

## 6.32 Hingaia 2

### Precinct Description

The Hingaia 2 precinct comprises 57 hectares of land located in the western portion of the Hingaia Peninsula, to the west of the existing “Karaka Lakes” and “Karaka Harbourside” residential developments, and to the east of the established residential settlement at Bottle Top Bay. The underlying zones of the Hingaia 2 precinct are:

- Mixed Housing Suburban
- Mixed Housing Urban
  
- Neighbourhood Centre; and
  
- Green Infrastructure Corridor (the location and extent of which will be confirmed at the time of subdivision).

The purpose of the Hingaia 2 precinct is to provide for comprehensive and integrated residential subdivision and development that will contribute towards increasing the supply of housing (including affordable housing), and to enable the efficient use of land and the provision of infrastructure prior to, or concurrent with, development. The precinct enables a range of lot sizes and house types and will ensure that residential subdivision and development is integrated with the provision of key road links, appropriately manages stormwater, the water quality of streams and water bodies, and the ecological and amenity values of the coastal margin.

The Hingaia 2 precinct also enables a neighbourhood centre to establish on the north-western corner of the intersection of Oakland Road with Hingaia road. This centre will provide for a range of retail, commercial and community facilities that will meet the day-to-day needs of the local population.

### Objectives

The objectives are as listed in the underlying Mixed Housing Urban, Mixed Housing Suburban and Neighbourhood Centre zones and the relevant Auckland-wide objectives, in addition to those below.

- 1.Subdivision and development occurs in a coordinated manner that implements the Hingaia 2 precinct plan.
- 2.Development achieves a range of housing types and densities, living environments and affordability options while ensuring that a high standard of amenity is provided, particularly adjoining the coastal edge where larger lots are generally provided for.
- 3.Subdivision and development maintains coastal landform, streams and riparian corridors, and enhances the ecological and amenity values of the coastal, estuarine and stream environments. Public access is provided along streams and adjacent to the coast. Neighbourhood parks of up to 4,000m<sup>2</sup> in area are provided in appropriate locations for recreation.
- 4.Subdivision and development occurs in a manner that retains, where practicable, trees that have high amenity value in subdivision design and layout.
- 5.Subdivision and development occurs in a manner that facilitates views of, and access to, the coast.
- 6.Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure including transport, wastewater, stormwater and water services.
- 7.Subdivision and development implements stormwater management that:
  - a.uses water sensitive design as a core development approach;
  - b.protects and, where practicable, enhances the ecological values of the receiving environment; and
  - c.integrates with open space, road and pedestrian/cycling networks.

8.Promote the development of a defined neighbourhood centre that is developed in a manner that achieves its key function and role of providing a small scale centre for convenience retail, service and commercial activities that meets the day to day needs of the area, and which does not undermine the viability and role of the Hingaia Mixed Use Town Centre or the Papakura Metropolitan Centre.

9.Ensure that affordable housing is distributed throughout the location in which resource consent is sought.

10.Promote the availability of affordable housing to first home buyers and/or community housing providers.

11.Adverse effects of stormwater runoff on communities, the marine receiving environment and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles.

12.Major overland flow paths are retained or provided for within the site layout to manage risks from flood events up to the 1 percent AEP, taking into account maximum probable development in the upstream catchment.

### **Policies**

The policies are as listed in the underlying Mixed Housing Urban, Mixed Housing Suburban zone and Neighbourhood Centre zones and the Auckland-wide policies, in addition to those specified below:

1.Require the structural elements of the Hingaia 2 precinct plan to be incorporated into all subdivision and development to achieve:

a.a range of housing choice and section sizes that enable views from public roads to the coast;

b.key roads that promote an integrated road network;

c.restricted vehicle access along specified roads to safeguard safety for road users and cyclists and to reinforce the stormwater management approach;

d.a viable and sustainable neighbourhood centre that will meet the day-to-day convenience needs of local residents;

e.two Neighbourhood Parks;

f.a network of pedestrian and cycle paths; and

g.public access to the coast, including the provision of Coastal Places.

2.Enable a range of residential living opportunities (including a range of lot sizes) with more intensive housing to be generally located in close proximity to the neighbourhood centre and locations with high amenity (e.g. locations close to public open space) and lower density forms of housing along the coastal margin.

3.Ensure that subdivision and development, including road design, achieves a high standard of amenity, and contributes to a positive sense of place and identity consistent with the existing urban areas on the Hingaia Peninsula.

4.New residential development containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

5.New retirement village developments containing 15 or more dwellings provide for affordable housing.

6.Ensure that subdivision development adjacent to the coast and esplanade reserve safeguards the visual and other amenities of the coastal environment and, in particular, that dwellings are located,

and are of a scale, form and design, to maintain views of the coast, and to enhance the amenities of, and safe public access to, the esplanade reserve.

7. Ensure that subdivision and land use activities provide an interconnected road network which:

a. is consistent with the locations and road types identified on the Hingaia 2 precinct plan to achieve an appropriate hierarchy of roads on the Hingaia 2 precinct as well as connections to the wider Hingaia Peninsula.

b. enables a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians, and cyclists.

c. provides and aligns, where practicable, north-south roads that provide viewshafts and public access to the coast.

d. makes appropriate provision for stormwater management and low impact stormwater management devices, consistent with the principles of the Hingaia 2 precinct Stormwater Management plan.

e. contributes to a positive sense of place and identity through in-street landscape elements, including retention of existing landscape features, and maximising coastal vistas.

8. Require subdivision and development to provide coordinated infrastructure, including stormwater, wastewater, water, public utilities and transport infrastructure.

9. Require all new developments to manage stormwater impacts on receiving environments in a manner that is consistent with the Hingaia 2 Stormwater Management plan, and which has regard to principles of water sensitive design.

