. A reasonable level of residential amenity is provided, including air quality, acoustic and other amenity values.
4. Adequate provision of open space is provided for recreational and passive uses for residents.
5. Development maintains and enhances the ecology of identified streams and the natural vegetation and habitat values within the Drury South Residential precinct.
6. The cultural heritage values of the Drury South Residential precinct are maintained and enhanced.
7. Landscape and visual amenity values are maintained and enhanced (particularly when viewed from State Highway 1).
8. Landscaping themes are complementary, consistent and coherent throughout the precinct.
9. The timely and co-ordinated provision of robust and sustainable road, stormwater, water, wastewater, energy and communications infrastructure networks are provided.
10. The transport network facilitates the safe and efficient movement of people, goods and services and manages effects on the safe and efficient operation of the surrounding transport network.
11. Development and land use within the precinct avoids or minimises adverse effects on existing high voltage electricity, natural gas and communications infrastructure.

12. Subdivision and development avoids or mitigates the adverse effects of stormwater runoff on surface and groundwater quality and avoids increased flood risks to habitable buildings upstream and downstream of the Drury South Structure Plan area (comprised of the Drury South Residential and Drury South Industrial precincts).
13. The strategic freight network (Spine road and New Quarry Access road) serving the Drury Quarry is protected from reverse sensitivity effects associated with surrounding new or altered activities sensitive to noise.
14. New and altered activities sensitive to noise, are protected from unreasonable levels of land transport noise.

### 1451.3 Policies [dp]

PC 120 (see  
Modifications)

The policies of the underlying Residential - Mixed Housing Suburban zone, Residential - Mixed Housing Urban zone and Residential - Terrace Housing and Apartment Building zone apply in sub-precinct A, the policies of the Open Space – Informal Recreation zone apply in sub-precinct B, the policies of the underlying Mixed Housing Suburban zone and the Open Space – Informal Recreation zone apply in sub-precinct C and the Auckland-wide policies as well as the precinct policies below apply throughout in this precinct, unless there is a conflict between the precinct policies and the Auckland-wide policies or underlying zone policies, in which case the precinct policies prevail.

#### *Residential activity*

1. Provide for a mix of housing typologies and densities which respond to the local context, including areas of proposed or existing public open space and the Spine road.
2. Enable appropriately scaled retail and ancillary commercial activities in one or more neighbourhood centres to serve the needs of local residents and to provide a focus for the new community while minimising adverse effects on the vitality and vibrancy of other existing or planned centres.

#### *Affordable Housing*

3. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
  - a. 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 and owned for at least three years; or
  - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to Community Housing providers or Housing New Zealand and owned for long term retention.
4. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

#### *Ecology*

5. Maintain or enhance the biodiversity of ecological resources and linkages and restore degraded ecosystems while reducing stream bank erosion through riparian planting along retained watercourses.
6. Mitigate any diversion or piping of existing degraded or modified watercourses by the ecological enhancement and landscape planting of identified existing natural and diverted watercourses within and immediately adjacent to the Drury South Structure Plan area (comprised of the Drury South Residential precinct and the Drury South Industrial precinct).

#### *Landscape and open space*

7. Maintain a sense of openness and naturalness on open space land adjacent to State Highway 1.
8. Maintain visual and physical links to the surrounding area within the Drury South Residential and Drury South Industrial precincts.
9. Utilise complementary, consistent and coherent landscaping themes throughout the Drury South Residential precinct which also integrates with the adjacent Drury South Industrial precinct.
10. Design and construct wetland areas for stormwater treatment and detention that also provide reserve and visual amenity opportunities.
11. Provide a range of high quality public open spaces that result in opportunities for passive surveillance and provide active and passive recreation opportunities.

#### *Transport and infrastructure*

12. Provide for adequate transport infrastructure and connections including the spine road to support the safe and efficient movement of motor vehicles (including quarry trucks), cyclists and pedestrians within the precinct and to and from the surrounding transport network.
13. Co-ordinate required transport network (including the state highway) improvements both within and outside the precinct with development within the precinct to manage adverse effects on the safe and efficient operation of the surrounding road network and the adjacent development the Drury South Industrial precinct.
14. Provide adequate stormwater, water, wastewater, communications and energy networks in a timely and co-ordinated manner to service residential activities within the Drury South Residential precinct.

#### *Stormwater and flooding*

15. Make adequate provision within sub-precinct B to detain the 1 percent AEP event without adverse effects on the extent of flooding of areas upstream and downstream of the Drury South Structure Plan area (comprised of the Drury South Residential precinct and the Drury South Industrial precinct).
16. Provide sufficient floodplain storage within sub-precinct B to avoid increasing flood risk upstream and downstream, and manage increased flood risk within the Drury South Industrial

and Drury South Residential precincts, to habitable rooms for all flood events from the 50 percent and up to the 1 percent AEP.

17. Undertake earthworks to form the modified floodplain in a manner which ensures flood effects on downstream or upstream areas of the Drury South Structure Plan area are not exacerbated.
18. Avoid locating buildings within the 1 percent AEP modified floodplain or otherwise mitigate the potential flooding risks.
19. Avoid locating infrastructure within the 1 percent AEP floodplain unless it can be designed to be resilient to flood related damage and does not exacerbate flood risks for upstream or downstream activities.
20. Identify overland flowpaths in a stormwater management plan or discharge consent and ensure that they remain unobstructed and able to convey surface water runoff safely into the reticulated stormwater network.
21. Avoid or mitigate adverse effects on surface or groundwater quality from stormwater runoff within the precinct through on-site stormwater management and containment and the provision of catchment based wetlands.

