

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5 North

5.1 Akoranga

The objectives and policies of the underlying Business Park zone apply in the following precinct unless otherwise specified. Refer to the planning maps for the location and the extent of the precinct.

Precinct description

The Akoranga precinct applies to the Business Park zoned area accessed off The Warehouse Way.

The Business Park zone is a zone specifically for large out-of-centre office activities that are able to avoid adverse effects on the function and amenity of the City Centre, Metropolitan and Town Centre zones.

The purpose of the precinct is to avoid the adverse effects of these activities on centres, by limiting the permitted amount of office space for this area of the Business Park zone.

Objectives

The objectives are as listed in the Business Park zone except as specified below.

1. Adverse effects on the function and amenity of the City Centre, Metropolitan and Town Centre zones are avoided.

Policies

The policies are as listed in the Business Park zone except as specified below.

1. Limit the permitted amount of office space to avoid adverse effects on the vitality and viability of the City Centre and nearby Metropolitan and Town Centre zones.
2. Assess applications to exceed the permitted amount of office space against the objectives and policies of the Business Park zone.

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5.2 Albany 1

The objectives and policies of the underlying Local Centre and Mixed Housing Suburban zones apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Albany 1 precinct is located at the intersection between Greville Road and Hugh Green Drive as shown on precinct plan 1.

The purpose of the precinct is to provide for retail activities of a scale and intensity greater than provided for in the underlying zones.

The Albany 1 precinct provides for:

- One supermarket of up to 3000m² GFA
- Retail other than a supermarket up to a total of 1200m² GFA

Objectives

The objectives are as listed in the Local Centre and Mixed Housing Suburban zones except as specified below:

1. A small-scale supermarket is provided for.
2. Provision for limited additional retail space is enabled.

Policies

The policies are as listed in the Local Centre and Mixed Housing Suburban zones except as specified below:

1. Enable a small-scale supermarket and enhanced retailing opportunities at the intersection of Hugh Green Drive and Greville Road.
2. Restrict supermarkets that are larger than 3000m² GFA.
3. Restrict retail other than a small-scale supermarket to a total of 1200m² GFA.

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5.3 Albany 2

The objectives and policies of the underlying Light Industry zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Albany 2 precinct applies to land on and near Apollo Drive, Rosedale as shown on the Albany 2 precinct plan. The purpose of this precinct is to provide for small stand-alone office activities which are not otherwise provided for in the underlying Light Industry zone.

The precinct includes controls on the size of office activities to ensure that the effects on the vitality and viability of surrounding centres are minimised.

Objectives

The objectives are as listed in the Light Industry zone except as specified below:

1. Small stand-alone office activities are enabled.
2. Large stand-alone office activities are restricted.

Policies

The policies are as listed in the Light Industry zone except as specified below:

1. Enable small stand-alone office activities that are not usually accommodated in the Light Industrial zone.
2. Restrict office activities exceeding 500m² per site.

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5.4 Albany 3

The objectives and policies of the underlying Single House zone apply in the following precinct and sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Albany 3 precinct applies to 13 hectares of land at 29, 40A and 42 Kewa Road, Albany Heights, as shown on [precinct plan 1](#). The purpose of the precinct is to provide for comprehensive development, subject to specified controls.

The precinct is divided into the following sub-precincts, as identified on the Albany 3 precinct plan:

- Sub-precinct A
- Sub-precinct B
- Sub-precinct C

The key issues for this precinct are:

- the protection of any significant natural features of the land, including landscape impacts for the Lucas Creek escarpment, and impacts arising from the identified 'ridgeline sites' and eventual building heights in this area.
- water quality for the Lucas Creek catchment, and on-site stormwater management.
- the standard of roads to serve the subdivided area.
- protection from the effects of sites adjoining a 'high noise route' (northern motorway).

Objectives

The objectives are as listed in the Single House zone except as specified below:

1. Subdivision and development within Albany 3 is designed and implemented in a comprehensive, efficient and integrated way.
2. Development takes place outside of the Landscape Protection area, the proposed reserve, and the proposed drainage reserve.
3. Significant natural features of the land are protected.
4. The water quality of the Lucas Creek catchment is not further degraded.
5. Development adjoining the northern motorway is designed to minimise noise effects.

Policies

The policies are as listed in the Single House zone except as specified below:

1. Restrict subdivision and development within Albany 3 where it does not comply with the minimum site size requirements.
2. Prevent development in the Landscape Protection area, the proposed reserve, and the proposed drainage reserve.
3. Protect significant natural features of land, including landscape impacts for the Lucas Creek escarpment, and impacts arising from the identified 'ridgeline sites' in sub-precinct B.
4. Require that development does not further degrade the water quality of the Lucas Creek catchment.
5. Minimise noise effects of the adjoining northern motorway through appropriate design.

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5.5 Albany Centre

The Albany Centre precinct covers the large emerging metropolitan centre located to the west of State Highway 1 and contained by Oteha Valley Road and Albany Expressway in the northern urban part of the North Shore.

The precinct recognises the component parts of the Metropolitan Centre zone on the north-facing sections of Albany Centre and also the southern section covered by Business Park zone. It identifies four sub-precincts with different development emphases and requires activities to develop in accordance with the Albany Centre [precinct plan 1](#).

The main retail focus of the centre is to be the Civic Crescent area. The mainstreet-type retail area in the north east will act as a catalyst for the grouping of employment-related activities in this area, and help to link the Albany busway station with the Main Street and Civic Crescent area. Retail activities should generally be limited outside of these two areas to those activities that support the day-to-day needs of office workers and residents, or involve retail formats that cannot be integrated into the Civic Crescent and Main Street areas.

Commercial office development is encouraged throughout the centre, particularly in areas north of Don Mackinnon Drive and also extensively in the southern section in a business park environment.

Intensive residential development is encouraged to locate in certain parts of the precinct where the retail and commercial focus is not as strong, particularly in areas beyond the core area circled by Don Mackinnon Drive.

Sub-precinct descriptions:

Albany Centre sub-precinct A

Is applied to particular areas within the Albany metropolitan centre which are suited for high-density residential apartment living, with limited opportunity for convenience retail at ground level.

Albany Centre sub-precinct B

Is applied to particular areas within the Albany metropolitan centre which seek to encourage the establishment of employment-generating activities, such as high-density office development, supported by a limited range of convenience retail activities.

Albany Centre sub-precinct C

Is applied to particular areas within the Albany metropolitan centre which are suited for car-orientated commercial and entertainment activities, limiting retail to those formats generally considered unsuitable for other higher amenity areas of the Albany Centre precincts.

Albany Centre sub-precinct D

Is applied to particular areas within the southern section of Albany Centre which are suited for office and light commercial activities, with limited opportunity for retail in a specific location within the sub-precinct. This reflects the approved comprehensive development plan for this area.

Objectives

The objectives are as listed in the underlying Metropolitan Centre and Business Park zones except as specified below:

1. Development of the centre reflects the key features and outcomes of the Albany Centre Structure Plan.
2. A range of distinct areas or 'sub-precincts' within Albany centre where different predominant activities are located, along with other support activities is provided.
3. Ongoing use and development of the North Shore Domain and North Harbour Stadium is not compromised by the location and development of other activities within Albany centre.

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Albany Centre sub-precinct A:

4. High-density residential development is the primary activity, and a limited range of retail uses is enabled where they support the desirability and attractiveness of the area.

Albany Centre sub-precinct B:

5. Significant employment opportunities are provided by high-intensity development in Albany centre to support future population growth.
6. High-density office development is the primary activity, with a limited range of retail uses where they support the desirability and attractiveness of the area.

Albany Centre sub-precinct C:

7. Car-orientated commercial and entertainment activities are the primary use, with a limited range of retail uses where they support the desirability and attractiveness of the area.

Albany Centre sub-precinct D:

8. Significant employment opportunities are provided by high-quality office and light commercial development in the southern section of Albany centre to support future population growth.
9. Office development in a business park environment is the primary activity, with a limited and specific location for retail uses to support the desirability and attractiveness of the area that do not detract from the retail focus provided in the central and northern part of Albany centre.

Policies

The policies are as listed in the underlying Metropolitan Centre and Business Park zones except as specified below:

1. Enable an appropriate mix and layout of activities, buildings, movement of pedestrians and vehicles, and open space networks within the centre so as to achieve a sustainable, safe and visually attractive environment, with vibrant public spaces that encourage community interaction.
2. Provide for a range of opportunities for retail activities within the centre that support the desired employment, urban form and character outcomes for its different sub-precincts.
3. Provide opportunities for intensively developed apartments within specified parts of the centre to and a high standard of residential amenity and design.
4. Require that any development within the Centre provides sufficient off-street parking and is designed and located to facilitate traffic movement (both vehicular and pedestrian) within the centre.
5. Require development to create a connected green network that links the different parts of the centre with parks and other public spaces as described in the Albany Centre Structure Plan.
6. Seek to ensure that all buildings, additions, alterations or development make positive contributions to the amenity of the centre and its surrounds, help to achieve a comprehensively-planned, well-integrated and attractive centre, and achieve high quality urban design outcomes including:
 - a. creation of an attractive, active and lively retail street frontage to Civic Crescent and Cornerstone Drive between Don Mackinnon Drive and Corban Avenue
 - b. enabling vehicle and pedestrian access through the Centre to help link the northern and southern areas of the centre, including a new street between Don McKinnon Drive and Civic Crescent
 - c. maintaining views and pedestrian and cycle access along the axis to and from Spencer Ridge Reserve and the central park area shown on the Albany Centre Structure Plan.

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7. Require development to complement, and where necessary provide for, pedestrian linkages between the North Shore Domain and North Harbour Stadium and the major public transport points and public parking areas within and adjacent to the wider centre.
8. Focus retail and entertainment activities within the centre predominantly on public streets, particularly the central block south of Civic Crescent and the development of a Main Street area linking the busway station with this area.
9. Require activities adjoining the new Main Street on Cornerstone Drive to support the development of a vibrant main street that encourages daytime and evening use of the area through the mix of activities, including retail, cafes, restaurants, cinemas, offices and above ground floor residential apartments.
10. Recognise the North Shore Domain and North Harbour Stadium as important regional facilities by requiring new residential development to avoid, remedy or mitigate against any adverse effects generated beyond its boundaries.
11. Require development within the centre to be of an urban character appropriate to its sub-regional role, with the creation of a strong local identity. Elements that contribute to the creation of strong local identity include the various features shown in the Albany Centre Structure Plan and:
 - a. buildings in close proximity to site frontages
 - b. active uses along street frontages and development above ground floor overlooking the street
 - c. breaking down building forms into horizontal distances that create a human scale and visual interest, safety and activity along street frontages for pedestrians
 - d. street trees and landscaping that complement those already established within the centre and which are ecologically and culturally appropriate to their location
 - e. buildings that provide shelter for pedestrians and continuous areas of paving along streets to provide for pedestrian amenity in the centre
 - f. absence of large on-site parking areas between buildings and streets
 - g. absence of blank walls along street frontages, and adjacent to and visible from other public spaces
 - h. landmark buildings or features of innovative design on prominent sites that contribute to the creation of a unique identity within the centre
 - i. access to daylight and sunlight within buildings and in streets, other public spaces and private outdoor spaces.

Albany Centre sub-precinct A:

12. Require development of high-density residential to provide for apartments with a high standard of residential amenity and a limited amount of convenience retail.

Albany Centre sub-precinct B:

13. Ensure that the potential of the sub-precinct to provide for employment opportunities is not compromised by predominantly low-density development, or reverse sensitivity associated with inappropriate forms or location of residential development.
14. Encourage employment-generating activities such as high-density office development by limiting retailing to activities that provide for the convenience needs of office activities and which do not diminish the amenity and vibrancy of the sub-precinct.

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Albany Centre sub-precinct C:

15. Encourage the development of a general business area by enabling the establishment of car-orientated commercial and entertainment activities and limiting retail activities to those formats which are unsuitable for the other higher amenity parts of the Albany Centre precinct.

Albany Centre sub-precinct D:

16. Encourage employment-generating activities such as office development in a high-quality business park setting.
17. Limit retailing to locations that provide for the needs of office activities and which do not diminish the business park amenity of the sub-precinct.

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5.6 Bayswater Marina

The objectives and policies of the underlying Marina zone apply in the following precinct unless otherwise specified. Refer to the planning maps for the location and the extent of the precinct.

Precinct description

The Bayswater Marina precinct is located at O'Neills Point at the end of Bayswater peninsula in the Waitemata Harbour. The precinct includes the CMA and 4.5 hectares of reclaimed land that supports marina users, marine-related activities and the Bayswater ferry service, including providing for parking associated with these activities. The land is also used by the public for recreation and for access to the coast.

The purpose of the Bayswater Marina precinct is to provide for marina, ferry terminal and marine-related activities, including associated parking and facilities, and for public access, community uses, open space and recreation. Provision is also made for residential activities, cafes and licensed premises, subject to these activities being assessed through a notified resource consent process to assess the effects of the proposal on the use and function of the precinct for the purposes discussed above.

The precinct is comprised of seven sub-precincts as shown on the planning maps:

- Sub-precinct A provides for public access and open space, and for marine-structures around the seaward edge of the precinct
- Sub-precinct B provides for the marine related uses, car parking, clubrooms and open space areas, cafes (food and beverage), licensed premises and residential development
- Sub-precinct C provides for the existing public boat ramp and associated trailer parking
- Sub-precinct D provides for the main road into the precinct
- Sub-precinct E provides for the development of ferry terminal facilities and for associated parking
- Sub-precinct F provides for community uses and recreation
- Sub-precinct G provides for marina, ferry service, marine and port activities.

The objectives and policies of the underlying marina zone apply in the following precinct and sub-precincts unless otherwise specified. Refer to the planning maps for the location and extent of the precinct and sub-precincts.

Bayswater Marina was the subject of an Environment Court decision (No. A 018/2009) in early 2009.

Objective

[rcp/dp]

The objectives of the underlying Marina zone apply in the following precinct except as specified below:

1. Bayswater Marina precinct is a community and marina-oriented place with a focus on recreation, public open space and access, public transport, boating and maritime facilities.