10. Ensure that riparian corridors and recreational and amenity spaces are provided in the Hingaia 2 precinct by requiring:

a. restoration and enhancement of the riparian corridors identified on the precinct plan and to provide the long term protection of these areas.

b. vesting of esplanade reserve adjacent to the coast.

c. the creation of Coastal Places as identified on the precinct plan.

d. connectivity within, and through, the precinct to the coastal and riparian margins by providing and aligning, where practicable, north-south roads that provide viewshafts and public access to the coast, and by providing pedestrian and cycle paths and open space linkages.

11. Neighbourhood Parks as shown indicatively on the Hingaia 2 precinct plan. Ensure that subdivision design and layout appropriately considers, and responds to, opportunities to retain existing trees that have high amenity value and that are suitable to be retained in an urban environment.

12. Ensure that, in the Neighbourhood Centre zone:

a. the total land area for the neighbourhood centre is limited in extent to a maximum of 4,000m<sup>2</sup> in the Hingaia 2 precinct;

b. a range of convenience retail and commercial services are provided that meet the day-to-day needs of residents and wider public;

c. a maximum of 1,000m<sup>2</sup> gross floor area of convenience retail and commercial activities is provided;

d. activities do not detract from the amenities of, and are not incompatible with, adjoining residential land uses;

e. development of the neighbourhood centre achieves a high standard of amenity and is designed to be pedestrian and cycle friendly; and

f. development of the neighbourhood centre occurs in a manner that protects and safeguards the viability and roles of the Hingaia Mixed Use Town centre and the Papakura Metropolitan centre.

13. Facilitate the safe and effective movement of all modes of transport between the precinct and Hingaia road through signalisation of the Oakland road and Hingaia road intersection if and when required.

## 6.32 Hingaia 2

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban, Mixed Housing Urban and Neighbourhood Centre zones and the Auckland-wide rules apply in the Hingaia 2 precinct unless otherwise specified. Refer to the planning maps for the location and extent of the precinct. In addition, the following rules apply.

### 1. Activity Table

The activities in the Auckland-wide rules, the Mixed Housing Urban and Mixed Housing Suburban and Neighbourhood Centre zones apply in the Hingaia 2 precinct unless otherwise specified in the activity table below.

Table 1: Activity status in the Mixed Housing Suburban zone

Activity	Activity Status
<b>Residential</b>	
Dwelling(s) on sites that adjoin the esplanade reserve and that have a net site area of 600m <sup>2</sup> or less per dwelling	RD

The activities in the Auckland-wide rules and Neighbourhood Centre zone apply in the Hingaia precinct unless otherwise specified in the activity table below.

Table 2 - Activity Status in the Neighbourhood Centre zone

Activity	Activity Status
<b>Retail</b>	
Individual retail tenancies not exceeding 450m <sup>2</sup> (gross floor area)	P
Individual retail tenancies exceeding 450m <sup>2</sup> (gross floor area)	NC
Any Retail Activity that results in the total gross floor area of all Commercial and Retail Activities in the Neighbourhood Centre zone exceeding 1,000m <sup>2</sup>	NC
<b>Commerce</b>	
Commercial sexual services	NC
Drive-through facilities	NC
Taverns	D
Entertainment Facilities	NC
Service Stations	NC
Any Commercial Activity that results in the total gross floor area of all Commercial and Retail Activities in the Neighbourhood Centre zone of the Hingaia 2 precinct exceeding 1,000m <sup>2</sup>	NC

<b>Industry</b>	
Repair and maintenance services	NC

## 2. Notification

The notification provisions outlined in [G2.4](#) General and [11.2](#) Residential apply to the Hingaia 2 precinct.

## 3. Land use controls in all zones

The land use controls in the underlying zones apply except as varied below.

### 3.1 Affordable housing

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 (b) relative affordable or (c) retained affordable that will meet the requirements of rules 2-9 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 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 rule 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 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 sites) and any lesser fraction may be disregarded.
7. For avoidance of doubt, the land use rules in this section 6.32.4 do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 ("HASHAA") as the provisions specified in the relevant order in council apply. The above provisions apply to consents that are not processed under the HASHAA.

### 3.2 Relative Affordable

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 resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) 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 must reside in the dwelling and retain ownership from the date of transfer.

### 3.2.1 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 the council with 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 at the date the sale and purchase agreement was made unconditional.

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 rule 3.2.1(a).

c.the purchaser is a first home buyer and has never owned any other real property.

d.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 consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in 3.2.1 or is a building associated with such a dwelling.

3.Prior to the transfer of a vacant site identified for an affordable dwelling, the consent holder shall provide the council with 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 the sale and purchase agreement became unconditional;

b.any development of the site shall be such that the combined value of the dwelling and the land on completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with rule 3.2.1(a);

c.the purchase is a first home buyer and has never owned any other real property;

d.the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name, or on behalf, 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 transfer to the eligible purchaser.

### **3.3 Retained Affordable**

#### **3.3.1 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 the Housing New Zealand Corporation. This rule does not apply to Retirement Villages which are dealt with by rules 6.32.3.4 and 6.32.3.4.1 below.

#### **3.3.2 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 calculated as an average of 3 calendar months previous to 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. The interest rate used is to be that published most recently by the Reserve Bank of New Zealand, in relation to the date the 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 transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned to the council by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1. above.

### **3.4 Affordable housing in retirement villages**

Purpose: To ensure affordable housing is provided in retirement village complexes

1. For retirement village developments (including any redevelopment creating additional units) containing 15 or more units:

a. at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is transferred (including by way of lease or licence) during this time frame it must continue to meet the required price point set out below in clause (i);

i. the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which 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.

ii. the price point required by clause (i) above shall include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates and insurance.