#### *Reverse sensitivity*

22. Manage development and subsequent land use to minimise adverse effects on the efficient and safe operation of Drury Quarry, existing high voltage electrical transmission and distribution lines, fibre optic cables and the Vector natural gas pipeline.
23. Require new and altered activities sensitive to noise to be setback from the strategic freight network (including the Spine road) serving Drury Quarry, and/or to be designed and constructed so that occupants are not exposed to unreasonable levels of transport noise, particularly in bedrooms and other noise-sensitive rooms.

#### *Cultural*

24. Reflect the cultural heritage values of the Hingaia and Maketu streams as cultural linkages between historical hill top pa and coastal areas in the development of sub-precinct B.

### **I451.4 Activity tables**

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

In the event of a conflict between the zone or Auckland-wide rules the Drury South Industrial precinct Rules and the Drury South Residential precinct rules, the Drury South Residential precinct rules prevail.

Table I451.4.1 specifies the activity status of development and subdivision activities in the sub-precincts A-C and E pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

#### **Table I451.4.1 Activity table 1 – Sub-precincts A to C**

Activity		Activity Status
<b>Development</b>		
(A1)	Subdivision or any development of land which complies with Standards I451.6.6 and I451.6.7 below. (Note that for the purposes of this rule "development" means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building, other than as provided for as a permitted activity in the underlying zone)	RD
(A2)	Subdivision or any development of land which does not comply with Standard I451.6.3 and I451.6.6.5 below.	D
(A3)	Subdivision or any development of land which does not comply with Standards I451.6.6.1 – 4 and I451.6.7 below.	NC
(A4)	The creation of vehicle access to any site from the Spine road	RD

Table I451.4.2 specifies the activity status of land use activities in Sub-precinct A pursuant to section 9(3) of the Resource Management Act 1991.

**Table I451.4.2 Activity table 2 – Sub-precinct A**

Activity		Activity Status
<b>Commerce</b>		
(A5)	Commercial services	RD
(A6)	Individual food and beverage tenancies not exceeding to 200m <sup>2</sup> GFA	RD
(A7)	Individual retail tenancies not exceeding 200m <sup>2</sup> GFA	RD
(A8)	Individual retail and food and beverage tenancies over 200m <sup>2</sup> GFA	NC
(A9)	Retail activity that does not comply with Standard I451.6.1 (Retail threshold) below	NC
<b>Community</b>		
(A10)	Care centres	RD
(A11)	Healthcare facilities	RD
<b>Residential</b>		

(A12)	Residential activity that does not comply with Standard I451.6.7.1 (Restrictive non-complaint covenant) below	D
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Table I451.4.3 specifies the activity status of land use activities in Sub-precincts B and C pursuant to section 9(3) of the Resource Management Act 1991.

**Table I451.4.3 Activity table 3 – Sub-Precinct B (Open Space – Informal Recreation Zone / Stormwater Management) and Sub-Precinct C**

Activity		Activity Status
<b>Community</b>		
(A12)	Any activity listed as a permitted activity in the Informal Recreation zone	P
(A13)	Stormwater Management Devices	RD

#### I451.5 Notification

1. Any application for resource consent for a restricted discretionary activity listed in Tables I451.4.1 - I451.4.3 will not be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991, except that limited notification to affected parties may be undertaken where their written approval has not been obtained.
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\(4\)](#).

#### I451.6 Standards

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

In the event of a conflict between the zone or Auckland-wide standards, the Drury South Industrial precinct standards and the Drury South Residential precinct standards, the Drury South Residential precinct standards prevail.

##### I451.6.1 Retail threshold

Purpose: To ensure that the cumulative effects of retail activities in the Drury South Residential precinct minimises adverse effects on the vitality and vibrancy of other existing or planned centres.

1. The total GFA of retail in the Drury South Residential precinct must not exceed 2,500m<sup>2</sup>.

##### I451.6.2 Noise and ventilation

Purpose: To ensure that activities sensitive to noise are not exposed to unreasonable levels of transport noise, particularly in bedrooms and other noise-sensitive rooms and to minimise adverse effects on the efficient and safe operation of Drury Quarry.

1. Any new bedroom, sleeping area habitable room or classroom in new activities sensitive to noise, and any new bedroom, sleeping area, habitable room or classroom added to existing activities sensitive to noise within the precinct must be designed and/or insulated, or screened by suitable barriers so that the design internal noise levels in those rooms do not exceed 40 dB  $L_{Aeq(24 \text{ hours})}$  based on the following road traffic noise:
  - a. road traffic noise from State Highway 1 shall be predicted based on the Average Annual Daily Traffic Flow, for a minimum period of 10 years after the building has been constructed, incident on the façade(s) of the noise sensitive space to be constructed or altered.
  - b. road traffic noise for the Spine Road shall be based on a road traffic noise level of 75 dB  $L_{Aeq(24 \text{ hour})}$  at 10m from the nearest traffic lane.
2. For residential dwellings, where the internal noise levels in Standard 1 can only be complied with when doors or windows to those rooms are closed, those rooms must be mechanically ventilated and/or cooled to achieve either:
  - a. an internal temperature no greater than 25 degrees Celsius based on external design conditions of dry bulb conditions 25.1 degrees celsius and wet bulb 20.1 degrees celsius or;
  - b. a high volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than:
    - i. six air changes per hour (ACH) for rooms with less than 30 percent of the façade area glazed; or
    - ii. fifteen air changes per hour (ACH) for rooms with greater than 30 percent of the façade area glazed; or
    - iii. three air changes per hour for rooms with façades only facing south (between 120 degrees and 240 degrees) or where the glazing in the façade is not subject to any direct sunlight
3. For all other noise sensitive spaces, where the internal noise levels in Standard I451.6.2.1 above can only be complied with when doors or windows to those rooms are closed, those rooms must be mechanically ventilated and/or cooled to achieve an internal temperature of no greater than 25 degrees celsius based on external design conditions of dry bulb conditions 25.1 degrees celsius and wet bulb 20.1 degrees Celsius; and
  - a. provide relief for equivalent volumes of spill air; and
  - b. be individually controllable across the range of airflows and temperatures by the building occupants in the case of each system; and

- c. have a mechanical ventilation and/or cooling system that generates a noise level of no greater than  $L_{Aeq}$  35dB when measured 1m from the diffuser at the minimum air flows required to achieve the design temperatures and air flows.