Policies

The policies of the underlying Marina zone apply in the following precinct except as specified below:

[rcp/dp]

1. Require sufficient open space be made available around the coastal edge to maintain and enhance public access and enjoyment and to enable views out over the coastal marine area.
2. Require new buildings to be located and designed so that they:
 - a. are visually appropriate for a marine environment

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- b. are constructed of suitable materials for a marine environment
 - c. do not dominate existing landscape features such as the cliff line
 - d. address and contribute to the amenity of the coastal edge
 - e. are compatible with the use of the area by pedestrians
 - f. provide a safe environment for people using facilities within the precinct.
3. Require that significant areas of public open space on the main reclamation area (sub-precinct B), and additional public open space on other land within the precinct are provided for, to enable opportunities for recreation associated with the coastal marine area.
 4. Require development to be designed and located to retain the existing mature trees, in particular the pohutukawa trees on and next to the old reclamation, and to provide new trees for amenity and shelter, to the extent practicable.
 5. Ensure public transport facilities for the ferry, bus, including associated public car and cycle parking are provided for within the precinct.
 6. Require public traffic routes within the precinct to allow easy access to parking facilities.
 7. Require existing facilities for boating, such as public boat ramps and parking space associated with the marina and boat ramp to be retained.
 8. Provide for appropriate boating facilities to be located on land directly adjoining the CMA.
 9. Enable community uses, such as clubs directly related to the use of the adjoining CMA, within the precinct provided that the scale and design of any structures are appropriate.
 10. Promote comprehensive and integrated development of sub-precinct B in accordance with an approved framework plan.
 11. Encourage the development of a framework plan for sub-precinct B prior to the construction of new residential buildings or development within the precinct to meet the requirements of policy 2 above, and promote distinctive high quality design for new residential development.
 12. Require that in addition to the criteria in [policy 12 \(a\)-\(e\)](#) of the Marina zone, residential activities, or other non-marine related activities such as restaurants/cafes, do not:
 - a. generate significant traffic or additional parking needs
 - b. compromise with the space required for marina, ferry service and public access, recreation, public transport and boating activities, including associated parking needs.

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5.7 Browns Bay

The objectives and policies of the underlying Mixed Use and Public Open Space – Informal Recreation zones apply in the following precinct unless otherwise specified. Refer to the planning maps for the location and the extent of the precinct.

Precinct description

The precinct is located at Beachfront Lane in Browns Bay. The purpose of this overlay is to limit the scale of buildings fronting Beachfront Lane.

These buildings should be of a scale that maintains the amenity of the adjoining street and beachfront reserve, and avoids effects of shading, dominance and visual effects on the character of the Browns Bay coastline.

Objective

1. New development avoids adverse effects of visual dominance and shading on Beachfront Lane and the adjoining beachfront reserve, or the character of the coastal environment.

Policy

1. Limit the height and scale of new development adjacent to Beachfront Lane.

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5.8 Chelsea

This precinct covers land and water areas either owned or used by the Chelsea Sugar Refinery at Birkenhead. The purpose of the precinct is to provide for the existing operations of the refinery as well as a future use scenario for mixed use development should refinery operations cease at the site. It contains three sub-precincts as described below.

Precinct description

Sub-precinct A and B description

Sub-precincts A and B cover specified areas within Chelsea Park, zoned Public Open Space – Conservation. Some of sub-precinct A was once a sludge disposal area for the adjacent Chelsea sugar refinery site. The area requires rehabilitation and is subject to regional discharge consents. Sub-precinct B covers the water areas, in the form of ponds, that historically provided the freshwater water source for refinery operations. Water is still used for refining purposes. The ponds have important habitat and amenity values as well as a stormwater quality control function.

The management of this part of the Chelsea Park will recognise the history of its use and management, and its artificial (landfill) characteristics.

The main issues arising from the use, development or protection of these areas are:

- ensuring land stability and providing for appropriate open space and future land use activities
- safeguarding and enhancing the amenity values of the park and adjoining areas
- managing stormwater flows to maintain or enhance fresh and coastal water quality
- managing the habitat (wildlife) values of the ponds and associated riparian (land) areas
- intermittent odour from the ponds affecting residential amenity

The purpose of these sub-precincts is to manage these issues.

Sub-precinct C description

Sub-precinct C relates to the Chelsea sugar refinery site at Birkenhead which is recognised as a unique industrial heritage site of national and international significance located in a distinctive inner harbour coastal location. The underlying zoning of sub-precinct C is Light Industry.

The Chelsea sugar refinery is the only sugar refinery ever to be built and operated in New Zealand, and since 1884 sugar refining and related activities have continued without interruption in purpose-built industrial buildings and structures that house machinery and equipment unique to the sugar refining operation. These buildings have been altered and adapted as methods and refining operations have changed since the refinery first operated. It is the continual sugar refining on the site that is a principal source of the heritage values attributed to the Chelsea sugar refinery today.

The purpose of the sub-precinct is to protect the significant heritage values and character of scheduled buildings while recognising that some ongoing adaptation of these buildings and structures will be necessary to accommodate ongoing sugar refinery operations. Consequently, exemptions to the scheduled heritage place provisions provide for the management of the effects of activities on the site, taking account of both operational and heritage considerations. Some known future refinery buildings, identified by the refining company as being needed within the life of the Unitary Plan, have been specifically provided for within these provisions.

In addition, the sub-precinct provides for a future use scenario, should the sugar refinery operation cease in the future, under which scheduled heritage buildings and structures may have to be adapted, and new buildings erected, to accommodate new activities. In this scenario, the landowner is encouraged to prepare a framework

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plan before land use, subdivision and/or development in the area starts, with greater development opportunities provided for in the sub-precinct following the approval of a framework plan.

The current use provisions should be read in conjunction with [Figure 1 (refer Part 4.5.3.16)] which identifies the historic heritage and associated built and natural environment values of the central core and oldest part of the sugar refinery. Building height controls recognise the nature and location of the existing sugar processing industry, and the existence of many tall buildings that have significant heritage value. The height limits give flexibility to meet ongoing operational needs and ensure that new buildings and structures will not significantly detract from scheduled heritage buildings or be obtrusive in the landscape.

- Area H, as shown in Figure 1, comprises the part of the site in which taller, bulkier structures are considered less likely to have adverse effects. However, such structures in or adjacent to the area containing the Category A scheduled items are of greatest concern in terms of the adverse effects referred to above.
- Area D, as shown in Figure 1, comprises the 'front' of the site adjacent to the coastline where development has the potential to create adverse effects on scheduled buildings, and on the cultural heritage landscape. Accordingly a lower permitted base height is appropriate, in order to provide for adequate consideration of the potential adverse effects of the 'operational' or other buildings and structures that might be proposed for this area.

The 'future use' scenario is set out in the objectives and policies below which should be read in conjunction with [Figure 2: Chelsea Future Use Concept Plan (refer Part 4.5.3.16)].

Objectives

Sub-precincts A and B

The objectives are as listed in the Public Open Space - Conservation zone in addition to those specified below:

[rp/dp]

1. Use, development and protection of the both the former sludge disposal area and water areas associated with the refinery within Chelsea Park maintains and protects land stability, the life-supporting capacity of land and water resources, and local amenity, taking into account any importance for refining operations.

Sub-precinct C

Prior to the cessation of sugar refining activities

Prior to cessation of sugar refining activities the objectives are as listed in the Light Industry zone in addition to those specified below:

1. The unique cultural heritage values of the buildings and structures of the Chelsea sugar refinery industrial site are recognised.
2. The unique cultural heritage sites are protected and the ongoing operational requirements of the working refinery activities are enabled.

Following the cessation of sugar refining activities

Following the cessation of sugar refining activities the objectives are as follows. The policies in the underlying Light Industry zone do not apply:

3. The heritage values and character, including the heritage refinery buildings, and ecological, landscape and amenity attributes of the sub-precinct are maintained and enhanced.
4. The comprehensive redevelopment for a range of uses including appropriate residential, business,

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community, employment and recreation activities is enabled.

5. Public transport services are provided to serve development on the land, including if appropriate in the circumstances, water-based transport.
6. Activities and re-development in the sub-precinct recognise the natural and physical resources and historic heritage values of the land and the open space areas of the site.

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Policies

Sub-precinct A and B

The policies are as listed in the Public Open Space - Conservation zone in addition to those specified below:

[rp/dp]

1. Avoid activities that contribute to the instability of the land or generate any discharge that could adversely impact on water quality.
2. Manage noise, odour or other effects that arise from the use or management of the land and water areas that could diminish the established amenity values or environmental qualities of the area, including the well established ecological values of the margins of water bodies that are immediately south of this area.
3. Ensure disposal of waste in the area is in accordance with best practice and takes account of the established values and future land use potential of the area.

Sub-precinct C

Prior to the cessation of sugar refining activities

Prior to the cessation of sugar refining activities the policies are as listed in the Light Industry zone in addition to those specified below:

4. Protect and maintain the cultural heritage values of the Chelsea sugar refinery industrial site whilst recognising the ongoing operations of the refinery.
5. Enable the adaptation of scheduled buildings and structures to accommodate refinery operations.
6. Recognise and conserve the collective significance of scheduled buildings and structures.
7. Avoid the demolition of scheduled buildings and structures unless all reasonable options for adaptation, alteration or reuse have been considered. Where demolition is to allow for new buildings or activities consideration of alternative methods and sites should be undertaken.
8. Maintain the landmark importance and visual integrity of the scheduled buildings and structures as viewed from public vantage points across the water.
9. Retain the original fabric, appearance and character of scheduled buildings and structures.
10. Require any additions to scheduled buildings to be identifiable as new but use materials and forms that are sympathetic to the heritage character of the collection of scheduled buildings.
11. Require new buildings and structures to be constructed in preference to making additions to scheduled buildings and structures.
12. Require new buildings and structures to be sympathetic to the robust industrial form, bulk, character and scale of scheduled buildings and structures, and to not dominate or obscure them, or seriously detract from their collective significance.
13. Require new buildings to maintain the distinctive profile of the scheduled buildings centred on the Cistern House turret (or cupola), and views of the vegetated backdrop and avoid occupying the foreground with inappropriate building forms or with tall or bulky structures that dominate or obscure scheduled buildings and structures, principally as viewed from public vantage points across the water.
14. Require structures that are necessary to link scheduled buildings or connect these to new buildings to be simple in form, small in scale, and enclosed only to the extent necessary to provide weather protection.
15. Manage routine maintenance to minimise adverse effect on the heritage elements or values of scheduled buildings and structures.
16. Require replacement and repair of the original fabric of scheduled buildings and structures to be carried

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out using materials the same as or similar to the original, and is sympathetic to the original design of the building or structure.

17. Require photographic records to be made, prior to work commencing, for any significant alteration to or demolition affecting a scheduled building or structure. The records are to be deposited with the Birkenhead Library archive of the Chelsea sugar refinery.

Following the cessation of sugar refining activities

Following the cessation of sugar refining activities the policies are as follows. The policies in the underlying Light Industry zone do not apply.

18. Enable a range of activities including residential, business, community and recreational opportunities.
19. Require that the bulk, massing and heights of buildings are appropriate to a prominent coastal location and its significant cultural and landscape values.
20. Require land to be set aside for public access to the harbour and for recreation.
21. Require development in the area to be of a design that achieves a high level of amenity and pedestrian-oriented character, where development is integrated with public spaces, including the surrounding open space.
22. Require habitat and ecological values to be fully appraised and that areas identified as having significant landscape and/or habitat value or as conservation areas, either be transferred to the council as reserve upon the development of the land, or covenanted to provide protection and ongoing management of the landscape and habitat values.
23. Promote development which complements the role of the Highbury shopping centre.
24. Require the integration of linkages and connectivity through and beyond the area including public transport and policies promoting water-based transport.

Historic heritage and built form

25. Provide for the appropriate and protective adaptive re-use of heritage buildings, with particular regard to the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value principles.
26. Require development to conserve and protect the historic heritage values of the area, including the architecture and heritage characteristics of the scheduled buildings and landscape attributes of the site and nearby public open space.
27. Identify and manage the use and redevelopment of historic buildings recognising their intrinsic heritage values in a building conservation plan.
28. Maintain views of the scheduled buildings from public areas within the site, from residential areas surrounding the site, including Birkenhead Point and Northcote Point, and from across the water.
29. Identify and protect archaeological sites, trees or vegetation of cultural heritage value and other heritage items.

Coastal landform, landscape values and ecology

30. Retain the existing shape of the landform where practicable, avoiding significant earthworks, and modification of the coastal escarpment from its point of 'roll-over' seawards and any identified conservation area.
31. Maintain the continuity and natural character values of the coastal escarpment (including the native vegetation) west of the refinery area by avoiding the massing of contiguous bulky building form, excessive building height and continuous building facades.

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32. Incorporate existing mature trees and significant native bush into the landscape design for the site as a physically cohesive 'whole' that links with the coastal escarpment and planting around the adjoining ponds.
33. Retain the existing exotic tree and native plantings that have an important screening function between built development and the coastal margin. In particular, the vegetation located in the conservation areas immediately adjacent to the coast in the horse paddock and along the coastal boundary of the bulk sugar store area.
34. Retain vegetation framing/flanking the existing ponds allowing for limited development around the refinery car park.

Traffic and transportation

35. Encourage the comprehensive integration of future land uses and transport infrastructure and services.
36. Require any intensive development proposals to focus on public transport and walking modes rather than private vehicles.

Urban design, public realm and open space

37. Require redevelopment to achieve a high level of public amenity, a pedestrian-oriented character, integrated with public spaces and a distinctive and unique sense of place.
38. Require curtilages and open spaces around new buildings to be designed to respect the settings of significant heritage buildings and enhance the visual appreciation of scheduled heritage buildings, features and sites. The interface between heritage structures and new buildings must be addressed in the building conservation plan required to be prepared.

Refinery area

39. Limit the capacity of the land to accommodate mixed use development providing approximately 286 dwellings based on the ratio of one unit per 175m² usable floor area, including those located within the readapted refinery buildings, and 3,200m² business land within the areas identified in Figure 2 as the refinery area.
40. Limit the height of new buildings to avoid dominating heritage buildings and be within the locations identified and height limits on the number of levels set out in Figure 2.
41. Require the area identified in Figure 2 as 'open space/ferry parking' to be available for land-based ancillary facilities and back-up parking in the event ferry services are provided to the land. In the event the area is not able to be used for ferry services in the short-term, it should be retained in its current use or as open space.

Horse paddock and bulk sugar store areas

42. Require development of the horse paddock and bulk sugar store areas to protect and integrate with the recognised historic heritage, ecological, and coastal landscape values of the area.
43. Limit the capacity of the land to accommodate 240 dwellings within the area identified in Figure 2 as the horse paddock and bulk sugar store areas.
44. Avoid works or development in conservation areas unless any environmental effects are minor and an equivalent area of land is set aside as a conservation area.
45. Limit building heights to 9m in the horse paddock area, subject to achieving an overall urban design outcome that is sympathetic to the coastal landscape, local natural and historic values, and views of the site from significant public vantage points across the water.