### 3.4.1 Eligibility for relative affordable in a retirement village

Purpose: To ensure relative affordable housing is purchased by qualified persons

1. The purchaser(s)/resident(s) shall have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.

## 4. Land use controls - neighbourhood centre zone

1. The land use controls in the Neighbourhood Centre zone apply in the Hingaia 2 precinct unless otherwise specified in the precinct rules.

The total gross floor area for all retail and commercial activities (refer to the nesting table for definition) that establish in the Neighbourhood Centre zone shown on the Hingaia 2 precinct plan shall not exceed 1,000m<sup>2</sup>.

## 5. Development controls - mixed housing suburban zone

The development controls in the Mixed Housing Suburban zone apply in the Hingaia 2 precinct unless otherwise specified below:

### 5.1 Building height

Purpose: To manage the height of buildings to generally maintain a low-rise suburban residential character of the zone while ensuring that the height provides for diversity of built form.

1. Buildings must not exceed 9m in height.

### 5.2 Rear yards

Purpose: To provide additional setback and open space areas between the rear of buildings.

Table 3

Activity	Yard (m)
Sites with a density less than or equal to one dwelling per 400m <sup>2</sup>	3m
Rear sites	1m

### 5.3 Maximum impervious area

Purpose: To provide for flexibility of built form for higher density development while managing stormwater runoff generated by development.

1. All developments with a density less than or equal to one dwelling per 400m<sup>2</sup> the maximum impervious area shall not exceed 60 percent.

2. All developments with a density greater than one dwelling per 400m<sup>2</sup> the maximum impervious area shall not exceed 70 percent.

## 5.4 Landscaping

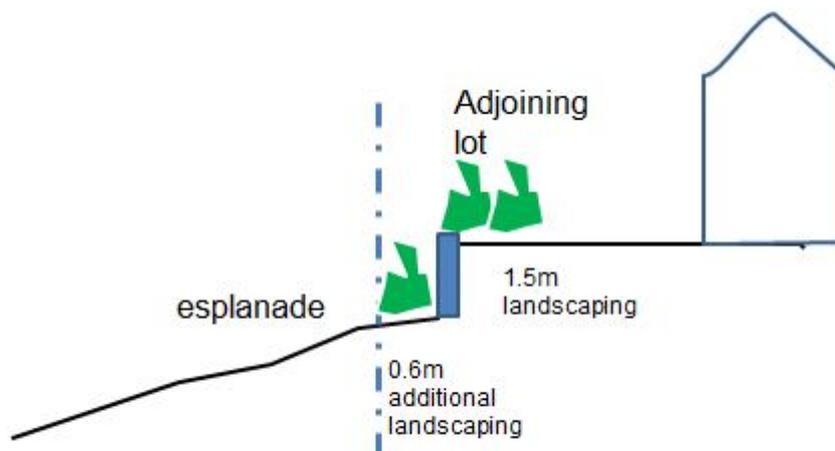
Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on-site, and to provide for an attractive interface between residential lots located adjacent to the esplanade reserve, and the coast.

1. Developments with a density less than or equal to one dwelling per 400m<sup>2</sup>, at least 40 percent of a site must comprise landscaped area.
2. Developments with a density greater than one dwelling per 400m<sup>2</sup>, at least 30 percent of a site must comprise landscaped area.
3. For clause 2. above, the following must be met
  - a. at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting.
  - b. at least 40 percent of the front yard must comprise landscaped area.
4. For proposed sites that are adjacent to the esplanade reserve, landscaping must be provided along the esplanade reserve boundary in conjunction with any boundary fence that exceeds 1.2m in height. Landscaping must be undertaken within the site (not within the esplanade reserve), have a minimum depth of 1.5m, and be provided along the entire length of the fence.

## 5.5 Landscaping for coastal retaining walls

Purpose: To soften the visual impact of the retaining walls when viewed from the esplanade reserve.

Retaining walls of 1.0m or more in height adjoining the esplanade reserve boundary must have trees planted for a depth 0.6m in front of the retaining wall and within the site as illustrated in the diagram below:



## 5.6 Dwellings fronting the street

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and to contribute to streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:

- a. glazing that overall comprises at least 20 per cent of the area of the front façade (excluding the garage door)
- b. a main entrance door that is visible from the street.

## 5.7 Fences

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and view from, sites that are located adjacent to the esplanade reserve, to the coast.

1. Fences in the front yard must not exceed 1.2m in height.
2. Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is that where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, the maximum fence height shall be 1m.

## 5.8 Garages

Purpose: To ensure garages are not a dominant feature in the streetscape.

1. A garage door facing a street must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.
2. Garage doors must not project forward of the front façade of a dwelling.
3. The garage door must be set back at least 5m from the site frontage.

## 5.9 On-site stormwater management - new impervious surfaces

1. In catchments shown on the Hingaia Indicative Stormwater Management Plan as draining to intermittent or permanent streams all new impervious surfaces of 50m<sup>2</sup> and over must be designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

2. In catchments shown on the Hingaia Indicative Stormwater Management plan as draining to the coast all new impervious surfaces of 50m<sup>2</sup> and over are designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.

3. In catchments shown on the Hingaia Indicative Stormwater Management Plan shown as requiring retention and half the detention volume, all new impervious surfaces of 50m<sup>2</sup> and over are designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide half the detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required; provided that

c.the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.

4.In catchments shown on the Hingaia Indicative Stormwater Management plan as draining to a wetland all new impervious surfaces are to be directed to a wetland that has been designed and sized to accommodate flows from the site OR are to be directed to devices designed to achieve the following:

a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.

b.provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

5.Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from 1, 2, 3 (a) and (b), and 4 (a) and (b) above.

6.Stormwater device/s on private land:

a.must be maintained by the site owner in perpetuity. A consent notice must be registered on the Certificate of Title to that effect.

b.if rainwater tanks are proposed for a dwelling to achieve the retention requirements of clause (a) above, the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

7.Compliance shall be demonstrated to the council in conjunction with any application for building consent, or by way of certificate of compliance or at the time of subdivision.