#### **I451.6.3 Affordable dwellings**

Purpose: To ensure that the 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 shall 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 shall be located on a single building 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 dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant site), and any lesser fraction may be disregarded.
7. For avoidance of doubt, this standard does not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) as the provisions specified within the relevant Order in Council amendment to the HASHAA apply. The above provisions apply to consents that are not processed under HASHAA.

#### **I451.6.4 Relative Affordable**

##### **Number of Relative Affordable Dwellings or Sites**

Purpose: To ensure that the 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 224c is lodged with council) 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) for ensuring that the combined value of the building and the land upon completion will meet that criterion or is a building associated with such a dwelling.
- c. dwellings must be sold to first home buyers who intend to reside in the dwelling and retain ownership for three years from the date of first transfer. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who intend to reside in the dwelling and retain ownership for 3 years from the date of transfer.

#### **I451.6.4.1 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 that are identified for affordable dwellings), the consent holder shall provide to the council 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 of signing the unconditional sale and purchase agreement.
  - 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 Standard I451.6.4.1.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 purchaser 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.
2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the mechanism eg a consent notice required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria 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 to council 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 signing the unconditional sale and purchase agreement.
  - 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 valuation carried out by a registered valuer, shall be no more than that defined by the 75 percent median price in accordance with Standard I451.6.4.1.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 purchaser 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 be met for 3 years from the date of the transfer to the eligible purchaser.

#### **I451.6.5 Retained Affordable**

##### **Eligibility for Retained Affordable Housing**

Purpose: To ensure that the 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 Housing New Zealand Corporation. This rule does not apply to retirement villages.

#### **I451.6.5.1 Number of Retained Affordable Dwellings or Sites**

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 is approved or the date on which all appeals on the resource consent 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. This 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 the 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.

#### **I451.6.6 Development within the sub-precincts A-C**

1. All new roads shall be designed and constructed to comply with the provisions of New Zealand Standard NZS6806:2010 "Acoustics – Road Traffic Noise – New and Altered Roads".
2. The upward waste light ratio from any luminaire must not be more than 3 percent. The upward waste light ratio is defined as: *"The ratio of the light flux emitted above the horizontal by a luminaire to the total light flux emitted, expressed as a percentage, evaluated for the upcast angle"*.
3. Where sites with side or rear boundaries abut State Highway 1 all such boundaries shall be planted with a double row of *Leyland Cypress* or similar fast growing evergreen shelterbelt species with 2 metres between rows and trees within each row planted at 3 metre centres. Tree rows are to be staggered and the first row is to be located 1.5 metres in from the side or rear boundary and buildings shall be setback from the relevant boundary by a minimum of 5.5 metres accordingly. Any noise attenuation wall or fence designed to deflect noise arising from State Highway 1 shall be fully screened by planting in views from the motorway.
4. Any land modification to form the 1 percent AEP modified flood plain must:

- a. not reduce flood storage capacity in the Drury South Residential and Drury South Industrial precincts; and
  - b. not change the flood characteristics upstream or downstream of the Drury South Residential and Drury South Industrial precincts for all flood events from the 50 percent and up to the 1 percent AEP flood event in ways that cause or exacerbate flooding of existing habitable floors.
5. Any land modification to form the 1 percent AEP modified flood plain must not change the flood characteristics upstream or downstream of the Drury South Residential and Drury South Industrial precincts in ways that results in an increase in peak flood levels for all flood events from the 50 percent and up to the 1 percent AEP flood event.

#### **1451.6.7 Subdivision within sub-precincts A-C**

##### **General subdivision standards**

1. The Spine road and Collector road (including pedestrian and cycle routes) identified on the Precinct Plan 2 must be located generally in the position indicated on precinct plan 2. An alternative roading layout may be proposed provided that an integrated approach to land use and transportation is demonstrated to be achieved throughout the Drury South Residential and Drury South Industrial precincts.
2. Proposed stormwater management wetland areas must be located generally in the position indicated on precinct plan 3.
3. Native riparian margins of 10m must be planted along either side of the edges of identified existing and realigned streams shown on precinct plan 3 within stormwater management areas. A total width of 40m riparian planting shall be achieved across both sides of stream edges within stormwater management areas.
4. Off-site stormwater management services including wetlands and the primary and secondary stormwater conveyance system must be offered to the council.
5. The Ramarama Interchange (East) Upgrade must be constructed and operational prior to s224(c) being approved for the first subdivision consent approved within this precinct.

##### **Restrictive non-complaint covenant**

Purpose: To minimise adverse effects on the efficient and safe operation of Drury Quarry.

1. Accommodation and non-permanent accommodation in the Drury South Residential precinct shall be subject to a restrictive non-complaint covenant\* in favour of the operator of Drury Quarry.