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46. Building heights may be increased if vegetation cover in conservation areas between the future use areas and the coastal escarpment obscures views of the site from key public vantage points including across Waitemata Harbour.
47. Limit building heights to 25m in the bulk sugar store area provided that the building platforms are generally within the locations identified in Figure 2.
48. Require buildings in the bulk sugar store area to be stepped back in height away from the coast with a maximum height at the coastal edge end being no more than 15m for the first 20m of the length of the building. No more than 50 per cent of the total area of any one building may be 25m high with the balance of the building being no more than 20m high.
49. Avoid buildings dominating the entrance to the refinery area, or detracting from the scheduled buildings within the refinery area.
50. Require new buildings to be less visually prominent than the existing bulk sugar store building, and be sympathetic to the coastal landscape, local natural and historic values.
51. Require new buildings in the bulk sugar store area to exhibit a varied form, bulk and design and avoid a continuous bulky mass, facade or height.

Framework plans

52. Following the cessation of sugar refining activities, encourage the development of a framework plan, under which scheduled heritage buildings and structures may have to be adapted, and new buildings erected, to accommodate new activities.
53. Encourage consultation with any other owners of land within sub-precinct C when preparing a framework plan.
54. Require a framework plan to demonstrate the interrelationship and future integration with:
 - a. other land within in the sub-precinct, where a framework plan can only be prepared for part of a sub-precinct.
 - b. any neighbouring sub-precinct.

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5.9 Dairy Flat

The objectives and policies of the underlying Large Lot zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Dairy Flat precinct applies to 50ha of land immediately adjoining the North Shore Airfield at Dairy Flat. The Dairy Flat precinct applies to the land contained in Lot 1, 9 DP 324993 and Part Section 1 SO Plan 332426, Lot 1 DP 147264, Lot 2 – 8 DP 324993.

The precinct provides for a residential aero park, and allows for the creation of sites sized between 2,500m² and 8,000m² in area, which will each have sealed aircraft taxiway access to and from the North Shore Airfield.

The purpose of the Dairy Flat precinct is to provide an opportunity for aircraft enthusiasts to live in close proximity to the North Shore Airfield, and to offer permanent access for aircraft from individual properties to the airfield. In addition, this precinct provides a buffer of aviation friendly activities around the North Shore Airfield, which will assist its long term survival as a recreational facility. It is intended that the aviation park will be developed in stages to be completed in general accordance with [Precinct Plan 1: Subdivision Plan](#).

A structural planting plan is also contained in [Precinct Plan 2: Structural Planting Areas](#), with the species for framework planting specified in [Appendix 1](#) specifying the key areas that must be planted in order to mitigate the visual impact of development. In addition, there is a Landscape Development Programme for the entire precinct, which must include a landscape master plan, a staging plan, a set of design standards and a landscape design plan.

Objectives

The objectives are as listed in the Large Lot zone and Auckland-wide rules: Infrastructure except as specified below:

1. The development of an aviation park for combined residential and aircraft operations is provided for, whilst retaining the rural character of this precinct.
2. The adverse effects of activities on the operation of the North Shore Airfield are avoided, remedied or mitigated.
3. The adverse effects of aircraft operations on dwellings within the precinct are avoided, remedied or mitigated.

Policies

The policies are as listed in the Large Lot zone and Auckland-wide rules: Infrastructure except as specified below:

1. Site and design buildings to avoid, remedy or mitigate adverse effects, including reverse sensitivity effects on the operation of the North Shore Airfield and aircraft operations within the precinct.
2. Site, design and operate activities to avoid, remedy or mitigate adverse effects on dwellings within the precinct.
3. Design dwellings on the site to remedy or mitigate adverse effects from aircraft operations.
4. Connect every site created by a subdivision with an access to the North Shore Airfield.

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5.10 Devonport Naval Base

Precinct description

The Devonport Naval Base precinct covers most of the land held by the Crown for the HMNZ Naval Base (south yard) in Devonport. It incorporates the HMNZS Philomel area and part of the Calliope Road frontage containing the hospital and wardroom. This land is subject to a designation for defence purposes and the underlying zone is Mixed Use zone.

The precinct provides for non-defence use of the base's facilities and indicates the desired environmental standards for these activities. The precinct has been split into two sub-precincts (refer to precinct plan 1) to recognise the differing environmental characteristics within this area. Devonport Naval Base sub-precinct A applies to the northern area adjoining Calliope Road, which is used for predominantly health and administration land uses. Devonport Naval Base sub-precinct B applies to the lower coastal area of the south yard, known as HMNZS Philomel.

Objective

1. Non-defence use of existing facilities, and new facilities established under the defence purposes designation is enabled, in a manner which avoids or mitigates any adverse effects on the environment.

Policies

1. Apply a zoning framework which complements the defence purposes designation applying to the land.
2. Provide for a range of activities that have been legally established under the Minister of Defence's 'defence purposes' designation or otherwise have existing use rights.
3. Manage the effects of activities in a way that enables flexibility in the location of buildings and activities within the base area.
4. Preserve the heritage character and retain the domestic form of buildings established along Calliope Road.
5. Protect the visual prominence of the Calliope Road cliffs.
6. Require building frontages on Calliope Road or Spring Street to be sensitive to the form, proportions, detailing and character of the area.
7. Require buildings proposed below the Calliope Road cliffs to be designed and located to ensure that views of the cliff line, from the south, are protected by:
 - a. maximising building separation distances
 - b. reducing building height to below the cliff top
 - c. minimising building length
 - d. varying the height of wider buildings to ensure views to the cliff are maintained
 - e. using colours which are complementary to the coastal environment.
8. Require development design and scale to be compatible with, and not negatively impact on, the unique coastal features.
9. Manage development so that it recognises and respects the natural and visual qualities of the area.
10. Retain buildings constructed prior to 1940 due to their contribution to the built heritage and character of Devonport.

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5.11 Devonport Peninsula

The objectives and policies of the underlying zone apply in the Devonport Peninsula Precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The purpose of the Devonport Peninsula precinct is to provide for the comprehensive residential development of the former Navy housing land holdings located in the suburbs of Devonport, Bayswater, Belmont and Hauraki on Auckland's North Shore.

The Devonport Peninsula precinct will encourage the development of identified large contiguous land holdings suited to residential development in a quality and integrated manner while enabling greater building height within appropriate parts of the precinct.

The Devonport Peninsula precinct collectively covers 24.9 hectares of land and is comprised of six separate sub-precincts which range in size from 1.9ha to 8.5ha. The six sub-precincts recognise the opportunities and unique characteristics of each site and surrounds, and accordingly provide for variability in building height across each sub-precinct. These sub-precincts are identified as follows:

- Sub-Precinct A - Marsden Street
- Sub-Precinct B - Birchfield Road
- Sub-Precinct C - Plymouth Crescent
- Sub-Precinct D - Hillary Crescent
- Sub-Precinct E - Vauxhall Road
- Sub-Precinct F - Wakakura Crescent

The size and aspect of the Devonport Peninsula precinct landholdings and the proximity of community amenities and public open space make it suitable to accommodate medium to higher density residential development.

The large site areas of the sub-precincts also provide the opportunity to locate up to four storey buildings away from established residential areas, and surrounding areas generally, to mitigate any adverse visual or dominance effects.

In this regard, three height areas have been identified within each sub-precinct with the maximum height for each area specified as follows:

- Area 1 – 14.5m (4 storeys)
- Area 2 – 11m (3 storeys)
- Area 3 – 8m (2 storeys)

Developers are encouraged to prepare a framework plan prior to any subdivision or development occurring on the sub-precinct landholdings. This will reduce the potential for ad-hoc subdivision or development to occur and will enable integrated and comprehensive development of the sub-precincts, including roads, lanes and public open space.

Integrated residential development is provided for on moderately large sites. Relaxed density controls apply to integrated residential development but all the other development controls of the underlying zone, such as building height, apply.

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Sub-Precincts

Sub-Precinct A - Marsden Street (refer to [Precinct Plan 1](#))

Sub-Precinct A provides for the development of landholdings in and around Marsden Street and Waitemata Road, Hauraki, comprising approximately 4.1ha of land.

The sub-precinct has two height areas – Area 1 to reflect the opportunity for higher buildings with outlook across Jutland Reserve and adjacent to Hauraki Primary School, and Area 3 alongside the east and west residential zone interfaces respectively.

Sub-Precinct B - Birchfield Road (refer to [Precinct Plan 2](#))

Sub-Precinct B provides for the development of landholdings in and around Birchfield Road and Frances Street, Hauraki, comprising approximately 1.9ha of land.

The sub-precinct has three height areas – Area 1 adjacent to Jutland Reserve, Area 2 along the north-eastern interface with the adjacent residential properties, and Area 3 along the south-western interface to address potential edge effects.

Sub-Precinct C - Plymouth Crescent (refer to [Precinct Plan 3](#))

Sub-Precinct C provides for the development of landholdings in and around Plymouth Crescent, Bayswater, comprising approximately 7.2ha of land.

The sub-precinct has three height areas – Area 1 enabling greater height adjacent to Plymouth Reserve and Bayswater Park, Area 2 either side of Roberts Road, and Area 3 alongside the east and west residential zone interfaces.

Sub-Precinct D - Hillary Crescent (refer to [Precinct Plan 4](#))

Sub-Precinct D provides for the development of landholdings in and around Hillary Crescent, Belmont, comprising approximately 8.5ha of land.

The sub-precinct has three height areas - Area 1 adjacent to Northboro Reserve, Area 2 along Eversleigh Road, and Area 3 alongside the north and south residential zone interfaces.

Sub-Precinct E - Vauxhall Road (refer to [Precinct Plan 5](#))

Sub-precinct E provides for the development of the former HMNZS Tamaki landholding which comprises approximately 3.21ha of land in Vauxhall Rd, Devonport.

The sub-precinct has three height areas - Area 1 within the core of the sub-precinct with outlook across the adjacent reserve, Area 2 to the north and west, and Area 3 alongside the southern residential zone interface.

Sub-Precinct F – Wakakura Crescent (refer to [Precinct Plan 6](#))

Sub-precinct F provides for the development of landholdings at Wakakura Crescent, to the south of Ngataranga Rd, Devonport, comprising approximately 4.64ha of land.

The sub-precinct has three height areas - Area 1 within the core and to the south of the sub-precinct with outlook across Ngataranga Bay, Area 2 along the Ngataranga Road frontage, and Area 3 alongside the residential zone interface to the east and west. A marginal coastal strip is to be taken along the south side of the site, containing a pedestrian connection.

Objectives

The objectives as listed in the Mixed Housing – Suburban Zone apply in addition to the objectives specified below:

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1. Integrated high quality housing development on large contiguous sites, which incorporate additional building height while complementing building heights in adjacent residential areas.
2. Development that mitigates general visual and dominance effects and enhances public use and accessibility of the precinct and surrounding public open space.

Policies

The policies as listed in the Mixed Housing – Suburban Zone apply in addition to the policies specified below:

1. Encourage the location, bulk, outlook, access to, and servicing of buildings to be planned and designed in a comprehensive and integrated manner through a framework plan.
2. Encourage the establishment of an integrated, well-connected, safe and accessible pedestrian and public open space network through a framework plan that creates a public neighbourhood environment and which complements and improves accessibility to any surrounding public open space.
3. Enable greater building height in appropriate locations through a framework plan consent while:
 - a. avoiding wider dominance or visual effects;
 - b. facilitating greater building height in areas with outlook across public open space in Area 1;
 - c. ensuring an appropriate building height transition to adjacent residentially zoned areas through lower building heights in Area 2 and Area 3; and
 - d. ensuring a mix of building heights across Areas 1 and 2 as viewed from public open spaces and the external boundaries of the site.
4. Encourage consultation with any other owners of land within a sub-precinct when preparing a framework plan.
5. Require the framework plan to demonstrate the interrelationship and future integration with:
 - a. other land within the sub-precinct, where a framework plan can only be prepared for part of the sub-precinct
 - b. any neighbouring precinct.
6. Provide for integrated residential development on moderately large sites.

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5.12 Greenhithe

The objectives and policies of the underlying Large Lot zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Greenhithe precinct covers a broad area of the Greenhithe Peninsula and drains in two directions to the upper Waitemata Harbour. The purpose of the precinct is to manage subdivision and development in a sensitive catchment and ensure that new development responds to the natural environment including topography, vegetation, water quality, landform and the visual landscape.

The Greenhithe precinct comprises two sub-precincts. Sub-precinct A requires lower densities than those permitted by the Large Lot zone. Sub-precinct B allows higher densities than those permitted by the Large Lot zone subject to specific constraints and opportunities including landscape features, topography, significant vegetation and access to a reticulated wastewater system. Subdivision and development in the precinct is supported where it avoids the removal of significant native vegetation, will minimise sedimentation and respond to and integrate with, the features of the landscape.

Objective

The objectives are as listed in the Large Lot zone in addition to that specified below:

1. Subdivision and development is limited to protect environmental values and the landscape character of the area.

Policies

The policies are as listed in the Large Lot zone in addition to those specified below:

1. Design subdivision and development to protect environmental values and the landscape features and character of the area, including watercourses and significant native vegetation and fauna habitats.
2. Determine the type and intensity of development opportunities in different parts of the precinct based on the environmental constraints.
3. Locate buildings platforms and access roads to:
 - a. avoid and protect native vegetation and fauna habitats
 - b. minimise land modification and scarring of the landscape
 - c. avoid significant steep slopes, ridgelines and stream valleys
 - d. minimise visual intrusion when viewed from public places.
4. Minimise the potential to create sedimentation associated with land development and subdivision by limiting the intensity of development and retaining vegetation cover, particularly on steep land and land close to natural water courses.
5. Develop, before any subdivision is approved, a satisfactory means within sub-precincts to achieve long-term water quality in adjacent waterways without environmental damage.
6. Retain and enhance native fauna and flora within the area.

Greenhithe sub-precinct A

7. Protect the natural and physical environment by maintaining the low density rural-residential character of the area.

Greenhithe sub-precinct B

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8. Preserve the character of the landscape by maintaining a low density rural residential environment whilst enabling greater residential intensity and clustering of development in flatter areas where there is little or no vegetation, and access to a reticulated wastewater system.

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5.13 Gulf Harbour

Refer to the planning maps for the location and the extent of the precinct.

Precinct description

Gulf Harbour is a 350ha master planned development located at Hobbs Bay on the Whangaparāoa Peninsula. The precinct contains separate areas of residential development encompassed by open space. The residential areas have a range of densities, from a higher density adjacent to the Gulf Harbour centre to lower densities to the north and east of the centre.

The precinct comprises six sub-precincts:

- sub-precinct A contains the commercial centre which provides for retail, commercial and entertainment related activities along with supported residential care facilities
- sub-precinct B is situated on the eastern side of the marina. It provides for the development of berthage, commercial and service activities, and is available for residential development
- sub-precinct C provides for high density residential development near the waterway, with medium density residential development on slopes rising from the waterway areas
- sub-precinct D covers the largest area of residential development generally bounded by or adjoining the golf course and areas of open space
- sub-precinct E provides for lower density residential areas to the periphery of the precinct
- sub-precinct F provides for the protection of the open space character and the recreational and integrative functions of the land on which the golf course is situated.