8.Non-compliance with clauses 1-7 above is a restricted discretionary activity.

## **6. Development controls - mixed housing urban zone**

The development controls in the Mixed Housing Urban zone apply in the Hingaia 2 precinct unless otherwise specified below.

### **6.1 Rear yards**

Purpose: To provide additional setback and open space areas between the rear of buildings

1.For developments less than or equal to one dwelling per 300m<sup>2</sup> the rear yard setback is 3m.

2.For developments more than one dwelling per 300m<sup>2</sup> the rear yard setback is 1m.

3.For all rear sites yards the setback is 1m.

### **6.2 Landscaping**

Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on-site.

1.Developments with a density less than or equal to one dwelling per 400m<sup>2</sup>, at least 40 percent of a site must comprise landscaped area.

2.Developments with a density greater than one dwelling per 400m<sup>2</sup>, at least 30 percent of a site must comprise landscaped area.

3.For clause 2 above, the following must be met:

a.at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting; and

b. at least 40 percent of the front yard must comprise landscaped area.

### **6.3 Dwellings fronting the street**

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and contribute to the streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:

a. glazing that overall comprises at least 20 percent of the area of the front façade (excluding the garage door).

b. a main entrance door that is visible from the street.

### **6.4 Fences**

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and views from, sites that are located adjacent to the esplanade reserve, to the coast.

1. Fences in the front yard must not exceed 1.2m in height.

2. Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, the maximum fence height shall be 1m.

### **6.5 Garages**

Purpose: To ensure garages are not a dominant feature of the streetscape.

1. A garage door facing a street must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.

2. Garage doors must not project forward of the front façade of a dwelling.

3. The garage door must be set back at least 5m from the site frontage.

### **6.6 On-site stormwater management - new impervious surfaces**

1. In catchments shown on Hingaia Indicative Stormwater Management plan as draining to intermittent and permanent streams all new impervious surfaces of 50m<sup>2</sup> and over are designed to achieve the following:

a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.

b. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

2. In catchments shown on Hingaia Indicative Stormwater Management plan as draining to coast the all new impervious surfaces of 50m<sup>2</sup> and over are designed to achieve the following:

a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.

3. In catchments shown on Hingaia Indicative Stormwater Management plan shown as requiring retention and half the detention volume, all new impervious surfaces of 50m<sup>2</sup> and over are designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide half the detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required; provided that
- c. the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.

4. In catchments shown on Hingaia Indicative Stormwater Management plan as draining to a wetland all new impervious surfaces are to be directed to a wetland that has been designed and sized to accommodate flows from the site OR are to be directed to devices designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

5. Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from 1, 2, 3 (a) and (b), and 4 (a) and (b) above.

6. Stormwater device/s on private land:

- a. must be maintained by the site owner in perpetuity.
- b. if rainwater tanks are proposed for a dwelling to achieve the retention requirements of clause (a) above, the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

7. Compliance shall be demonstrated to the council in conjunction with any application for building consent or by way of a certificate of compliance, or at the time of subdivision.

8. Non-compliance with clauses 1-7 above is a restricted discretionary activity.

## 7. Subdivision activity table

1. The Activity Table 1 – General, and Activity Table 2 – Residential zones, and Table 4 – Standards for vacant site subdivision in the City Centre and Business zones in [H5 Subdivision](#) and related controls, apply in the Hingaia 2 precinct, except as specified in the following Activity Table 4:

<b>Table 4 - Activity table Hingaia 2 precinct</b>	
<b>Subdivision activity</b>	<b>Activity status</b>
Subdivision in accordance with the Hingaia 2 precinct plan	RD
Subdivision not in accordance with the Hingaia 2 precinct plan	D
Subdivision adjoining the existing or proposed esplanade in which all proposed sites are 600m <sup>2</sup> net site area or more	RD
Vacant lot subdivision adjoining the existing or proposed esplanade with proposed sites of less than 600m <sup>2</sup> net site area	NC
Subdivision of sites in accordance with an approved land use consent or a concurrent	RD

comprehensive subdivision and land-use consent for subdivision adjoining the existing or proposed esplanade with proposed sites of less than 600m <sup>2</sup> net site area	
Subdivision of a site with road access to a vehicle access restriction (VAR) road	RD

## 8. Subdivision development controls

1.The subdivision controls in the Neighbourhood Centre zone of the Hingaia 2 precinct are those listed in [H5.2.3.1](#) Auckland-wide Rules- Subdivision.

2.The subdivision controls in the Mixed Housing Suburban and the Mixed Housing Urban zones of the Hingaia 2 precinct are those listed in [H5.2.3.1](#) Auckland-wide rules – Subdivision, except as specified in rule 6.32.9.3 below.

### 8.1 Residential zones - site size

1.In addition to the controls in Table 1 [of [H5.2.3.1](#) Subdivision rule] subdivision of a parent site of 1ha or more, and where 15 or more vacant sites are proposed, each site that will contain a building must comply with the average net site area below for the zone, provided that the proposed minimum net site area is no less than 20 percent of the required minimum net site areas for the relevant zone and that the average lot size is not less than:

- a.600m<sup>2</sup> net site area for vacant sites adjoining the coast in the Mixed Housing Suburban zone
- b.400m<sup>2</sup> net site area for the Mixed Housing Suburban zone
- c.300m<sup>2</sup> net site area for the Mixed Housing Urban zone.

2.Any site which is 1,200m<sup>2</sup> or greater (and identified for future development) will be excluded from the calculation of average lot size in relation to clause 1 above.

### 8.2 Roading standards

1.Roads, apart from those local roads marked as “indicative”, must be provided in general accordance with the Hingaia 2 precinct plan.