*\*For the purposes of the Drury South Residential precinct and of this rule a 'restrictive non-complaint covenant' is defined as a restrictive covenant registered on the Title to the property or a binding agreement to covenant, in favour of the operator of Drury Quarry, by the*

*landowner (and binding any successors in title) not to complain as to effects generated by the lawful operation of the quarry, including heavy vehicle movement noise. The restrictive non-complaint covenant is limited to the effects that could be lawfully generated by the quarry activities at the time the agreement to covenant is entered into. This does not require the covenantor to forego any right to lodge submissions in respect of resource consent applications or plan changes in relation to quarry activities (although an individual restrictive non-complaint covenant may do so.) Details of the existence of covenant documents may be obtained from the Quarry Operator, its solicitors, or in the case of registered covenants by searching the Title to the property.*

## **I451.7 Assessment – restricted discretionary activities**

### **I451.7.1 Matters of discretion**

The council will consider the relevant matters of discretion 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.

In the event of a conflict between the overlay, Auckland wide, zone provisions or the Drury South Industrial precinct matters of discretion and the Drury South Residential precinct matters of discretion, the Drury South Residential precinct matters of discretion prevail.

1. Any subdivision or any development of land that is a restricted discretionary activity
  - a. the relevant council and Auckland Transport development code or codes of practice
  - b. geotechnical and seismic;
  - c. servicing and development sequencing;
  - d. earthworks;
  - e. transportation network improvements;
  - f. ecology;
  - g. Counties Power 110 Kv sub-transmission lines; and
  - h. stormwater management.
2. the creation of vehicle access from the Spine road shown on precinct plan 2
  - a. effect of the location and design of the access on the safe and efficient operation of the adjacent transport network; and
  - b. adequacy of access arrangements.
3. New buildings:
  - a. retention of existing vegetation
  - b. planting
  - c. vehicular access

- d. building design – neighbourhood centres
- 4. Commercial services; Food and beverage up to 200m<sup>2</sup> GFA; Individual retail tenancies not exceeding 200m<sup>2</sup> GFA; Care centres; Healthcare facilities;
  - a. location
  - b. signs
  - c. service area location
  - d. vehicular access
  - e. mitigation of traffic noise
  - f. air quality effects on activities within 150m from SH1 or the indicative Spine road
- 5. Infringement of Standard 6.2 Noise and ventilation
  - a. the effects of land transport noise on the activity
  - b. the potential reverse sensitivity effects of the infringement.

#### **I451.7.2 Assessment Criteria**

The council will consider the following matters when assessing a restricted discretionary activity resource consent application, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions.

In the event of a conflict between the overlay, Auckland wide, zone provisions or the Drury South Industrial precinct assessment criteria and the Drury South Residential precinct assessment criteria, the Drury South Residential precinct assessment criteria.

- 1. Any subdivision or development that is a restricted discretionary activity
  - a. the subdivided lots or the land on which the development is to be undertaken should be geotechnically suitable for the development of a permitted activity or an activity for which resource consent has been obtained. This may include an assessment of the following:
    - i. any proposed fill materials.
    - ii. stability in areas of deep cut particularly adjacent to the boundaries of the precinct.
    - iii. settlement and stability issues associated with streams
    - iv. time dependent settlement.
    - v. ground seismicity and buffer zone.
    - vi. liquefaction.
  - b. subdivision and development should occur in a logical and sequential manner in relation to:
    - i. the implementation of improvements and/or upgrades to the roading network.

- ii. the establishment of the stormwater management areas within sub-precinct B and wetlands identified on precinct plan 3 and catchment wide stormwater management devices as identified in the relevant discharge consent and/or stormwater management plan required by the special information requirements below.
  - iii. the provision for overland flowpaths identified in an approved discharge consent and/or stormwater management plan required by the special information requirements below.
  - iv. the provision of wastewater facilities, water supply, electricity, gas and telecommunications, including the protection and /or relocation of any existing local electricity, gas and communications assets.
- c. the earthworks required by the subdivision or development should:
- i. avoid or mitigate adverse effects on land stability, existing above ground or underground infrastructure facilities (such as the Counties Power electricity lines and support structures, Vector gas pipeline and Telecom telecommunications cables), and groundwater quantity and quality.
  - ii. avoid or mitigate adverse effects on the visual quality of the landscape or natural landforms, watercourses, habitats or vegetation.
  - iii. avoid or mitigate adverse effects on traffic management within the area or create damage, danger, or nuisance to surrounding residents or the Ramarama School.
  - iv. consider opportunities to recharge the aquifer using treated stormwater where permeable soils are available.
  - v. ensure that the creation of level development platforms are contoured to integrate with the surrounding street environment and open space corridors.
  - vi. screen retaining walls visible from roads or public open spaces.
  - vii. provide and maintain continuity of overland flow paths both within the site, as well as upstream and downstream; and where overland flow paths are diverted and/or altered show how:
    - Potential effects on other properties from the diversion or alteration is avoided or mitigated.
    - Effects from scouring and erosion are mitigated.
    - Further changes to the overland flow path will be limited, when appropriate through an easement in favour of Council.
  - viii. if devices are located in the 1 percent AEP modified flood plain, including earthworks for the formation of stormwater management devices such as wetlands

and/or for necessary infrastructure (including associated landscaping and accessways), whether:

- The design of the device, including associated earthworks, landscaping and accessways avoids impeding flood flows or otherwise exacerbating flood risk upstream or downstream of the site and how such effects can be avoided.
  - The design of the device or mitigation works is resilient to damage from the full range of flood events.
  - Access to the device for maintenance is provided and maintenance plans address potential effects that may result from the proposed access route.
- d. the following transportation network improvements will be considered by the council, to ensure the subdivision or development provides for the safe and efficient operation of the transportation network:
- i. whether subdivision or development results in the central 'Spine road' being progressively constructed on an alignment generally consistent with that indicated in precinct plan 2. An alternative roading layout may be proposed provided that an integrated approach to land use and transportation is demonstrated to be achieved throughout the Drury South Residential and Drury South Industrial precincts.
  - ii. whether the 'Spine road' is demonstrated to be located outside the modified flood plain (as provided as Special Information Requirement – refer Standard I451.8.1.1.c;
  - iii. whether new collector and local roads are generally in the location indicated in precinct plan 2 unless an alternative, integrated approach to roading is provided.
  - iv. whether shared pedestrian/cycle paths are progressively provided generally in the location indicated in precinct plan 2 unless an alternative, integrated approach to the pedestrian/cycle network is provided.
  - v. whether a new shared pedestrian/cycle facilities are provided on the Ararimu road to enable safe access to the Ramarama School prior to the occupation of the first residential dwellings.
  - vi. whether an upgrade to McEldownie road is provided to enable the safe movement of pedestrians and cyclists along McEldownie road and improved pedestrian and cycle connectivity when development of land bordering McEldownie road occurs.
  - vii. whether State Highway 1 Ramarama Interchange is capable of accommodating, in a safe and efficient manner, the traffic from the subdivided and developed portion of the precinct including the predicted traffic from the land which is the subject of the application. To enable assessment of this criterion, applications for subdivision or development must include a transport assessment of the effects of the subdivision

or development on the interchange prepared by a qualified and experienced traffic engineer. Any traffic assessment should clearly demonstrate that the following performance indicators and associated targets for the State Highway 1 Ramarama interchange can be met:

<b>Indicator</b>	<b>Target</b>
Level of Service (Delay) for all turning movements	Level of Service D.
Proximity of queue length to motorway	Maximum queue length must not extend within 140m of the physical nose of the ramp.
Proximity of queue length to upstream intersections	Maximum queue length should not extend to the upstream intersection.
All turning movements and short land queues	Maximum queue length should not impede movements at upstream intersections.

Advice note: This criterion will be considered to be met where such an assessment includes a review undertaken by or on behalf of NZTA which confirms that there is sufficient capacity or planned capacity at this interchange to safely accommodate the predicted increase in traffic.

- viii. in the event the Spine road is connected to Quarry road in the north prior to any buildings within the Drury South Industrial precinct being occupied, whether the provision of traffic signals or an alternative upgrade which achieves equivalent transport performance at the existing Great South road/State Highway 22 (Karaka Road) intersection is required to enable the safe and efficient operation of the transport network;
  - ix. whether the above transport network improvements or any of the Transport Network Development Requirements of the Drury South Industrial precinct are required at each and any stage of subdivision or development, based on the existing, or approved developments within both the Drury South Residential precinct and the Drury South Industrial precinct as well as any other development affecting the transport network in this location.
- e. In respect of those new areas of planting in riparian enhancement, stormwater management and wetland areas in sub-precinct B:
- i. native plants should be eco-sourced as close as possible to the developed area.

- ii. a weed and pest management programme should be developed for areas of new planting.
- f. an appropriate level of infrastructure should be provided to service the scale of development proposed. This should include consideration of the following:
  - i. reticulated water services must be supplied to the development. Such services shall be provided to the relevant part of the precinct in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the reticulated water services have been granted.
  - ii. wastewater services are to be provided to the Drury South Residential precinct by the construction of a connection to Watercare's existing wastewater network and any necessary upgrading of that network that is required to service the precinct; Wastewater services shall be provided to the relevant part of the precinct in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the reticulated water services have been granted.
- g. whether the existing 110kV Counties Power electricity lines are provided for in the existing positions in any subdivision or whether the existing lines can be relocated in agreement with Counties Power.
- h. a stormwater management plan and works proposed as part of the subdivision or development should:
  - i. comply with any approved discharge consent.
  - ii. be effective in avoiding, remedying or mitigating the potential adverse effects of stormwater discharge on water quality, stream erosion, bank stability, and flood hazards. In the case of stormwater management facilities within private land this assessment will include how the operation and maintenance of such facilities is to be secured by way of appropriate covenants or consent notices.
  - iii. effectively contain all the natural and diverted streams and their margins, wetlands, and other off-site stormwater management devices.
  - iv. provide for required overland flowpaths.
  - v. where necessary, require a bond or other security to be provided to ensure that the stormwater management works will be completed, with such bond to be released when the works are completed and the stormwater management areas and their devices are vested in council.
  - vi. ensure that subdivision and development does not result in increased flood risk to habitable rooms for all flood events from the 50 percent and up to 1 percent AEP

flood event downstream and upstream of the Drury South Residential and Drury South Industrial precincts.

- vii. where necessary, provide for stormwater to be discharged to the Roslyn Stream, to enable sufficient water flow to retain, and where possible enhance, stream naturalness, biodiversity, and bank stability.
- viii. provide for the detention of runoff from impervious surfaces through either catchment based stormwater devices, on-site stormwater devices, or a combination. As a guideline, detention should achieve 0.023m<sup>3</sup>/m<sup>2</sup> of impervious surfaces created in each stage of development.
- ix. provide for stormwater retention through providing water reuse tanks, to mitigate potential adverse effects on the receiving environment. As a guideline, water reuse tanks should be provided for sites containing single dwellings, and should provide a minimum retention of 0.005m<sup>3</sup>/m<sup>2</sup> of roof area.