The purpose of the Gulf Harbour precinct is to limit land use and development to reduce pressure on the existing wastewater system and transport network serving the Whangaparāoa Peninsula. The precinct also recognises that areas of open space including the golf course are essential to offset the areas of higher intensity development.

To ensure that development has appropriate regard to the context in which it is situated, achieves a coherent and attractive character in each neighbourhood, and makes effective use of the opportunities offered by the coastal proximity and landforms of the precinct, the precinct provisions encourage a framework plan to be approved prior to new development, building or subdivision in sub-precincts A, B, C and D. Framework plans will need to include the design of road and block layouts, the number and density of dwellings, open space and pedestrian linkages, and give effect to the precinct objectives and policies with particular regard to the co-ordinated and integrated design of future development.

Objectives

The objectives are as listed in the underlying zone except as specified below.

1. Development is limited to avoid excess pressures on the capacity of the road and wastewater infrastructure serving the precinct.
2. The form and intensity of development is controlled to maintain and enhance the amenity values and environmental quality of the precinct, and reinforce the coherence and character of each sub-precinct.

Policies

The policies are as listed in the underlying zone except as specified below.

General

1. Limit the total amount of development within the precinct through a development cap.
2. Maintain and reinforce the differences of intensity and character between each sub-precinct.

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3. Reinforce and encourage visual and functional linkages between development that is proximate to the waterways or the marina, and the marine environment.
4. Discourage the conversion of existing dwellings into two dwellings.
5. Encourage the development of framework plans to provide for the comprehensive development of sub-precincts A, B, C and D, which:
 - a. has appropriate regard to the context in which it is situated
 - b. achieves a coherent and attractive character in each neighbourhood
 - c. makes effective use of the opportunities offered by the coastal proximity and landforms of the precinct
 - d. reduces the potential for undeveloped areas.
6. Encourage consultation with any other owners of land within a sub-precinct when preparing a framework plan.
7. Require any framework plan to demonstrate the interrelationship and future integration with:
 - a. other land within the sub-precinct, where a framework plan can only be prepared for part of the sub-precinct
 - b. any neighbouring sub-precinct.

Sub-precinct A

8. Encourage development to be undertaken in compliance with a framework plan approved by the council, and designed so that the arrangement of buildings, parking and opens spaces, and the provision for vehicular and pedestrian circulation will:
 - a. provide activities that are appropriate to the commercial, social and cultural needs of the Gulf Harbour community
 - b. be safe, convenient and achieve high standards of amenity
 - c. be consistent with the form, scale and character of development which has occurred in the commercial centre up to that time
 - d. be aesthetically coherent and reinforce the urban design precedents which have been established in the locality - particularly the admission of sunlight and orientation of shops and restaurants to outdoor public spaces and the adjacent waterway
 - e. reflect and capitalise on the unique marine environment and waterfront position
 - f. maintain the commercial and civic qualities of the commercial centre and provide for the full commercial floor space requirements of the local community and not compromise the requirements of future residents
 - g. ensure that public access to and around the edge of the waterway in proximity to the commercial centre is maintained
 - h. enable pedestrian access and orientation
 - i. enable provision for pedestrian shelter around buildings in the form of verandahs, colonnades, canopies or similar structures
 - j. notwithstanding that some such facilities may be privately owned and controlled, enable provision for amenity areas such as promenades, piazzas and open space for the use and enjoyment of the public to:
 - i. provide space for nodes of activity to occur (such as cafes or markets) complemented by

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contemplation zones for rest and people-watching

- ii. be designed in such a way as to be versatile spaces that enable a variety of activities to take place
 - iii. provide direct access paths along the most utilised routes, with appropriate lighting and seating
9. Require buildings to be of a solid and durable construction (e.g. solid masonry, concrete and brick, as opposed to hollow and sheet cladding), appropriate to the marine environment and to ensure a high standard of aesthetic coherence and amenity consistent with existing development in the sub-precinct.
 10. Enable residential accommodation on upper levels above commercial units.
 11. Guide development so that the range and scale of retail, commercial and community services is appropriate to the local needs of the Gulf Harbour community and to ensure that adverse effects on adjacent or nearby residential areas are avoided or mitigated.

Sub-precinct B

12. Encourage development to be undertaken in compliance with a framework plan approved by the council, and designed so that:
 - a. the overall design of the sub-precinct achieves aesthetic and architectural coherence and is of a design, scale, form and character appropriate to the unique marine environment and waterfront location, with an architectural theme that is compatible with and complementary to existing development in sub-precinct A and around the northern waterway
 - b. buildings, parking and open spaces are arranged, and vehicular, bicycle and pedestrian circulation is provided to:
 - i. enable the establishment of activities that are appropriate for the comfort and convenience of visitors and the local community
 - ii. be safe and convenient, and achieve high standards of amenity
 - iii. be functionally linked with, and physically connected by walkways to, the commercial centre
 - iv. be consistent with and complementary to existing and future development within the commercial centre
 - v. be aesthetically coherent and reinforce good urban design, particularly the orientation of shops and restaurants to outdoor public spaces and the adjacent waterway, utilising a variety of architectural elements such as balconies, railings, window boxes and cornices
 - vi. ensure that public access to the waterway itself is provided and maintained
 - vii. ensure that public access to and around the edge of the boat harbour is established and maintained
 - viii. enable pedestrian access and orientation
 - ix. enable mixed use development including residential accommodation;
 - x. notwithstanding that some such facilities may be privately owned and controlled, enable provision for amenity areas such as promenades, beach area, piazzas and open space for the use and enjoyment of the public to:
 - provide space for nodes of activity to occur (such as cafes or markets) complemented by contemplation zones for rest and people-watching
 - be designed in such a way as to be versatile spaces that enable a variety of activities to take place

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- provide direct access paths along the most utilised routes, with appropriate lighting and seating.
13. Require buildings to be of a solid and durable construction (e.g. solid masonry, concrete and brick, as opposed to hollow and sheet cladding), appropriate to the marine environment and to ensure a high standard of aesthetic coherence and amenity consistent with the aim of providing an attractive destination for visitors.

Sub-precinct C

14. Encourage development to be undertaken in compliance with a framework plan approved by the council and designed so as to strengthen the links between the existing marina and waterways, and the remainder of the land in the Comprehensive Gulf Harbour precinct.
15. Enable residential development at varying intensities up to one household unit per 150m² in close proximity to the waterways, but require lesser intensities on the slopes which rise from the waterway areas.
16. Require buildings adjacent to waterways to be designed to facilitate access to, and safe and secure berthage for, recreational boats.

Sub-precinct D

18. Enable development for residential purposes in forms that maintain or enhance the amenity values of the golf course, are compatible with its safe operation, and avoid, remedy or mitigate adverse effects on the environment.
19. Encourage development to be undertaken in compliance with a framework plan approved by the council which enables residential development at varying intensities from place to place but not exceeding an average intensity of one household unit per 275m² net site area.

Sub-precinct F

21. Protect the open space character, and the recreational and amenity values of the land on which the golf course is situated.
22. Enable buildings that are directly associated with the function of the golf course, subject to their design and landscaping mitigating any adverse effects on the amenity values and open space character of the land.
23. Control land shaping and landscaping so that they are in harmony with the coastal landform, and require the use of indigenous vegetation.

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5.14 Gulf Harbour Marina

The objectives and policies of the underlying Marina zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Gulf Harbour Marina precinct is located at Hobbs Bay on the southern edge of the Whangaparaoa peninsula. Gulf Harbour was developed as a boat harbour under the Rodney County Council (Gulf Harbour) Vesting and Empowering Act 1977. The precinct includes both the coastal marine area and an area of land to the east of the marina.

The purpose of the Gulf Harbour Marina precinct is to provide for marina, ferry service and marine-related services and facilities, including haul-out facilities, boat storage, trailer parking, and a range of specialist marine trade services. The precinct also provides for a range of commercial and retail activities on part of the adjoining land.

The precinct modifies the height controls of the underlying Marina zone.

The precinct is comprised of two sub-precincts as shown on the planning maps:

- Sub-precinct A provides for a broad range of marina, ferry service, marine and port activities.
- Sub-precinct B specifically provides for non-marine related uses such as offices, retail, healthcare services and care centres.

Objective

The objectives are as listed in the underlying Marina zone except as specified below:

[rcp/dp]

1. The marina, ferry service and marine activities continue to efficiently operate while the commercial, retail and service activities support the use of the area both for marina users and the local community.

Policy

[rcp/dp]

The policies are as listed in the underlying Marina zone except as specified below:

1. Require new development to be designed and located in a manner that is;
 - a. sensitive to the unique marine location
 - b. does not adversely affect the operation of the marina or ferry terminal
 - c. avoids, to the extent practicable, adverse effects on the amenity values of land adjoining the precinct, including visual amenity
 - d. maintains, and where possible enhances, public access to and along the coastal edge.

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5.15 HMNZ Dockyard

This land is subject to a designation for defence purposes and the objectives and policies of the underlying Light Industry zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The HMNZ Dockyard precinct applies to the dockyard land on the western half of the reclamation along the base of the cliff at Calliope Road, Devonport. The dockyard is occupied by wharf buildings, a dry-dock, a syncrolift and industrial buildings. The primary use of the dockyard is for the maintenance of vessels. The dockyard is accessed at its eastern end from Philomel Crescent, via Queens Parade, and at its western end from the Stanley Bay gate by a vehicle crossing off Calliope Road, referred to as the Calliope Road service lane.

The purpose of the precinct is to enable the use of the dockyard for non-defence purposes, providing for the efficient use of existing resources and continued employment of a significant workforce.

Objective

1. The continued operation of the HMNZ dockyard for marine and related engineering activities occurs in a manner which avoids or mitigates any adverse effects on the environment.

Policies

1. Avoid activities within the HMNZ Dockyard precinct that do not complement the defence purposes designation.
2. Avoid establishing activities which do not require the dockyards special resources for their operation.
3. Enable the use of the deep water coastal access resource.
4. Recognise and provide for the particular operational needs of the dockyard as well as the adjoining residential catchment.
5. Protect views to Calliope Road cliffs from surrounding areas.
6. Require buildings proposed below the Calliope Road cliffs to be designed and located to ensure views of the cliff line from the south are protected by:
 - a. maximising building separation distances
 - b. reducing the building height to below the cliff top
 - c. minimising building length
 - d. varying the height of wider buildings to ensure views to the cliff are maintained
 - e. using colours which are complementary to the coastal environment.
7. Avoid buildings of inappropriate design and scale, and that are not compatible with the unique coastal features.
8. Manage development within the precinct so that it respects the natural and visual qualities of the area.
9. Require any activities proposed in the precinct to:
 - a. demonstrate that they benefit from access to deep water
 - b. not adversely affect access to the deep water resource
 - c. use the engineering resources that exist on the site.

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5.16 Hobsonville Corridor

The objectives and policies of the underlying Light Industry, Mixed Use and Local Centre zones apply in the following precinct and sub-precincts except as specified below. Refer to the planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Hobsonville Corridor precinct is located between Hobsonville Road and State Highway 18, and extends from 84 Hobsonville Road eastwards to the Hobsonville Domain. The precinct has been developed to enable integrated land use and transport outcomes to occur in the proximity of the Brigham Creek interchange.

The purpose of the precinct is to provide for the development of a new local centre in sub-precinct C and light industry and mixed use developments in sub-precincts A and B. High standards of urban design and landscape development are required throughout the precinct to provide active, pedestrian-orientated frontages along Hobsonville Road and to maintain amenity for Hobsonville primary school and residents south of Hobsonville Road.

There are three sub-precincts in the precinct:

- sub-precinct A is zoned Light Industry, and is divided into Area 1 and Area 2
- sub-precinct B is zoned Mixed Use, and is divided into Area 1 and Area 2
- sub-precinct C is zoned Local Centre.

The Hobsonville Corridor precinct plan ([precinct plan 1](#)) applies to the whole precinct. [Precinct plan 1](#) shows sub-precinct boundaries, indicative stormwater ponds, indicative roads, strategic access points, frontage controls and open space and existing features. The Hobsonville Corridor street typology plan ([precinct plan 2](#)) applies to sub-precinct B and C. The Hobsonville Corridor transport plan ([precinct plan 3](#)) applies to the whole precinct and sets out key transport infrastructure including bus zones, cycle lanes and pedestrian links. The landscape frontage control diagram ([precinct plan 4](#)) applies to sub-precinct A adjacent to Hobsonville primary school.

To facilitate the integrated and efficient development of the precinct, framework plans are provided for in all of the sub-precincts, except for sub-precinct A. A framework plan is a resource consent authorising land uses including the location and physical extent of roads and open spaces, and allowable building envelopes within a sub-precinct. The framework plan for a sub-precinct must include elements of [precinct plan 1](#).

Objectives

The objectives for the sub-precincts are as listed in the Light Industry zone (sub-precinct A), Mixed Use zone (sub-precinct B) and Local Centre zone (sub-precinct C) except as specified below.

1. The Hobsonville Corridor precinct is developed in a comprehensive and integrated way for retail, mixed use and industrial activities to service projected population growth at Hobsonville and the Hobsonville Peninsula.
2. Development is of a form, scale and design quality that reinforces the local centre as a focal point for the community.
3. Transport and land use patterns are integrated, particularly around the Brigham Creek interchange to achieve a sustainable, liveable community.
4. Subdivision and development is compatible with existing landscape features and sensitive to the ecological qualities of the upper Waitemata Harbour.
5. High density employment and residential activities are adjacent to transport, and land is used

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efficiently.

6. High-quality urban design outcomes are achieved in the local centre, and pedestrian linkages through the sub-precincts are promoted.
7. Employment opportunities are enabled and industrial land within sub-precinct A is recognised as a finite resource.
8. Retail is limited in sub-precinct A to activities that support local businesses and residential activities are avoided.
9. Sub-precinct A mitigates adverse effects on Hobsonville primary school and the surrounding residential environment with high quality urban design and landscaping.
10. Mixed use development in sub-precincts B and C is comprehensively planned and a range of commercial, retail and residential activities enabled.
11. Sub-precinct C is the compact, pedestrian orientated retail core of the precinct with a comprehensively planned mix of large and small scale retail activities (including two supermarkets) to service the local convenience needs of the existing and future residential and employment population in Hobsonville.
12. Hobsonville Road is the focal point of pedestrian activity, with active frontages and high quality urban design.

Policies

The policies for the sub-precincts are as listed in the Light Industry zone (sub-precinct A), Mixed Use zone (sub-precinct B) and Local Centre zone (sub-precinct C) except as specified below.