2.The road network shall be constructed to the standards contained in Table 5: Road Construction Standards for Additional Road Types and be consistent with the applicable Figure or, where contained in Table 5, the relevant Auckland-wide rules shall apply.

Types of road	Road width (metres)	Carriage way (metres)	Footpath Width (metres)	Cycleway (metres)	Figure
Hingaia road	31	14	NA	3m combined footpath/cycleway (both sides)	1
Collector road (Oakland road)	22.5	7	1.8m (one side)	3m combined footpath/cycleway (one side)	N/A
Hayfield way	20	6.6	1.8m (one side)	3.6m combined footpath/cycleway (one side)	2
Swale street	20	6	1.8m (one side)	3m combined footpath/cycleway (one side)	3

				side)	
Local road	16	6	1.8m (both sides)	N/A	4

3. Where local roads are proposed along the north-south pedestrian and cycle path shown on the precinct plan, the local road typology shall include a 3.0m combined cycle and footpath on one side.

4. Direct vehicle access to any Mixed Housing Urban lots located on the south side of the Swale street should not be obtained from the road.

5. Direct access to any lots located on the north side of Hingaia road shall not be obtained from Hingaia road.

6. Unsealed berm, free of planting and of sufficient dimensions, shall be made available immediately adjacent to the road boundary of all lots for the installation, operation, maintenance and upgrading of electricity supply infrastructure on all categories of road, consistent with the road construction standards in Table 5 and the applicable figure.

### 8.3 Riparian margin

1. Riparian margins shall be established either side of the banks of a stream (shown on the precinct plan as riparian corridor) to a minimum width of 10m measured from the bank of the stream, where the location of the bank can be physically identified by ground survey, or from the centreline of the stream where the bank cannot be physically identified by ground survey. These margins shall be planted in native vegetation and shall be offered to the council as local purpose drainage reserves.

### 8.4 Landscaping

Purpose: To ensure that landscaping on lots adjoining public open space, including the esplanade reserve, is provided in perpetuity.

1. A consent notice must be registered on the Titles for all lots that adjoin public open space, including the esplanade reserve, requiring that landscaping be undertaken in accordance with land use rule 6.32.5.4 and 6.32.5.5, 6.32.6.2 of the Hingaia 2 precinct.

2. The detailed design of landscaping in roads and public open spaces (including the esplanade reserve), and on lots that adjoin public open space areas, shall be undertaken in parallel with the Engineering Plans Approval process.

### 8.5 Fences

Purpose: To maintain and to enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and views to the coast from, sites located adjacent to the esplanade reserve.

1. A consent notice must be registered on the titles for lots requiring that fences are erected in accordance with the relevant land use rule 6.32.5.7, 6.32.6.4 of the Hingaia 2 precinct.

### 8.6 Affordable housing

1. Refer to the affordable housing clauses in the land use and development control sections above.

### 8.7 On-site stormwater management

1. Where the detention component of the On-site Stormwater Management rule (6.32.5.9, 6.32.6.6) is to be provided in a communal device, the device must be provided at the time of subdivision and be designed and constructed to council standards.

2. Stream channels shall be used to convey flood flows and shall be capable of passing the 1 percent AEP without generating effects on adjacent properties and designed to council standards.

## 9. Assessment of restricted discretionary activities

Matters for discretion

### 9.1 Subdivision in the Hingaia 2 precinct

The council will restrict its discretion to those matters listed for subdivision under the Auckland-wide rules as well as the following matters:

1. Consistency with the Hingaia 2 precinct plan;
2. Limitations or restrictions on access for future lots adjoining the Swale street (Mixed Housing Urban lots) and Hingaia road;
3. The extent to which the proposed subdivision facilitates views of, and access to, the coast;
4. The extent to which proposed subdivision at the coastal interface minimises the need for retaining structures and, where retaining structures are required, the extent to which the proposal minimises the length, height and visual prominence of all retaining structures;
5. The extent to which the proposed subdivision will provide for an appropriate connection between public open space and any esplanade reserves;
6. Opportunities to retain existing trees and vegetation where practicable and to integrate them into subdivision design and layout;
7. Consistency with the Hayfield way Stormwater Management plan;
8. The matters for discretion outlined in [H5.4](#) Subdivision, Table 13; and

i) Vehicle access:

9. Vehicle access:

The council will restrict its discretion on vehicle access to the following matters:

- a. the location and design of vehicle and pedestrian access.
- b. the effects on safety, particularly for pedestrians and cyclists.

### 9.2 Buildings on sites that have a net site area of less than 600m<sup>2</sup> that adjoin the esplanade reserve in the Hingaia 2 precinct

The council will restrict its discretion to the following matters:

1. Dwelling location, scale, form and design, and the extent to which the dwelling will maintain viewshafts to the coast from public places, support surveillance of the esplanade reserve, and present an overall design that respects high amenity values at the coastal edge.

### 9.3 Development control infringements

The council will restrict its discretion to those matters listed in [1.11](#) Residential, and [Chapter G, G2.3](#) General, for development in the Hingaia 2 precinct except where otherwise specified below.

1. Landscaping and Landscaping for Coastal Retaining Walls
  - a. those matters listed in [1.11.5.1](#)

- b.the amenity values and landscape character of the esplanade reserve and coastal environment
- c.the interface between residential lots and the esplanade reserve
- d.the nature of the landscaping proposed at the interface with the esplanade reserve, including the species to be planted and the density of planting proposed.

## 2.Fences

- a.the matters listed in [11.11.5.1](#)
- b.the effect on amenity values and character of the public open space.

## 3.On-site Stormwater Management

Impervious areas unable to comply with rules: 6.32.5.9, 6.32.6.6 and 6.32.8.7:

The council will restrict its discretion to:

- i.items (a)-(d) listed in [H4.14.2.4.2.4.1](#) Stormwater Management – Flow in the Auckland-wide rules;
- ii.[H4.14.3.4.1](#) Stormwater quality management requirements for minimising adverse effects.