*Note: The appropriateness of requiring for water retention tanks for each development should be considered alongside the other stormwater management criteria, including the general environmental outcomes sought under clause (b) above.*

- i. landscaping proposed as part of subdivision or development should:
  - i. provide for complementary, consistent and coherent landscaping themes throughout the Drury South Residential precinct which also integrates with the adjacent Drury South Industrial precinct;
  - ii. intergrade sub precincts A and B through landscape design, including a minimum of three open space 'fingers' coinciding with the low points between the Southern Motorway boundary hillocks, that link between the motorway edge open space network and the Hingaia Stream corridor open space network.
  - iii. provide a minimum 5m wide evergreen shelter planting buffer along the Motorway corridor where the Spine road adjoins the Southern Motorway corridor.
  - iv. provide a minimum 10m wide planting buffer along that part of the south boundary of the Drury South Residential precinct which adjoins land with frontage to McEldownie road.
  - v. ensure that planting does not restrict access to the electricity infrastructure for maintenance, and will not compromise the safe and reliable operation of the electricity network. *Advice note: This criterion will be considered to be met where such an assessment includes a review undertaken by or on behalf of Counties Power which confirms that the proposed planting will not affect the safe and reliable operation and maintenance of the electricity network.*

- j. the extent to which ecological mitigation and enhancement undertaken for any diversion and/or reclamation of streams required to enable development in accordance with the precinct plans is in accordance with the Stream and Wetland Rehabilitation Guidelines (2013) or to an equivalent specification and standard.
2. The creation of vehicle access from the Spine road shown on precinct plan 2
    - a. any adverse effect from the location and design of the access on the safe and efficient operation of the adjacent transport network, including public transport, cyclists and general traffic, having regard to:
      - i. the number of other access points to or from the Spine road in the vicinity of the proposed access;
      - ii. whether conflicts will be reduced by the presence of a raised central median which prevents right turning in the vicinity of the site;
      - iii. visibility and safe sight distances particularly the extent to which vehicles entering/exiting the site can see, and be seen by, pedestrians, cyclists and other vehicles on the footpath and road carriageway;
      - iv. existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring in all weathers;
      - v. existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for within the Drury South Residential and Drury South Industrial precincts ; and
      - vi. existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways.
      - vii. whether alternative access to the site is available from another public road.
    - b. whether the access arrangements are practicable and adequate having regard to site limitations and layout, and arrangement of buildings and activities, users and operational requirements, and having regard to whether the site can reasonably be served by shared or amalgamated access with another site or sites on the Spine road where the sites in question are held in the same ownership.
  3. New buildings:
    - a. retention of existing vegetation
      - i. layouts should retain and protect existing mature trees, particularly those of indigenous species, where these contribute to the site character and amenity.
    - b. building design – Neighbourhood Centre Locations
      - i. buildings on corner lots should be designed to provide for a quality architectural response to the corner. Appropriate design responses would be provision of

- additional height at the corner, windows and activities addressing both street frontages and avoiding blank walls to one or both sides of the corner.
- ii. built development should front the street with a quality recognisable pedestrian entry to the street.
- c. planting
    - i. planting should be designed to have a large scale landscape effect and combine native as well as appropriate exotic species to provide seasonal change, winter sun penetration and quality amenity.
    - ii. where public open space land adjoins the motorway, boundary planting that creates a continuous visual barrier to eastward views from the State Highway 1 corridor should be avoided and landscape design should emphasise the current sequence of intermittent views to the Hunua Ranges from the State Highway 1 corridor and the pattern of variable depth of such views.
  - d. vehicular access
    - i. proposed vehicle access to sites adjoining the Spine road shown on the precinct plan 2 should minimise any conflict with safety and efficiency of these routes as part of the strategic freight network.
  - e. reverse sensitivity
    - i. dwellings should be oriented to minimise potential noise effects from the Spine road on the amenity of primary outdoor living courts
4. Commercial services; Food and beverage up to 200m<sup>2</sup> GFA; Individual retail tenancies not exceeding 200m<sup>2</sup> GFA; Care centres; Healthcare facilities
- a. location
    - i. whether the location of the activity will be in the indicative neighbourhood centre locations identified on precinct plan 2;
    - ii. if an alternative location is proposed, whether the activity will serve as a focal point for the residential community.
  - b. signs
    - i. signs for each neighbourhood centre development should be coordinated including the physical location of signs, their type-face, style and content.
  - c. service area location
    - i. service areas should be located so as to avoid observation from a public road with access either from a service lane, incorporation within the main building or full screening of service/storage and dock areas.

- d. vehicular access
    - i. proposed vehicle access to sites adjoining the Spine road and New Quarry Access road shown on the precinct plan 2 should minimise any conflict with safety and efficiency of these routes as part of the strategic freight network.
  - e. mitigation of traffic noise
    - i. premises offering food and beverages, health professional rooms and care centres should be designed to mitigate traffic noise effects. Mitigation measures may include acoustic treatment of buildings and arranging site layout so noise sensitive activities are screened from the heavy traffic noise.
  - f. air quality effects on activities within 150m from SH1 or the indicative Spine road
    - i. how adverse health effects on children within a care centre, or people within a healthcare facilities will be avoided.
    - ii. for care centres, whether there is adequate separation from the roadway to any outdoor play areas to provide an appropriate level of air quality.
5. Infringement of Standard I451.6.2 Noise and ventilation
- a. the extent to which the type of activity proposed is likely to be adversely affected by the expected levels of transport noise.
  - b. the extent to which any characteristics of the proposed use or area make compliance with of New Zealand Standard NZS6806:2010 "Acoustics – Road Traffic Noise – New and Altered Roads" unnecessary.
  - c. whether the building and any outdoor living areas are appropriately located, and/or setback an appropriate distance from the Spine Road and/or State Highway 1 to minimise the potential for adverse effects from land transport noise.

## **I451.8 Special information requirements**

### **I451.8.1 Earthworks plans**

1. Any application for subdivision or development shall be accompanied by detailed earthworks plans. Such plans must:
  - a. describe the nature and scale of the proposed earthworks, such as the extent of cut and/or fill, sources of fill and how the cut and fill is to be transported.
  - b. describe the construction management and communication methods to be followed to minimise nuisances and disruption to surrounding residents and Ramarama School (in particular, dust, traffic and noise impacts) during the construction period.
  - c. provide detailed design of the modified flood plain.