Development

1. Promote comprehensive and integrated development of the precinct in accordance with [precinct plan 1](#) and approved framework plans.
2. Encourage the development of framework plans for sub-precincts B and C prior to subdivision, the establishment of land use activities or development within the sub-precinct to ensure that the sub-precinct is developed in a co-ordinated, integrated and comprehensive manner.
3. Encourage consultation with any owners of land within a sub-precinct, and any neighbouring sub-precinct, when preparing framework plan.
4. Require the framework plan to demonstrate the inter-relationship and future integration with other land within the sub-precinct and precinct, particularly where a framework plan is only prepared for part of a sub-precinct.
5. Enable high intensity development, particular adjoining Hobsonville Road, to provide for high densities of employment and residential activity adjacent to the transport network.
6. Enable manufacturing, office and industrial activities in sub-precinct A.
7. Avoid the establishment of retail or residential in sub-precinct A except for small-scale retail activities accessory to an industrial activity or that support local employees.
8. Provide for compact mixed use environments in sub-precincts B and C by:
 - a. managing development to provide a range of commercial, retail and residential activities
 - b. enabling residential and office activities above street level in the Local Centre zone.
9. Enable medium to high density housing in Area 1 of sub-precinct B.
10. Control the location, scale and type of retail activities within sub-precinct B to ensure that the retail development in that sub-precinct does not detract from the viability of a compact, pedestrian oriented

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centre in sub-precinct C.

11. Enable a mix of retail activities in sub-precinct C including:
 - a. two supermarkets
 - b. small scale retail and commercial services.

Built form

12. Manage potential reverse sensitivity effects between mixed use development and residential activities by controlling the design of mixed use developments.
13. Manage the adverse effects of industrial developments by:
 - a. ensuring new buildings achieve a quality built environment
 - b. managing compatibility issues between new buildings and sensitive activities on nearby sites through controls on site layout and design
 - c. requiring development of land adjacent to Hobsonville Primary School to provide a suitable buffer treatment.
14. Control development so that its scale and design contributes to the creation of high-quality amenity through pedestrian connections and public open space.
15. Encourage higher employment densities along public transport corridors by requiring development fronting Hobsonville Road to be at least two storeys.
16. Recognise the importance of Hobsonville Road as the primary street for public interaction in the local centre by requiring buildings in sub-precinct C with frontages to Hobsonville Road to:
 - a. avoid blank walls
 - b. provide easily accessible pedestrian entrances
 - c. provide minimum floor heights to maximise building adaptability to a range of uses
 - d. maximise glazing
 - e. erect frontages of sufficient height to frame the street
 - f. provide weather protection for pedestrians
 - g. locate vehicle crossings in accordance with [precinct plan 1](#)
 - h. be designed according to perimeter block principles where car parking is provided behind buildings except for kerbside parking
 - i. provide for pedestrian linkages in accordance with [precinct plan 1](#).
17. Provide for the establishment of two supermarkets in sub-precinct C by:
 - a. recognising the positive contribution supermarkets make to centre viability and function, and
 - b. requiring designs that positively contribute to the streetscape and character of their surroundings.

Pedestrian access and street quality

18. Require the provision of safe pedestrian linkages across Hobsonville Road in accordance with [precinct plan 1](#).
19. Promote the development of road patterns to support a range of non-residential activities and to create a walkable catchment through and between sub-precincts B and C.

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Infrastructure

20. Ensure urban growth is sequenced to align with the delivery of infrastructure.
21. Manage development so that it does not adversely affect the safe and efficient operation of the transport network.
22. Require the provision of road connections through sites as generally indicated on [precinct plan 1](#).
23. Require the provision of slip lanes in accordance with precinct plan 1 to limit the number of access points on to Hobsonville Road east of the intersection with Brigham Creek Road.
24. Provide for pedestrian ways, cycle ways, bus routes, and road networks including identified 'strategic access points' shown on [precinct plan 1](#) that:
 - a. integrate with land use activities within the precinct and allow for safe and efficient movements within and around the precinct
 - b. are designed to promote the maximum use and safety of transport modes other than private motor vehicles.
25. Provide for stormwater mitigation and passive recreational opportunities by requiring developments to provide:
 - a. reserves for drainage and stormwater purposes
 - b. ecological linkages, including through enhancement of the riparian margins and urban open space in accordance with [precinct plan 1](#).
26. Ensure development is consistent with the Waiarohia Stream catchment network discharge consent and integrated catchment management plan including the adoption of low impact design to limit, control and treat stormwater at or near its source.
27. Require an integrated catchment management plan, associated network discharge consents and integrated transport assessment to be approved before Area 2 in sub-precinct A is developed.
28. Identify land within the Transit New Zealand Designation TSNZ4 for appropriate development, subject to the designation prevailing in all cases while it remains in place.

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5.17 Hobsonville Point

The objectives and policies of the underlying Mixed Housing Urban, Terrace Housing and Apartment Buildings, Open Space- Informal Recreation and Open Space – Conservation zones apply in the following precinct and sub-precincts except as specified below. Refer to the planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Hobsonville Point precinct is located approximately 11km north-west of central Auckland on land that was formerly the Hobsonville airbase. The precinct is being redeveloped as a sustainable community with a compatible mix of residential and employment activities. Development of this precinct will be guided by the following [precinct plans](#):

- Hobsonville Point precinct plan (precinct plan 1)
- Hobsonville Point features plan (precinct plan 2)
- Catalina sub-precinct plan (precinct plan 3)

The purpose of the precinct is to provide for a comprehensive and integrated redevelopment of the former airbase, making efficient use of land and infrastructure and increasing the supply of housing in the Hobsonville area. The precinct will provide an integrated residential and marine area, comprising a primary and secondary school, integrated public transport, a range of open spaces and community facilities, and a variety of housing options. The precinct is located near to the local centre being developed within the Hobsonville Corridor precinct.

There are five sub-precincts in the precinct:

1. Hobsonville Point village (sub-precinct A)
2. Buckley (sub-precinct B)
3. Sunderland (sub-precinct C)
4. Hobsonville Point marine (sub-precinct D)
5. Catalina (sub-precinct E)

The Hobsonville Point Village sub-precinct is zoned Mixed Housing Urban, with some provision for small-scale retail fronting Hobsonville Point Road. The Buckley, Sunderland and Catalina sub-precincts predominately provide for urban residential living, with areas set aside for retail and community facilities to serve the local community. The underlying zoning in these sub-precincts is Mixed Housing Urban, Terraced Housing and Apartment Buildings, Public Open Space – Informal Recreation and Public Open Space - Conservation. The Catalina sub-precinct also incorporates an area zoned Special Purpose – Māori Purpose, which will be developed as a marae. The Hobsonville Point marine sub-precinct is a comprehensive mixed use development for marine and residential activities, with the underlying zoning of Mixed Housing Urban.

To facilitate the integrated and efficient development of the precinct, framework plans are provided for in all of the sub-precincts, except for the Catalina sub-precinct, which is subject to a design guideline and development controls. A framework plan is a resource consent authorising land uses including the location and physical extent of roads and open spaces, and allowable building envelopes within a sub-precinct. The framework plan for a sub-precinct must include elements of the Hobsonville Point precinct plan. Framework plans have already been approved for the Buckley and Sunderland sub-precincts, and future development within those areas must be in accordance with the approved framework plans.

Objectives

The objectives for the sub-precincts are as listed in the Mixed Housing Urban zone (Hobsonville Point Village, Buckley, Sunderland, Catalina and Hobsonville Point Marine), Terrace Housing and Apartment Buildings zone

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(Buckley, Sunderland and Catalina), Open Space- Informal Recreation zone (Buckley, Sunderland, Catalina and Hobsonville Point Marine) and Open Space – Conservation (Buckley, Sunderland and Hobsonville Point Marine) except as specified below:

1. Hobsonville Point precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living, commercial and marine industry in order to increase housing supply.
2. Development is of a form, scale and design that provides for high-quality on-site amenity for residents and responds to the neighbourhood's planned residential character.
3. Different types of housing and levels of intensification are enabled, including medium and high density housing, to provide a choice of living environments while providing for high-quality on-site amenity for residents and maintaining the reasonable amenity of adjoining residential sites.
4. Commercial and retail activities are enabled at a scale and intensity which ensures that the adverse effects on the function and viability of the local centre within the Hobsonville Corridor Precinct are avoided.
5. Subdivision and development is sensitive to the precinct's historic cultural heritage, natural ecological and open space values, and those values are a significant feature of the precinct's development.
6. Development is integrated with transport networks and supports pedestrian, cycle and public transport use.
7. Adverse effects of stormwater runoff are avoided or mitigated.

Policies

The policies for the sub-precincts are as listed in the Mixed Housing Urban zone (Hobsonville Point Village, Buckley, Sunderland, Catalina and Hobsonville Point Marine), Terrace Housing and Apartment Buildings zone (Buckley, Sunderland and Catalina), Open Space - Informal Recreation zone (Buckley, Sunderland, Catalina and Hobsonville Point Marine) and Open Space – Conservation (Buckley, Sunderland and Hobsonville Point Marine) except as specified below:

Development

1. Promote comprehensive and integrated development of the precinct in accordance with [precinct plan 1](#) and approved framework plans.
2. Encourage the development of framework plans for sub-precincts A to D prior to subdivision, the establishment of land use activities or development within a sub-precinct to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.
3. Encourage consultation with any owners of land within a sub-precinct, and any neighbouring sub-precinct when preparing framework plan.
4. Require the framework plan to demonstrate the interrelationship and future integration with other land within the sub-precinct and precinct, particularly where a framework plan is only prepared for part of a sub-precinct.
5. Enable a community that models sustainability, particularly the principles of passive solar design, energy efficiency, sustainable water management, and compact walkable neighbourhoods.
6. Encourage higher density and mixed use development, and an integrated urban form, with public transport networks, pedestrian facilities and cycleways movement networks, to provide alternative to, and reduce dependency on, private motor vehicles as a means of transportation.
7. Enable medium and high density housing to make efficient use of the land resource while maintaining the reasonable amenity of adjoining residential sites and providing high-quality on-site amenity.

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8. Enable retail and commercial activities to service the community while ensuring:
 - a. the intensity of the use will not detract from the residential amenity of the precinct
 - b. the scale and intensity of the activities will not have an adverse effect on the function and viability of the local centre within the Hobsonville Corridor precinct.

Built form

9. Promote principles of urban sustainability and excellence of urban form.
10. Require residential development to be of a scale and form that maintains adequate sunlight access to adjoining residential sites and avoids bulk and dominance effects.
11. Require residential development to achieve a high quality of on-site amenity by:
 - a. providing functional and accessible outdoor living spaces
 - b. controlling fence heights to provide a reasonable level of on-site privacy while enabling passive surveillance of the street and open space
 - c. requiring minimum side yards to allow for access to the rear of sites
 - d. controlling building coverage, impervious areas and minimum landscaped areas
 - e. applying design assessment criteria within sub-precincts to manage privacy effects
 - f. specifying minimum setbacks from boundaries for primary and secondary outlooks to minimise overlooking, maximise daylight access and mitigate noise effects
 - g. applying energy efficiency standards, water use efficiency standards and standards for use of rainwater for non-potable water.

Historic heritage and public open spaces

12. Apply controls which protect and enhance the precinct's historic heritage values, and amenity and character features.
13. Encourage recognition and protection of historic and Mana Whenua cultural heritage values in the framework plan and detailed design for the sub-precincts.
14. Provide for the establishment of public open space within the Catalina sub-precinct to recognise and protect the collective historic and cultural heritage, natural ecological and open space values of Bomb Point and the adjoining coastal marine areas, and to provide for public access to the coast and protected historic heritage features
15. Require the retention and adaptive re-use of the hanger building as part of the development of the Hobsonville Point Marine sub-precinct.
16. Provide for any identified historic heritage buildings and their surrounds, and heritage landscapes to be managed in accordance with a heritage management plan approved as part of a framework plan.
17. Require any new buildings to be sensitive to the location and scale of the existing heritage buildings and their surrounds.
18. Protect the natural values of, and public access to, the coast.
19. Require integrated, accessible and usable public open spaces to be provided within walkable distances for all residents.

Infrastructure

20. Require the construction of new roads as generally indicated on the Hobsonville Point precinct plan

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([precinct plan 1](#)) to achieve a highly interconnected pedestrian and roads system that provides for all modes of transport.

21. Require pedestrian and cycle links as generally indicated on the Hobsonville Point features plan ([precinct plan 2](#)) to allow for safe and efficient movements within the precinct.
22. Minimise the effects of off-site disposal of stormwater and wastewater through the use of sustainable infrastructure design.

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5.18 Huapai North

Precinct description

The Huapai North precinct applies to approximately 120ha of land on the northern edge of the Huapai township and bounded by the Kumeu River to the east and north, and is identified in the Huapai North precinct plan in [precinct plan 1](#). The precinct implements the Huapai North structure plan which brings together the Kumeu-Huapai-Waimauku structure plan 1998 and Kumeu-Huapai centre plan 2005.

The purpose of this precinct is to modify the Single House, Large Lot and Rural Production zone provisions to enable the development of a new residential neighbourhood at Huapai North. Residential densities are intended to reflect the capacity of planned (and now in place) infrastructure and to ensure that new subdivision and development respects the character of the older parts of the Huapai township.

The precinct is divided into four sub-precincts as shown in [precinct plan 1](#):

- Sub-precinct A covers land zoned Single House and provides for site sizes in the range of 450-600m². The sub-precinct encourages subdivision and development to proceed in accordance with a framework plan.
- Sub-precinct B also covers land zoned Single House and provides for site sizes in the range of 600-900m². It allows for up to 15 per cent of the area to have densities the same as Huapai North A, provided they are in accordance with a framework plan and are adjacent to public open space.
- Sub-precinct C covers land zoned Large Lot and allows minimum site sizes down to 1500m².
- Sub-precinct D covers land zoned Rural Production and provides for reserves within the zone. Development otherwise relies on the provisions in the Rural Production zone.

All new sites in sub-precincts A, B and C must be connected to a public reticulated sewerage system.

The precinct also includes:

- A road layout and proposed open space plan is shown in [precinct plan 1](#).
- Requirements for the preparation of a framework plan in framework plan areas 1 – 4 shown in [precinct plan 2](#).
- Stormwater hazard area as shown in [precinct plan 3](#).