## 9.4 Assessment criteria

For development that is a restricted discretionary activity in the Hingaia 2 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Mixed Housing Suburban zone, Mixed Housing Urban zone, the Neighbourhood Centre zone and the Auckland-wide rules:

### 9.4.1 Subdivision

- 1.The structural elements of the Hingaia 2 precinct plan are incorporated into the subdivision design including:
  - a.key roads;
  - b.vehicle access or no access restrictions along Hingaia road and along the Mixed Housing Urban land on the southern side of Swale street
  - c.riparian (green infrastructure) corridors; and
  - d.neighbourhood Parks (which may be relocated).
- 2.Development is consistent with the Hingaia 2 precinct objectives and policies.
- 3.Where any lots are created that are affected by the Vehicle Access Restriction notation on the precinct plan, the lots shall be provided with rear vehicle accessways, and pedestrian access only should be provided off the road.
- 4.Where any lots are created adjacent to the esplanade reserve, or to a public open space, use of retaining structures should be minimised where possible. Where retaining structures are required, they will be assessed having regard to:
  - a.the location of the retaining structure and its visual impact on the amenity of the public open space and/or the coast;
  - b.the length, height and design of the retaining structure, including the materials to be used in its construction; and
  - c.what landscaping is proposed in order to minimise the prominence of the retaining structures.
- 5.Whether existing trees are to be retained, having regard to the following:
  - a.the health, form and condition of the tree (or group of trees);

b.the extent to which the tree (or group of trees) can be appropriately accommodated into the subdivision design and layout in a manner that will safeguard the future health, form and condition of the tree; and

c.the amenity value of the tree (or group of trees) and its contribution to the overall landscape character and visual amenities of the precinct.

6.Compliance with the on-site stormwater management solutions in the approved Stormwater Management plan for the Hingaia 2 precinct;

7.The assessment criteria outlined in [H5.4](#) Subdivision.

#### **9.4.2 Buildings on sites that have a net site area of less than 600m<sup>2</sup> that adjoin the esplanade reserve in the Hingaia 2 precinct**

1.The location, scale, form and design of the building;

2.The extent to which the location, scale, form and design of any building will facilitate or maintain views of the coast;

3.The extent to which the building will respect the amenity values of the coastal environment; and

4.The extent to which the building will provide an appropriate interface with the coast, in particular the extent to which the design encourages surveillance of the esplanade reserve.

#### **9.4.3 Landscaping and landscaping for coastal retaining walls**

1.Those matters listed in [1.1.11.1.5](#);

2.Whether the proposed planting will eventually grow to soften the visual effects of the retaining wall/fencing as viewed from the esplanade reserve; and

3.Whether the materials selected for the retaining wall/fence are appropriate to the location and context.

#### **9.4.4 Vehicle access**

1.Vehicle crossings and accessways should be designed to reduce vehicle speed, be visually attractive by using quality paving and landscaping, and clearly signal the presence of a vehicle crossing or accessway.

2.Vehicle crossings and accessways should enable pedestrian access. The spaces may be integrated where designed as a shared space with pedestrian priority.

3.The design of pedestrian routes between dwelling entries, car park areas, private and communal open space and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety and convenience.

4.Whether vehicle access to lots adjoining shared paths on Oakland road and Hayfield way can be practicably provided by way of a rear access or from an alternative road boundary where possible. Where this is not practical or feasible, alternative solutions for access to individual properties should be provided which minimise the frequency and extent to which the berm is crossed by vehicles entering or exiting the properties and maximise the safety of users of the berm.

5.Ramps, where necessary, should be integrated into the design of the building and landscaping.

6.Effects on safety for all road users and on the streetscape amenity.

#### 9.4.5 Impervious areas unable to comply with rules 6.32.6.9, 6.32.7.6 and 6.32.8.9.

- 1.The council will consider assessment criteria [H4.14.2.4.2 \(a\) – \(f\)](#) listed under Stormwater Management – Flow in the Auckland-wide rules; and
- 2.Assessment criteria [H4.14.3.4.2\(a\) to \(f\)](#) listed under Stormwater Management – Quality in the Auckland-wide rules.
- 3.Whether consent notices are required to be registered on the Certificates of Title for new lots to ensure compliance with the on-site stormwater management requirements.

#### 10. Special information requirements

For subdivision, the relevant special information requirements in the Auckland-wide subdivision rules apply as well as the following:

- 1.A coastal erosion and geotechnical report should be provided with subdivision and land use applications.

#### 11. Definitions

##### **Community housing provider**

Means a housing provider (other than the Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:

- 1.Social rental housing
- 2.Affordable rental housing

##### **Household income**

Household income shall include all taxable income as defined by the New Zealand Inland Revenue Department.

##### **Relative affordable**

Housing that is:

- 1.Bought by first home buyers, where the purchaser has a gross household income that does not exceed 120 per cent of the Auckland median household income as set at the date of signing the sale and purchase agreement.
- 2.Sold at a price that does not exceed 75 per cent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of 3 calendar months previous to the date of application for resource consent is approved or the date on which all appeals to the resource consent application are finally resolved, whichever is the later.