### **I451.8.2 Ecological management plans**

1. In respect of any new areas of planting in sub-precinct B the following must be provided:
  - a. a weed and pest management programme for any new areas of planting within the stormwater management areas, riparian margins and wetland areas and remaining indigenous forest fragments in sub-precinct B.
  - b. a herpetofaunal mitigation/rehabilitation plan which targets only potentially suitable lizard habitat for relocation searches.
  - c. in respect to any works that will impact areas of potential herpetofauna habitat as identified by an experienced herpetologist, a herpetofauna management plan must be provided, outlining lizard survey, capture and relocation methodologies and any recommended mitigation or rehabilitation measures.
2. In respect of the relocation of streams indicated on precinct plan 3, an Ecological Mitigation Plan should be developed for each diversion and/or mitigation stream site to, at a minimum, provide detail on:
  - a. detailed design of stream diversion channels, describing how anticipated hydrological, hydraulic and ecological functions will be achieved.
  - b. any intervention proposed to reduce or restore erosion potential within mitigation sites.
  - c. plant species selection of riparian margins to improve biodiversity values.
  - d. weed and pest control provisions.
  - e. details of post-construction ecological monitoring of stream diversion channels.
  - f. a programme for the capture, transport and relocation of native fish; and the capture and (humane) killing and disposal of pest fish.
  - g. methods to provide for the maintenance of fish passage upstream and downstream through culverts, and into and out of any stormwater wetland, where practicable;
  - h. any other appropriate measures to mitigate or offset ecological effects.

*Note: The Stream Evaluation Valuation (“SEV”) methodology set out in Auckland Council Technical Report 2011/009 is an accepted approach in quantifying the appropriate extent of ecological mitigation works.*

#### **I451.8.3 Stormwater management report and plans**

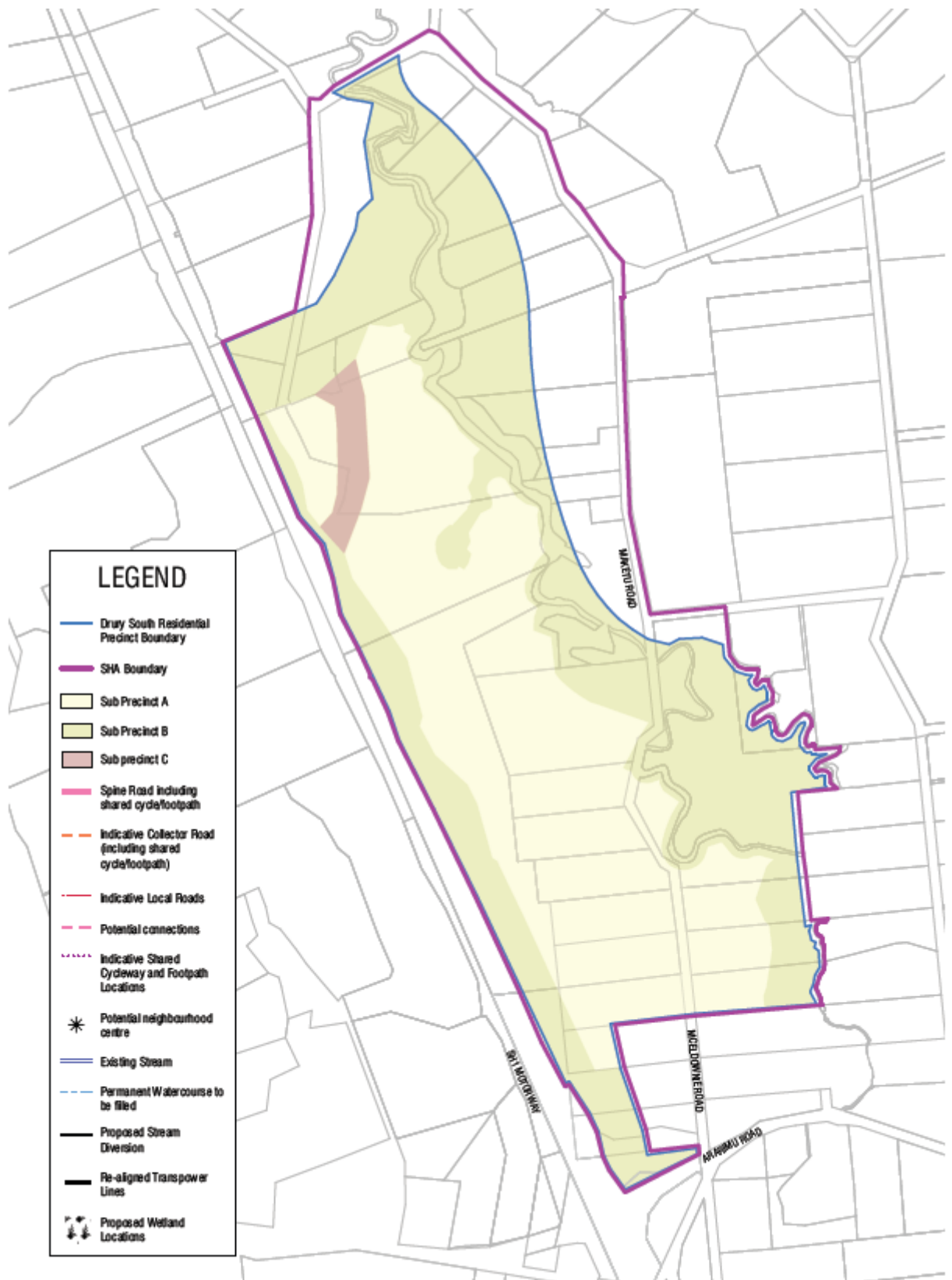
1. Any application for subdivision or development shall be accompanied by detailed stormwater management report and plans. Such report and plans must:
  - a. describe how the plans comply with the conditions of any relevant discharge consent.
  - b. identify overland flow paths.
  - c. describe the nature and extent of any off-site stormwater management devices and how these devices are to be delivered if they are on land outside the application site.
  - d. if stormwater management devices are to be located within the modified 1 percent AEP floodplain, describe how these devices are to be designed to be resilient to flood-related damage while not exacerbating flood risks for activities upstream or downstream of the Drury South Structure Plan area (comprised on the Drury South Residential precinct and Drury South Industrial precinct).
  - e. where streams are to be diverted and/or recreated as identified on precinct plan 3, describe how this is to be achieved in a way that ensures that they function in a manner similar to natural stream systems. Detailed landscape treatment plans will be required to demonstrate:
    - i. the proposed long section and cross sections.
    - ii. how the new stream banks are to be stabilised.
    - iii. how pool – riffles - run sequences are to be formed.
    - iv. how stormwater outlets are controlled.