Objectives

The objectives are as listed in the underlying Single House, Large Lot and Rural Production zones except as specified below:

1. Subdivision and development within Huapai North is designed and implemented in a comprehensive, efficient and integrated way.
2. The density and pattern of subdivision and development is compatible with the semi-rural character of the older parts of Huapai township.
3. Higher density subdivision and development is enabled around areas of public open space within easy walking distance of the Huapai town centre.
4. Public wastewater systems retain sufficient capacity to cater for subdivision and development (as indicated by site size controls) within the precinct and the other future urban areas existing in Huapai, Kumeu and Riverhead at 30 October 2012.
5. Land use and transportation planning are integrated.
6. Subdivision and development achieves a high standard of urban design in accordance with [Appendix 1](#) that respects the character of the older parts of the Huapai township.

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Policies

The policies are as listed in the underlying Single House, Large Lot and Rural Production zones except as specified below:

1. Encourage the preparation of framework plans to guide subdivision and development within Framework Plan Areas 1 to 4 in [precinct plan 2](#).
2. Encourage consultation with any other owners of land within a Framework Plan Area shown on [Precinct Plan 2](#) when preparing a framework plan.
3. Require the framework plan to demonstrate the interrelationship and future integration with:
 - a. other land within the Framework Plan Area, where a framework plan can only be prepared for part of the Framework Plan Area
 - b. any neighbouring land within the precinct.
4. Require roads and open space to be integrated and adhere to the indicative road and proposed reserve layouts in the Huapai North precinct plan.
5. Require a percentage of public open space to be fronted by public streets to provide a clear sense of public ownership, a high level of amenity for the public and a safe environment for users.
6. Provide for a progressive decrease in densities with distance from the Huapai town centre.
7. Provide for site sizes down to 1500m² in Huapai North sub-precinct C.
8. Require waterways and riparian areas to maintain and enhance the character, environmental values and amenity of the area.
9. All new sites in Huapai North sub-precincts A, B and C must be connected to a public reticulated wastewater system.
10. Require buildings and structures to be sited and designed in general accordance with the Huapai North Urban Design Guidelines in [Appendix 11.5.3](#).
11. Provide for reduced site sizes in Huapai North sub-precinct B where these are included in a framework plan for Framework Plan Areas 1 - 4 and are adjacent to a reserve.

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5.19 Kakanui Point

The objectives and policies of the underlying Rural Production zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The purpose of the Kakanui Point precinct is to enable the continuation and expansion of the established sculpture park known as 'Gibbs Farm' by providing for the establishment of sculptures outside of identified overlay areas, and enabling related activities such as earthworks, public tours and events. The intention is to enable the continued development of the approximately 400ha property as an internationally acclaimed sculpture park.

The property is located at Barr Road, Kaukapakapa and adjoins State Highway 16. The underlying zoning of the precinct is the Rural Production zone. Parts of the precinct are identified as having high coastal natural character, and a coastal protection yard applies to the coastal edge and tributaries leading into the CMA. The property also adjoins the Araparera River marginal strip.

Objectives

The objectives are as listed in the Rural Production zone, in addition to those specified below.

1. The installation of artworks and related works associated with the continued operation and expansion of 'Gibbs Farm' as an internationally acclaimed sculpture park is enabled.
2. The installation of artworks and related works that avoid adverse effects on water quality, the CMA, heritage values, and identified areas of high coastal natural character are enabled.
3. The installation of artworks and related works that can demonstrate that the adverse effects of the activity can be avoided or managed are enabled.
4. Public tours and events associated with the use of the land for a sculpture park are facilitated.

Policies

The policies are as listed in the Rural Production zone, in addition to those specified below.

1. Enable the installation of artworks as a permitted activity where adverse effects on water quality, the CMA, heritage values, SEA's, and identified areas of high coastal natural character are avoided.
2. Enable the installation of artworks within the precinct and in the CMA adjacent to the identified precinct boundary, where the effects on the environment are determined to be acceptable through a resource consent process.
3. Recognise and provide for public events associated with the Kakanui Point Sculpture Park in a manner that avoids, or appropriately mitigates, adverse effects associated with traffic, parking and road access, signage, lighting and noise.
4. Require the provision of technical reports and/or management plans to demonstrate that the adverse effects of activities provided for by the Kakanui Point precinct will be avoided, or effectively managed so that they will not be more than minor.

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5.20 Kawau Island

The objectives and policies of the underlying Rural Production zone and Rural and Coastal Settlement zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

Kawau Island is located off the east coast 8.4km from Sandspit and 1.5km south of the Tawharanui Peninsula. Significant elements contributing to the distinctive character of Kawau Island are:

- it is an island settlement
- the topography is generally hilly, often with steep land or cliffs
- the vegetative cover is highly modified, containing large areas of kanuka/manuka and areas of both planted and wilding pine forest, as well as being depleted of much ground level regeneration and plant life by the browsing and grazing habits of the wallaby population
- reliance by the community on sea based transport and access as an alternative to a road network
- concentration of almost all of the settlement on the sheltered western side of the island
- the majority of dwellings are sited close to the sea
- the rich and interesting history of the island, including Māori use, copper mining, time of Sir George Grey and the long maritime use of the sheltered harbours
- the presence of the Kawau Historic Reserve including Mansion House, comprising about 10 per cent of the island's area, and administered by the Department of Conservation.

The purpose of the Kawau Island precinct is to ensure the distinctive character of the island remains largely intact. This is in line with the non-statutory document Kawau Island Vision 2009.

The precinct comprises two sub-precincts to enable the distinction between the more densely settled area and the remainder of the island to be maintained.

Sub-precinct A applies to the most densely settled areas on the western side of the island, and sub-precinct B applies to the eastern side. Sub-precinct A enables a greater range of urban scale activities to be undertaken than in sub-precinct B.

Objectives

The objectives are as listed in the underlying zone except as specified below:

1. The distinctive character of the island is retained and protected from inappropriate subdivision, use and development.
2. The landscape, historic heritage and ecological values of the island are protected and enhanced.
3. Wallaby and possum populations on the island are controlled, and the ecology of the island re-established.

Policies

The policies are as listed in the underlying zone except as specified below:

All sub-precincts

1. Retain the distinctive character of the island, including through limiting the scale and intensity of subdivision, use and development that have an urban scale or nature.
2. Protect the ecological, historic heritage, visual amenity and landscape values of the island from

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inappropriate subdivision, use and development.

3. Avoid locating buildings and structures on ridges or other highly visible locations where they impact on the profile of the island.
4. Avoid the formation of roads and the introduction of motor vehicles to the island.
5. Recognise the importance of sea access while managing the number of wharves, jetties and other access structures by encouraging joint ownership, and/or joint access where appropriate, ensuring that new access structures are established only where there is a need, and by obtaining and requiring esplanade reserves, esplanade strips and access strips.
6. Avoid activities that may adversely affect the natural functioning of coastal processes occurring around the island.
7. Encourage the control of wallaby and possum populations.
8. Allow for the differential treatment of residential and tourism/commercial development between that area where most residential development has already occurred and the remainder of the island through the use of different sub-precincts.

Sub-precinct A

9. Limit subdivision to the creation of sites suitable for low intensity residential development, and for tourism/commercial developments having minor adverse effects on the environment.

Sub-precinct B

10. Limit the creation of residential sites with respect to position, number and size so as to avoid destruction of significant native bush and other natural features.
11. Limit activities which would require bush removal or the formation of public roads.

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5.21 Kumeu

The objectives and policies of the underlying Town Centre, Single House and Large Lot zones apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Kumeu precinct applies to properties adjacent to the Kumeu Village and extends from State Highway 16 to the Kumeu River. The purpose of the precinct is to enable the establishment of a town centre to serve the Kumeu-Huapai area with a strong commercial core and associated residential and recreational areas.

The precinct provisions require good urban design outcomes, an appropriate level of amenity, and provide for a mix of activities while recognising the particular opportunities and constraints of the floodway alongside the Kumeu River.

The precinct is divided into the following sub-precincts, as identified on the Kumeu [Precinct Plan 1](#).

Sub-precinct A

This area is to primarily accommodate large format retail to act as a transition between industrial activities to the west and the commercial/retail core of the town centre.

Sub-precinct B

This area is the commercial/retail core of the town centre. Residential activities above ground level are encouraged to increase the town centre's vitality.

Sub-precinct C

Single dwellings or multiple units will occur in this area.

Sub-precinct D

This area is defined by the Kumeu River floodway. Part of the area is also traversed by high voltage transmission power lines. The river provides a high level of amenity for residents and visitors.

The underlying zoning for sub-precincts A and B is Town Centre zone, the underlying zoning for sub-precinct C is Single House, and the underlying zoning for sub-precinct D is Large Lot.

Activities and the development of buildings are restricted in sub-precincts B, C and D prior to the approval of a framework plan by the council. This will ensure the town centre has a high standard of urban design and amenity values. Development within sub-precinct A does not require a framework plan.

The precinct provisions require development in sub-precincts B and C to integrate visually and functionally with sub-precinct D.

An 'adjustable' boundary is provided between sub-precincts B and C, enabling some flexibility to the activities that can be undertaken in these sub-precincts.

Objectives

The objectives for the sub-precincts are as listed in the Town Centre zone (sub-precincts A and B), Mixed Housing Urban zone (sub-precinct C) and Rural Production zone (sub-precinct D) except as specified below.

1. A comprehensively developed town centre is developed adjacent to the existing Kumeu Village.
2. The composition of the town centre encompasses a range of facilities and services required to serve the needs of the surrounding population.
3. A range of retail types and formats typically found in and around town centres is provided for.

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4. A range of residential dwelling types in the precinct is established.
5. Kumeu River is recognised as a valuable asset with potential to contribute to the amenity of the local centre.
6. Stormwater flows are managed across and through the precinct.
7. Adverse effects on the quality of water in the Kumeu River are avoided.
8. Safe and efficient access onto State Highway 16 is maintained.
9. Reverse sensitivity effects arising from the location of sensitive activities adjacent to the mixed use business zone, within a high voltage electricity corridor, or close to State Highway 16 are avoided.
10. Adverse effects on existing and planned infrastructure and services is avoided, remedied or mitigated.
11. Streets, buildings, parking areas and public open spaces address the principles of good urban design.

Policies

The policies for the sub-precincts are as listed in the Town Centre zone (sub-precincts A and B), Mixed Housing Urban zone (sub-precinct C) and Rural Production zone (sub-precinct D) except as specified below.

1. Develop the town centre in accordance with the Kumeu Precinct Plan and approved framework plans.
2. Encourage the development of framework plan for sub-precincts B, C and D prior to subdivision or development with the sub-precinct to ensure that the sub-precinct is developed in a co-ordinated, comprehensive and integrated manner.
3. Encourage consultation with any owners of land within a sub-precinct, and any neighbouring sub-precinct, when preparing framework plan.
4. Require the framework plan to demonstrate the interrelationship and future integration with other land within the sub-precinct and precinct, particularly where a framework plan is only prepared for part of a sub-precinct.
5. Develop large-format retail in sub-precinct A which require road access and/or yards for outdoor display of merchandise.
6. Develop sub-precinct B between State Highway 16 and the Kumeu River to:
 - a. integrate new buildings with the existing Kumeu village and river
 - b. incorporate a range of commercial activities that are compatible with residential activity.
7. Maintain sub-precinct D as a floodway with the potential to use it for active or passive recreation.
8. Enable a range of residential housing types in sub-precincts B and C to accommodate prospective residents of the town centre.
9. Create linkages between sub-precincts B and C to the Kumeu River.
10. Require streets, buildings, parking areas and public open spaces to address the principles of good urban design, and to provide a high level of amenity and a safe environment.
11. Locate buildings and design the proposed internal street layout to consider indicative connections to the west and east shown on the Kumeu precinct plan.
12. Avoid or mitigate reverse sensitivity effects associated with residential development adjacent to mixed use business zoned land by:
 - a. controlling the location of activities
 - b. the treatment of the interface between sub-precincts
 - c. the design of subdivision and buildings.

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13. Carry out subdivision and land use activities in a manner which has regard to the management of stormwater.
14. Require activities to avoid, remedy or mitigate adverse effects on the safety and efficiency of the operation of State Highway 16 arising from the provision of access to the precinct.
15. Avoid adverse effects on activities from the high voltage transmission lines that cross the precinct.

5.22 Leigh Marine Laboratory

The objectives and policies of the underlying Rural Coastal zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Leigh Marine Laboratory precinct applies to approximately 60ha of land on the northern side of Cape Rodney Road extending to the shoreline of the Cape Rodney - Okakari Point Marine Reserve. The land is owned and administered by the University of Auckland.

The purpose of the precinct is to allow for the continued operation of the teaching and research facilities of the Leigh Laboratory and its ancillary accommodation. There is potential for future development of facilities around the existing buildings located in the northwest corner of the precinct, with access from Goat Island Road. The remainder of the area within the precinct is predominantly in pasture, but also contains some significant bush.

Objectives

1. Development and operation of tertiary education and marine research facilities at Leigh is enabled.
2. The landscape character and quality of the coastal environment within the precinct is protected.
3. Adverse effects of laboratory and ancillary activities on adjoining sites are avoided, remedied or mitigated.

Policies

1. Limit activities to education and marine research facilities and accessory activities to maintain the current function of the precinct.
2. Provide for activities and development identified on the precinct plan.
3. Control the location and design buildings and structures so that:
 - a. adverse visual effects on the coastal environment are avoided, remedied and mitigated
 - b. they do not visually intrude on any significant ridgeline, the skyline, or landscape values when viewed from the public realm
 - c. adverse effects on adjoining sites, particularly the Leigh Recreation Reserve, are avoided, remedied or mitigated.
4. Require the scale and form of buildings and structures, including their colour and materials, to complement the existing rural character of the land surrounding the precinct.

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5.23 Long Bay

The objectives and policies of the underlying Local Centre, Mixed Housing Suburban, Large Lot, Single House, Terrace Housing and Apartment Building, Public Open Space Informal and Conservation zones apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Long Bay precinct is located at the northern end of the East Coast Bays on the North Shore. The precinct covers approximately 360 ha of land held in multiple ownership and incorporates the following significant natural and physical resources:

- The outstanding landscapes and natural character of the coastline north of Vaughan Stream.
- The high ecological and amenity value of the Vaughan Stream catchment and coastal receiving waters of the Long Bay-Okura Marine Reserve.
- The Long Bay Regional Park, a regionally important area of high recreational and landscape value.
- An area of national heritage value on the Awaruku headland.
- A number of native vegetation areas of ecological value.

The purpose of the precinct is to develop a new community on greenfield land in accordance with a land use strategy shown on [Precinct Plan 1](#) that uses an integrated, sustainable low impact approach that protects and enhances the high ecological and amenity value of its receiving environment.

Long Bay is divided into two main development areas shown in [Precinct Plan 3](#):

- The upper valley consisting of moderate to steep topography closely oriented to the Vaughan Stream corridor and important tributary waterways and areas of native vegetation where low-density development can occur in association with revegetation.
- The lower valley which covers the more open landscapes associated with the wider valley area where more intensive urban development is enabled.