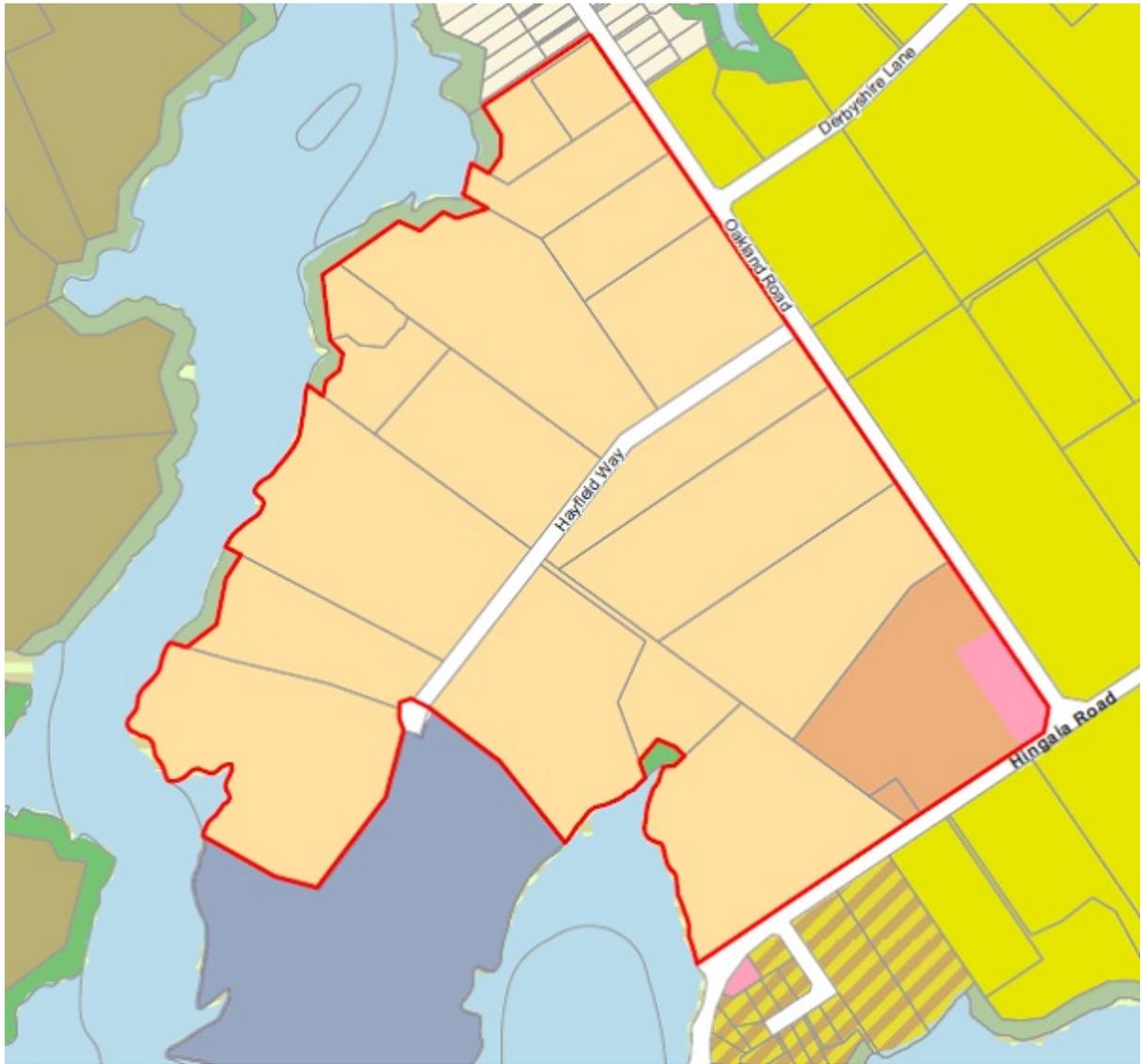
##### **Retained affordable**

Housing that is:

- 1.Built by a registered community housing provider or the Housing New Zealand Corporation; or
- 2.Sold to a registered community housing provider or the Housing New Zealand Corporation; and
- 3.Sold at a price defined by 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.