#### **I451.8.4 Noise and ventilation**

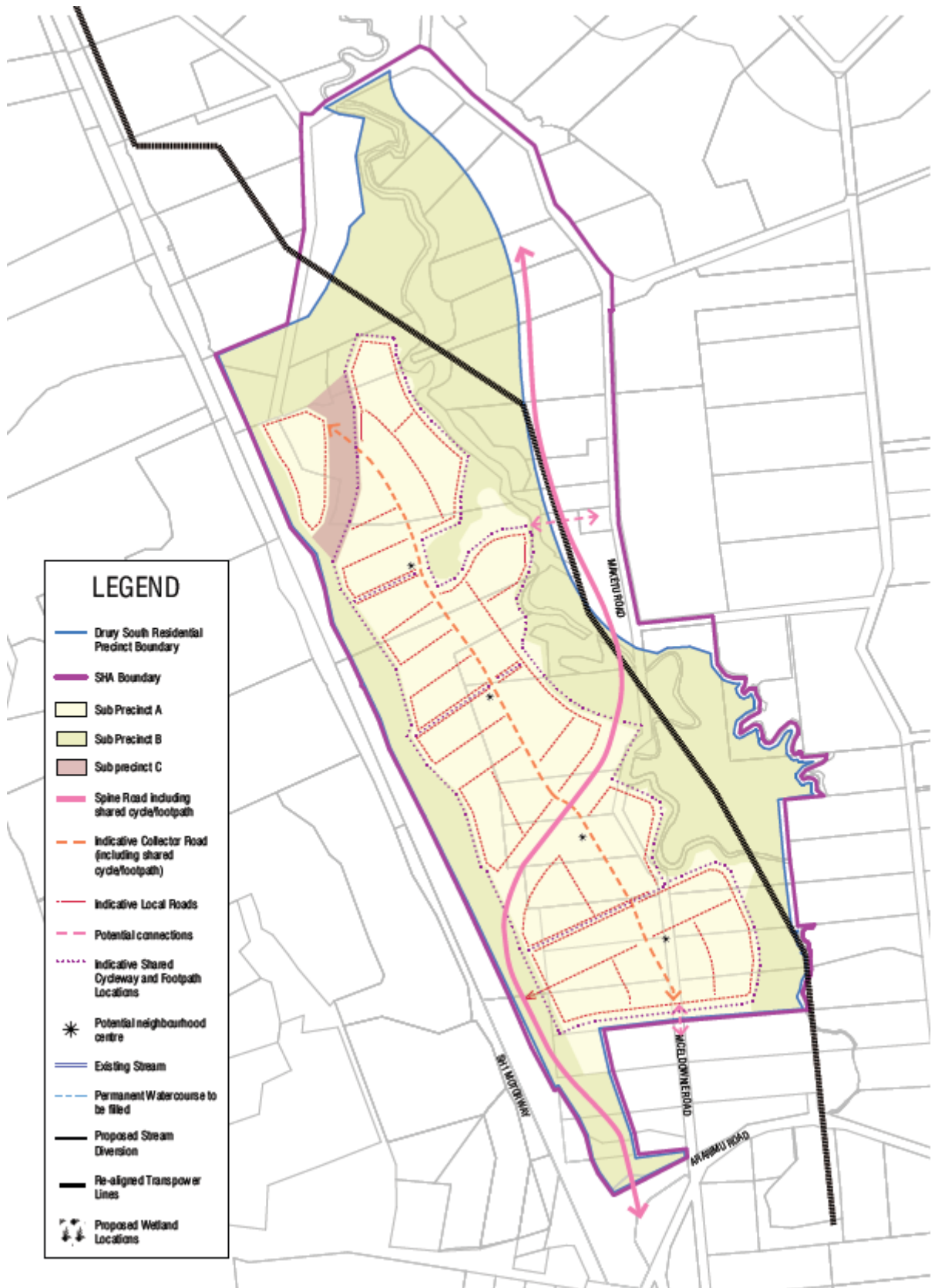
A report prepared by a suitably qualified and experienced person demonstrating compliance with Standard I451.6.2 Noise and ventilation must be provided to the council with the building consent application prior to the construction of any building or room subject to the rule.

## I451.9 Precinct Plans

### I451.9.1 Drury South Residential – Precinct Plan 1



I451.9.2 Drury South Residential – Precinct Plan 2



I451.9.3 Drury South Residential – Precinct Plan 3