The Lower Valley is further divided into four development areas:

- North Vaughans
- Vaughan Flats
- Awaruku
- Glenvar

Framework plans are encouraged to provide for co-ordinated development and infrastructure in these development areas.

The Vaughan Stream catchment is divided into stream protection areas A & B (shown on [Precinct Plan 1](#), 3 and 5 based on the ecological values of stream tributaries, their sensitivity to the adverse effects of development and their contribution to the sustainability of the Vaughan Stream.

The landscape, natural and cultural heritage values of Long Bay shown on [Precinct Plan 4](#) are protected and managed through five protection areas and three management areas:

- Piripiri Point Protection Area
- Park Interface Protection Area
- Vegetation – Conservation Area

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- Vegetation– Restoration Area
- Heritage Management Plan Area
- Ecology / Stormwater Management Area
- Landscape Enhancement Area
- Stream Interface Management Area

Ridgeline protection and riparian margins are shown on [Precinct Plan 5](#) which include the following features:

- ridgeline height control and spot heights
- park interface viewpoints and visibility line “z-z”
- streams
- bulk earthwork design contours

There are also development controls that relate to these matters.

There are eight sub-precincts in the Long Bay precinct shown on [Precinct Plan 2](#) as follows:

- Sub-precinct A - Area 1 and 2
- Sub-precinct B
- Sub-precinct C - Area 1 and 2
- Sub-precinct D
- Sub-precinct E - Area 1 and 2
- Sub-precinct F
- Sub-precinct G
- Sub-precinct H

The underlying zoning of sub-precinct A Area 1 and 2 is the Large Lot zone. The underlying zoning of sub-precinct B is the Single House Suburban zone and the underlying zoning of sub-precinct C Area 1 and 2 is the Mixed Housing zone. The underlying zoning of sub-precinct D is the Terraced Housing and Apartment Building zone.

Sub-precinct E Area 1 and Area 2 has an underlying zoning of Local Centre. Sub-precinct F has an underlying zoning of Public Open Space Informal (for stormwater and open space) and the underlying zoning of sub-precinct G is Public Open Space Conservation (for heritage). The underlying zoning of Sub-precinct H at Piripiri Point is the Large Lot zone.

The Heritage Management Plan Area in Long Bay sub-precinct G, including the two existing dwellings and their curtilage, are identified in [Precinct Plan 6](#).

Objectives

The objectives are as listed in the underlying zones outlined in the precinct description except as specified below:

General

1. A new community is created in an integrated and sustainable way that protects and enhances the

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natural environment .

2. The nationally significant heritage values and associated landscape character of the Awaruku headland and seaward end of the Awaruku Ridge are protected and enhanced.
3. The outstanding landscapes and natural character of the coastal environment bounded by Homestead Spur, Grannys Ridge and Piripiri Point Ridge areas within the North Vaughans area, as seen from within the Long Bay Regional Park and Piripiri Reserve are protected from land use development and subdivision.
4. The recreational amenities, landscape values and ecological systems of Long Bay Regional Park are protected and enhanced.
5. The water quality, level and flows, habitat values and fauna of the Vaughan Stream and its tributaries and waterways are protected and enhanced, and the adverse effects of sediment discharges to the stream, Long Bay Beach and the Long Bay Ōkura Marine Reserve and wider Hauraki Gulf are minimised to limit effects on their ecological, amenity and recreational values.
6. The water quality, habitat values and fauna of the Awaruku Stream are improved and the adverse effects of sediment discharges on Long Bay Beach and the Long Bay Ōkura Marine Reserve are reduced.
7. Native vegetation remnants and habitats are protected from subdivision, use and development and native bush areas are enhanced and connected over time to form linked ecological areas.

Long Bay Sub-precinct A

8. Large Lot development is developed in the upper valley and is rural residential in character with bush areas enhanced and connected over time.
9. Large Lot residential development is provided for in the limited areas where slope and landform do not preclude buildings while protecting and enhancing natural vegetation (Long Bay sub-precinct A Area 1).
10. Rural-residential development is provided for while protecting and enhancing the special landscape and environmental values of the steeper areas of the catchment (Long Bay sub-precinct A Area 2).

Long Bay Sub-precinct B

11. Singlehouses are provided in the North Vaughans, Awaruku and Glenvar areas with some higher intensity integrated housing fronting main roads and reserves in the North Vaughans and Awaruku areas.

Long Bay Sub-precinct C

12. A mixture of single and mixed housing is provided on the northern slopes of the Awaruku ridge and North Vaughans slopes (Long Bay sub-precinct C Area 1).
13. A mixture of single and mixed housing is provided to the north of the Awaruku ridge with single houses to the south of the Awaruku Ridge where it adjoins the heritage protection area in the Long Bay Regional Park (Long Bay sub-precinct C Area 2).

Long Bay Sub-precinct D

14. Terraced housing and apartment buildings are provided in close proximity to the village centre and open space areas located in the Vaughan's Stream corridor.

Long Bay Sub-precinct E

15. A quality, compact village centre is developed as a focal point for the local community and integrated

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with the natural character and amenity of the Vaughan Stream corridor. (Long Bay sub-precinct E Area 1 and 2).

Long Bay Sub-precinct F

16. Stormwater treatment areas, infrastructure and open space are constructed to maintain and enhance the water quality, ecological values and natural landscape of the Vaughan Stream corridor, the Long Bay/ Okura Marine Reserve and Hauraki Gulf in recognition of the visual amenity the corridor provides.

Long Bay Sub-precinct G

17. The significant historic heritage and heritage landscape on the headland of the Awaruku Ridge overlooking the Long Bay Regional Park are protected.

Long Bay Sub-precinct H

18. The outstanding natural landscape values of Piripiri Point and the amenity values of the Long Bay Regional Park and Piripiri Reserve are protected.

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Policies

The policies are as listed in the underlying zones outlined in the precinct description except as specified below:

General

Stormwater Management

1. Apply a low impact, treatment train approach including:
 - a. limitations on landform modification and impervious cover;
 - b. on-site stormwater mitigation measures for development, roads and accessways and retention of streams and waterways;
 - c. provision of catchment-wide facilities like wetlands.
2. Within the Stream Protection A area:
 - a. Require all streams, waterways and their riparian margins to be retained in their natural state.
 - b. Require existing stormwater overland flow paths to be identified and protected from site works, subdivision and/or development.
 - c. Require imperviousness to be limited to no more than 15 per cent in Long Bay sub-precinct A and 50 per cent in Long Bay sub-precinct B with sites sizes to be at least 600m² in Long Bay sub-precinct B area.
 - d. Require development to incorporate on-site stormwater mitigation measures and to mitigate adverse water quality and quantity effects from the following areas of impervious surfaces:
 - i. Long Bay Sub-Precinct A, 100 per cent of impervious surfaces.
 - ii. Long Bay Sub-Precinct B (Glenvar area) and stream catchment 1C, 100 per cent of impervious surfaces.
 - iii. Long Bay Sub-Precinct B, all other stream catchments, 80 per cent of impervious surfaces.
 - e. Manage the quality of discharged stormwater by removing, on-site, a minimum of 75 per cent of total suspended solids on a long term average basis from the percentage of impervious areas listed in (i) and (ii) above.
 - f. Require no off-site wetlands or ponds to be created in the Stream Protection A Area except for the treatment of road run off from the steeper sections of Glenvar Ridge Road, where grades are greater than 8 per cent.
3. In the Stream Protection B Area:
 - a. Require the main channels of the Vaughan and Awaruku Streams to be retained in their current state. Allow secondary waterways to be modified (stream 1B) or removed (except stream 2); and
 - b. Require overland flow paths to be identified and protected, post development; and
 - c. Provide a range of housing types relative to site sizes and impervious cover; and
 - d. Require development to be designed so that stormwater run-off is mitigated before it enters the Vaughan and Awaruku Streams.
4. Require stormwater treatment devices, utilising the best practicable option, within the road reserve and accessways to mitigate the effects of the majority of stormwater generated by the road or accessway.
5. Require the riparian margins of the Vaughan and Awaruku Streams (identified on [Precinct Plan 5](#)) generally to be kept free of development and earthworks and to be made stock proof and replanted with suitable native vegetation at the time of subdivision.
6. Limit development in the 100 year flood plain to infrastructure that cannot be located elsewhere.

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7. Require stormwater retention and treatment facilities to be designed to retain the ecological values in and along the Vaughan and Awaruku Streams. These areas must be landscaped to add additional habitat (e.g. wetlands).

Protection and Management Areas

8. Protect and enhance the historic heritage values, landscape and natural character of the Awaruku headland and the seaward end of the Awaruku Ridge by way of a heritage protection sub-precinct G, a protective covenant and a Heritage Management Plan.
9. Provide for the avoidance of adverse effects of development on the significant natural resources and important features by the use of protection and management areas.

Sediment/Earthworks

10. Require the control of sedimentation on the receiving environment by limiting the area of land exposed at any one time (30 hectares total of bulk earthworks and permitted earthworks) across the whole of the precinct; and enhanced sediment control measures.
11. Require allocation of the 30 hectare limit between the sub-precincts in the Stream Protection A and B areas to be on the basis of the proportion of likely total earthworking within each sub-precinct as follows:
 - a. Small scale earthworks are expected to amount to no more than two hectares in total across the whole precinct area; and
 - b. No more than seven hectares of land may be exposed at any one time in Long Bay sub-precinct A with no ability to exceed this limit in an earthworks season; and
 - c. Up to 21 hectares may be exposed at any one time in Long Bay sub-precincts B to G, with this extended to 28 hectares where the seven hectare allocation for Long Bay sub-precinct A has not been taken up in an earthworks
12. Limit the volume and footprint of earthworks within the Stream Protection A area to avoid changes to landforms, waterways and changes in hydraulic response resulting from compaction of soils during earthworks.
13. Provide for bulk earthworks in the Stream Protection B area in accordance with the bulk earthworks plan shown on ([Precinct Plan 5](#)).
14. Require all earthwork/geotechnical devices generally to be kept clear of the Vegetation – Conservation areas and riparian margins.
15. Require a Lizard Conservation Management Plan for the relocation of lizards prior to any earthworks beginning.

Upper Valley

16. Prohibit earthworks and structures (except those associated with revegetation and fencing) in the Landscape Protection Area between the catchments of stream 1C and 1D up to the steeper land above the headwaters of stream 1D and set this land aside for revegetation at the time of subdivision.
17. Require revegetation on subdivision and development of the land to the north of the escarpment covered by the Landscape Enhancement Area on the northern side of Vaughan Stream
18. Enable development of sites in the Ecology/Stormwater Management Area provided sites are located outside of riparian margins and do not result in clustering of development and is subject to replanting requirements.

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19. Require the extension of existing areas of native bush in the Ecology/Stormwater Management Area on subdivision and development to create over time an ecological corridor linking the lower valley.
20. Require on site wastewater disposal systems as an interim solution, for development that proceeds ahead of the trunk wastewater network and require any such development to connect to the trunk wastewater network once it becomes available.

Lower Valley

21. Encourage framework plans for development in the Stream Protection B Area identified in [Precinct Plan 3](#) in accordance with the overall direction of the land use strategy shown on [Precinct Plan 1](#).
22. Require proposed roads to be in accordance with the roads shown on [Precinct Plan 1](#), 4 and 5, and allow for variations in alignment (up to 20 metres of the centre line of the alignment shown on the precinct plans), based on final earth working and site layout, except for the Proposed Road within the Long Bay sub-precinct C Area 2 and Long Bay sub-precinct G.
23. Prevent minor household units in Long Bay sub-precinct A (Upper Valley), but enable minor household units in the following locations;
 - a. Sites greater than 1000m² in the Long Bay sub-precinct B
 - b. Within the Long Bay sub-precincts C Area 1 and D, minor residential units should be incorporated into garages that overlook rear access lanes
24. Require a 10 metre set back to be provided on the 370 metre section of Vaughans Road shown on [Precinct Plan 4](#).
25. Require a riparian margin and Ecology/Stormwater Management Area to be maintained on Stream 1B or any re-alignment of it.
26. Require a Stream Interface Management Area to apply to both sides of the riparian margin with development to provide for public access and informal surveillance of the stream.
27. Provide for subdivision and development in the North Vaughans area, excluding any subdivision or development in the Long Bay sub-precinct H, to proceed once agreement has been reached with the council as to the timing and funding of the Vaughan Stream road crossing.
28. Retain a largely open character in the land on the southern side of the Vaughan Stream outside of the floodplain within the Stream Interface Management Area and underlying land of Long Bay sub-precincts C Area 1 and E Area 2, by requiring buildings and development to occupy no more than 40 per cent of the Glenvar Ridge Road frontage of the Stream Interface Management Area within the Long Bay sub-precinct C Area 1.
29. Provide high quality built edge developments to the Vaughan corridor that supports a safe and attractive open space area on the northern side of Vaughan Stream within the Stream Interface Management Area, and underlying land of Long Bay sub-precinct C Area 1 and sub-precinct D by requiring;
 - a. A shared pedestrian and vehicle lane to front the majority of the stream corridor, at least to the extent of the Long Bay sub-precinct D frontage, west of Vaughans Road extension.
 - b. Development to be designed to address and overlook the lane and in turn the stream corridor.
 - c. The shared lane to have a carriageway design that slows traffic speeds and mixes pedestrian and cycle use.

Long Bay Sub-precinct A

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30. Require a minimum subdivision size of two hectares and enable smaller site sizes where existing areas of native vegetation are protected from development and minimal land modification will occur.
31. Require development to contribute to revegetation and the extension and linking of existing bush areas for stormwater mitigation, ecological and landscape enhancement purposes.
32. Require full (100 per cent) on-site mitigation of stormwater.
33. Require esplanade reserves and strips for the section of Vaughan Stream where provided for by the Resource Management Act and the Unitary Plan.

Long Bay Sub-precinct A Area 1

34. Require the location of subdivision and development on land of gentle to moderate slope and adjacent to existing roads and accessways.
35. Require development to consist of a single dwelling and avoid a continuous band of housing along Vaughans Road and be separated from other development, rather than clustered.
36. Permit site sizes down to a minimum of 2,500m², provided that:
 - a. Development sets aside and protects areas of native bush from further development keeping it free from stock, weeds and pests; and
 - b. Earthworks to create building sites and accessways will not disturb more than an average of 2000m² per site in any subdivision.

Long Bay Sub-precinct A Area 2

37. Confine development (including accessways) to existing cleared areas, and where building sites and driveways can be constructed in a way that does not require substantial earthworks or modification of the landform.
38. Permit a minimum site size of 5000m² provided that native vegetation areas are protected and the presence of accessways and stable building platforms mean that only limited earthworks are required (generally less than an average of 2000m² per site).
39. Recognise in other cases, larger minimum sites sizes will be needed.