#### 12. Precinct plans

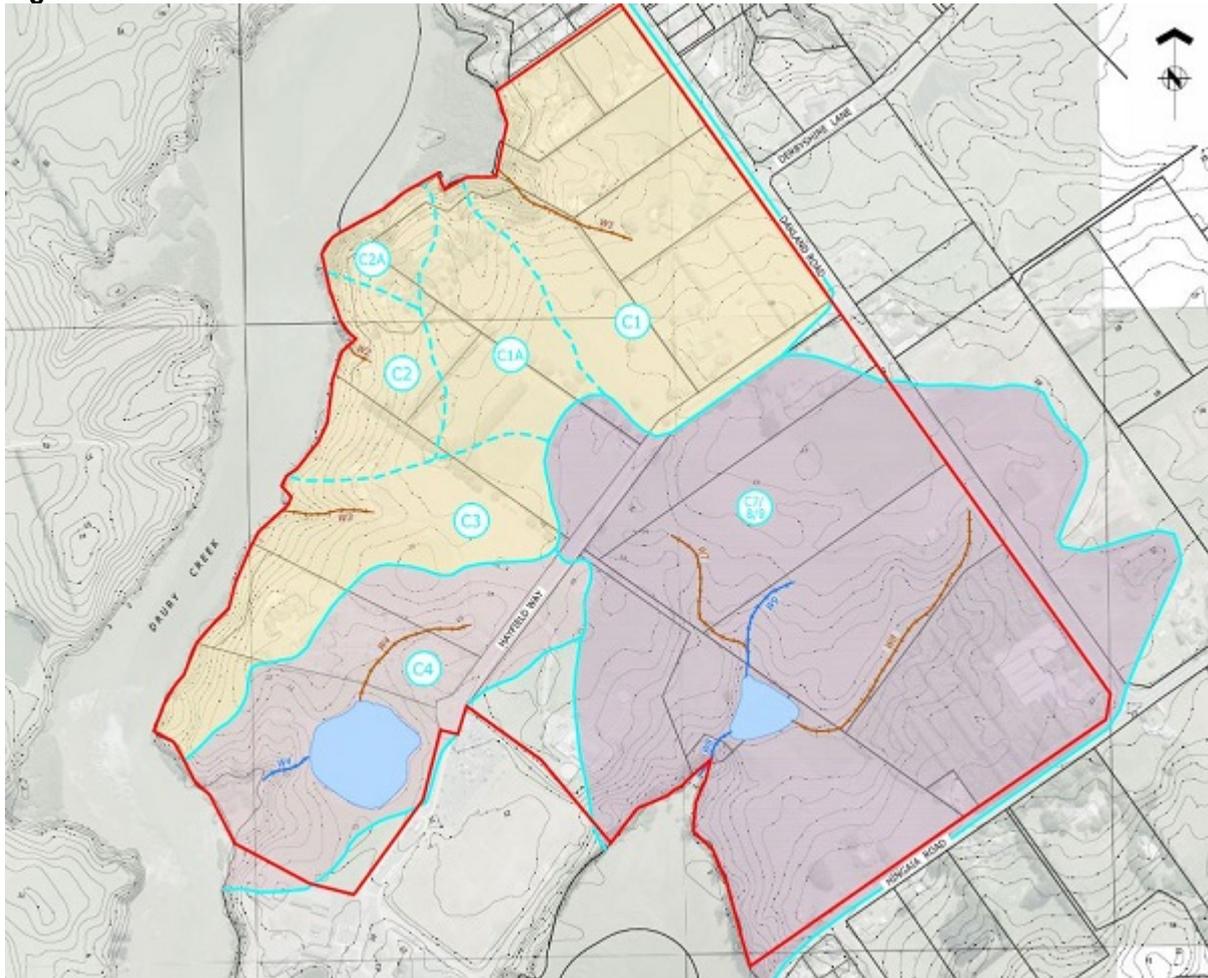
#### Figure 1 - Zoning Plan



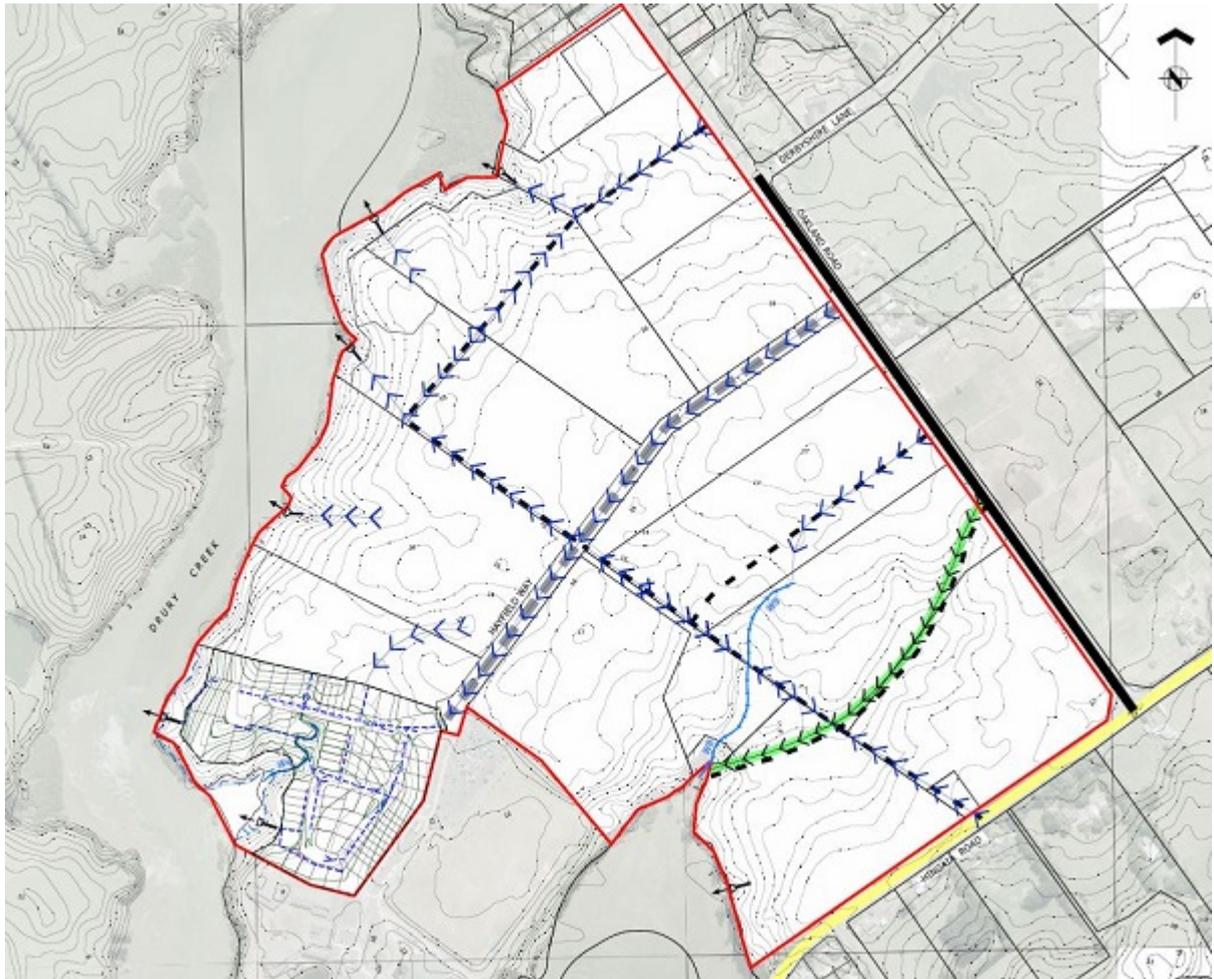
**Figure 2 - Precinct Plan**



**Figure 3a - Stormwater Plan**



**Figure 3b - Stormwater Plan**



**Diagram 1 - Hingaia Road (Arterial)**



**Diagram 2 - Hayfield Way (Connector)**



**Diagram 3 - Swale Street**



**Diagram 4 - Local Road**



**Diagram 5 - Local Road With Cyclepath**