Long Bay Sub-precinct B

40. Provide for two storey single housing to ensure that a suburban character is retained, except for areas identified for integrated housing on a framework plan and for sites of 1000m² or more where a minor household unit may be provided.
41. Enable a limited range of integrated housing provided that:
 - a. Such housing is located along proposed (main) roads or fronts reserves (public or private) of at least 2000m² in area; and
 - b. The number of dwellings to be provided does not exceed 20 per cent of the total number of dwellings within the relevant development area.
42. Limit development of integrated housing in the North Vaughan's area to the following areas:
 - a. South and west of the Vaughans Road extension below the 50 metre contour line and
 - b. North and east of Vaughans Road extension, no further than 30 metres east of the eastern side of Vaughans Road extension and below the 40 metre contour line.
43. Require land in the North Vaughans area of Long Bay sub-precinct B to be contoured so that no buildings or structures:

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- a. To the east of the Vaughans Road extension (as shown on [Precinct Plan 1](#)), are visible from the Long Bay Regional Park, when viewed from the Grannys Bay catchment, and from Piripiri Reserve, and
 - b. To the north of Vaughans Road extension (as shown on [Precinct Plan 1](#)) when viewed from the northern part of the Grannys Bay catchment, and from Piripiri Reserve.
44. Require the finished ground level of earthworks across the gully located between the Vaughans Road extension shown on the [Precinct Plan 1](#) and Homestead Spur, within the North Vaughans area, is to be a minimum of six metres below the crest of the Homestead Spur to ensure an appropriate buffer to the Long Bay Regional Park.
45. Avoid modification of the existing contours of the crest of Homestead Spur below the 40 metre contour line.
46. Require the Park Interface Protection Area shown on the [Precinct Plans 1 and 4](#) to be provided at the time of subdivision or earthworks.
47. Require within the Park Interface Protection Area:
- a. The existing ridgeline, augmented where necessary and contoured in a natural form, to be in accordance with the Ridgeline Height Control shown on [Precinct Plan 5](#) unless it can be demonstrated that a different ridgeline design meets the requirements of Policies 4, 5 and 6 above
 - b. No earthworks outside of the bulk earthworks footprint shown on [Precinct Plan 5](#)
 - c. No buildings, structures, earthworks or development on the crest, and the eastern and northern side of the Ridgeline Height Control shown on [Precinct Plan 5](#), except for rural type, post and wire fences and revegetation
 - d. No buildings other than accessory buildings on the southern and western side of the Ridgeline Height Control shown on [Precinct Plan 5](#).
 - e. Any accessory buildings, structures and development on the southern and western side of the Ridgeline Height Control shown on [Precinct Plan 5](#) not to be visible when viewed from the Long Bay Regional Park within the Grannys Bay catchment and from Piripiri Reserve.
 - f. All associated earthworks to retain the structural integrity of the ridgeline.
 - g. A consistent and sustainable approach to the design, planting and on-going management of this Park Interface Protection Area must be put in place at the time of subdivision.
48. Enable a limited amount of single house development in the North Vaughans area in the catchment of stream 1C.
49. Require development in the North Vaughans area in the catchment of stream 1C be confined within 120 metres (along Vaughans Road frontage) of the boundary between the Stormwater Protection A and B Areas and to the north of the stream 1C Ecology/Stormwater Management Area as shown in [Precinct Plan 1](#).
50. Require single house development in the Glenvar area and avoid integrated housing to reflect the location of this area in Stream Protection A area.
51. Mitigate 80 per cent of stormwater runoff in the Stream Protection A area on-site, except in the catchment of stream 1C where development is to mitigate 100 per cent of stormwater run-off on site.
52. Reflect the operational requirements of the Ministry of Education by allowing the proposed Glenvar Ridge Road to be built in stages, if required. Its alignment may vary from that depicted to provide for school development.
53. Require esplanade reserves and strips along stream 3, where provided for by the Resource

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Management Act and the Unitary Plan.

Long Bay Sub-precinct C - Area 1 and Area 2

54. Provide for terraced housing and low rise apartments up to three storeys in height and some single houses on small sites with an average density of housing across the sub-precinct of approximately one unit per 250 m².
55. Provide a landmark building at the south eastern edge of the Long Bay sub-precinct C Area 1 on the north western corner of Beach Road extension and the proposed road connecting Beach Road extension to Ashley Avenue, in proximity to Long Bay College.
56. Enable the landmark building referred to in policy 55 above to be up to four storeys in height and have a local retail function addressing the street.
57. Require the landmark building referred to in policy 2 above to be designed to provide a high quality and distinctive entrance statement to this more intensive section of the urban area.
58. Provide mixed housing in Long Bay sub-precinct C Area 2 to the north of the Awaruku Ridge on the boundary of Long Bay sub-precinct G. Gaps are to be created between groups of attached housing to provide for views into and across Long Bay sub-precinct G.
59. Develop two storey, single houses in Long Bay sub-precinct C Area 2 to the south of the Awarurku Ridge.
60. Fencing and retaining walls along the edge of Long Bay sub-precinct C Area 2 and Long Bay sub-precinct G should be designed to provide a consistent treatment that is sympathetic to the values of Long Bay sub-precinct G.

Long Bay Sub-precinct D

61. Allow for terraced housing and apartment buildings development up to four stories in height recognising that the average density of development across the sub-precinct is expected to be more than one unit per 100m².

Long Bay Sub-precinct E

62. Require development to be up to four storeys in height that forms a continuous frontage to all streets and plazas within Long Bay sub-precinct E Area 1.
63. Limit large floorplate retail activities to one store in excess of 500m² GFA within Long Bay sub-precinct E Area 1, to ensure that the centre develops as a mixed use centre.
64. Allow apartments (except at ground floor level fronting main streets) and small scale workplaces to locate in Long Bay sub-precinct E Area 1 so that a mixed use focal point for the community is created. Residential development is to be above ground on the main street frontages.
65. Restrict service station development in sub-precinct E Area 1 and 2 due to their adverse effects on amenity, and the small size of the centre.
66. Require development in Long Bay sub-precinct E Area 2 to consist of one to two storey development set within an open landscape that integrates with the natural character and open space values of the adjoining Vaughan Corridor.

Long Bay Sub-precinct F

67. Avoid residential and commercial development and provide only for stormwater treatment facilities and associated access, water and wastewater services. Bridges, footpaths and cycleways are also

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appropriate.

68. Place infrastructure where areas of ecological significance are avoided and landscape mitigation measures are proposed and underground, except for pedestrian / cycle and road bridges.
69. Avoid modifications to the bed and banks of the Vaughan Stream by earthworks or structures except for three crossings: one road bridge and two pedestrian/cycleway bridges, which may double as a wastewater, water and stormwater pipe crossing, and any works associated with the realignment of Stream 1B.
70. Require the riparian margin shown on [Precinct Plan 5](#) to be planted in native vegetation according to an approved planting plan, apart from proposed walkways, trails and recreational areas shown on an approved framework plan.
71. Ensure when site works, subdivision or development occur within the Vaughan Stream Corridor, the landowner is responsible for planting the land from the edge of the Vaughan Stream to the top of the bank and at least 5m beyond on either side and that particular care is taken with the ecological and landscape design of the interface with the Long Bay Regional Park.
72. Require the whole of the riparian margin in Long Bay sub-precinct F, as shown on [Precinct Plan 5](#) to be vested in council at no cost.
73. Recognise that vesting of the riparian margin in Long Bay sub-precinct F is for stormwater management purposes, including wetlands and perimeter planting and is to be managed for ecological and where practicable, recreational purposes.
74. Require land within Long Bay sub-precinct F outside the riparian margins to be landscaped and developed primarily for stormwater management and informal recreational purposes where appropriate, in accordance with any approved framework plan.
75. Vest land within Long Bay sub-precinct F in the council for stormwater purposes upon the completion of this work, at no cost to the council and in lieu of the taking of esplanade reserves along Vaughan Stream within Long Bay sub-precinct F.
76. Recognise vesting of Long Bay sub-precinct F may be carried out in stages in accordance with the staged approach to subdivision.

Long Bay Sub-precinct G

77. Require the transfer of Long Bay sub-precinct G, excluding the two existing dwellings and their curtilage, as identified in [Precinct Plan 6](#), to the council prior to any framework plan involving land in Long Bay sub-precinct C Area 2 being approved.
78. Ensure sub-precinct G excludes the proposed road to the Regional Park.
79. Require a protective heritage covenant under the Historic Places Act 1993 be entered into by the landowners of Long Bay sub-precinct G and the Historic Places Trust for the long term protection, conservation and maintenance of the historic heritage and landscapes in the sub-precinct.
80. Require a Heritage Management Plan, for the heritage management area shown on [Precinct Plan 4](#), to be prepared and approved by the council in consultation with the New Zealand Historic Places Trust and the adjacent landowners.
81. Require the heritage management plan to outline how the historic heritage resources of the area are to be protected and the heritage landscape maintained.
82. Ensure prior to any earthworks in the Awaruku Development Area, a temporary management plan including matters related to fencing, planting, weed management, vehicle use and stocking regime, is put in place to avoid adverse effects to Long Bay sub-precinct G.

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83. Design new structures within the sub-precinct (as defined in the Heritage Management Plan) so that they are unobtrusive in character and effect.
84. Retain existing structures (including repairs and maintenance of them) in their current scale, character and form.
85. Limit activities in sub-precinct G to passive recreational activities, public educational and interpretive functions and grazing of light stock (preferably sheep) as detailed in the heritage management plan.
86. Require design of accessways, pathways and farm type post and wire fencing to avoid adverse effects on the heritage landscape and resources.
87. Require planting and landscaping (including revegetation of the margins of stream 2) to be carefully designed to avoid disturbance of any archaeological sites.
88. Provide for a road at the northern end of the sub-precinct, 30m or more from site R10/1078, to provide access to the Long Bay Regional Park.

Long Bay Sub-precinct H

89. Require the Piripiri Point land to remain in one title, unless division is required for public road access or reserve purposes.
90. Recognise the land in Long Bay sub-precinct H is subject to the Piripiri Point Protection Area. A nominated house site for the sub-precinct is shown on [Precinct Plan 1](#) and development in this site is subject to the provisions of the Large Lot zone.
91. Limit activities to grazing, pastoral farming and indigenous revegetation.
92. Prevent intensive rural activities that involve structures (such as shade houses, glass houses, piggeries, poultry sheds, packing sheds, kennels and the like), forestry and any commercial activities (such as camping grounds and outdoor recreation).
93. Prevent buildings or structures of any sort (including tennis courts, helipads, swimming pools, and the like) from being located within the Piripiri Point Protection Area and require accessory buildings for pastoral activities and structures associated with domestic activities to be located outside of this protection area.
94. Limit fencing and accessways to normal farm type post and wire fences and unpaved tracks.

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5.24 Martins Bay

The objectives and policies of the underlying Rural and Coastal Settlement zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Martins Bay precinct is located on Scandrett Road, adjacent to Martins Bay beach and the entrance to the Scandrett Regional Park. The underlying zone for the precinct is Rural and Coastal Settlement.

The purpose of the precinct is to maintain and enhance existing development and character of this unique coastal bach settlement. The key feature of the area is the informality of development with unformed driveways and car parking areas. A maximum of 58 dwellings is provided for and new dwellings will require resource consent and will be subject to controls to maintain the scale of the coastal landscape character and the integrity of the upper slopes. The precinct also provides for the establishment of an esplanade reserve that includes the trees running along the foreshore of the site and for a significant area of communal open space to be maintained.

Objective

The objectives are as listed in the Rural and Coastal Settlement zone in addition to those specified below:

1. Landscape and natural character values of Martins Bay are protected.
2. The unique character of the coastal bach settlement is maintained and enhanced.

Policy

The policies are as listed in the Rural and Coastal Settlement zone in addition to those specified below:

1. Locate and limit the visual impact of buildings, roads and earthworks to retain landscape values in Martins Bay.
2. Locate and limit the visual impact of buildings, roads and earthworks to maintain and enhance the unique character of the coastal bach settlement.

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5.25 Matakana 1

Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Matakana 1 precinct consists of land within and close to Matakana Village, and which is generally accessed via Matakana Road, Matakana Valley Road and Leigh Road.

- The purpose of the Matakana 1 precinct is to give effect to the Matakana Village Sustainable Development Plan (MVSDP), which was adopted in June 2006. The MVSDP identifies local community aspirations and values, and sets out a land-use approach for different areas in and around Matakana. The precinct gives effect to the MVSDP by providing for activities that specifically relate to the unique characteristics of the village.

To manage the variations in land uses and development controls which affect the sites subject to these underlying zones, there are four sub-precincts and one management area located in the Matakana 1 precinct.

- Sub-precinct A: This sub-precinct allows greater flexibility around the number of persons involved in visitor accommodation, and introduces new matters for discretion and assessment criteria relating to visitor accommodation. The underlying zone for this sub-precinct is the Countryside Living zone.
- Sub-precinct B: This sub-precinct provides greater flexibility around the permitted number of people involved in visitor accommodation, and also enables integrated dwellings within 200m of a Local Centre zone to allow for a range of living options. The underlying zone for this sub-precinct is the Single House zone.
- Sub-precinct C: The purpose of this sub-precinct is to provide for light industrial activities which service the local catchment. The underlying zone for this precinct is the Light Industry zone.
- Sub-precinct D: The purpose of this sub-precinct is to ensure that a pedestrian friendly environment is maintained. New objectives and policies have also been introduced which seek to protect and enhance the rural village character of the sub-precinct. The underlying zone for this precinct is the Local Centre zone.
- Management Area 1: This management area addresses the erection of buildings, earthworks and subdivision in flood prone areas and seeks to ensure that these activities do not adversely affect overland flow paths, or other stormwater runoff patterns which may exacerbate flooding. This management area is located across the various underlying zones of the Matakana 1 precinct. The Management Area is identified in on Precinct Plan 1 in the map diagrams.

Objectives

The objectives in sub-precincts A and B are as listed in the relevant underlying zones.

The objectives in sub-precinct C are as listed in the Light Industry zone except as specified below:

1. Development in the Matakana 1 precinct that is appropriate to and blends in with the surrounding streetscape in relation to building height, scale, bulk, materials and finishes is encouraged.

The objectives in sub-precinct D are as listed in the Local Centre zone except as specified below:

2. The development of large format retail activities within the Matakana 1 precinct is discouraged in order to protect the low scale informal character of Matakana Village.
3. High quality buildings and signage that complements and enhances streetscape, the Matakana Village character and pedestrian amenity in the Matakana 1 precinct are encouraged.

Policies

The policies in sub-precincts A and B are as listed in the relevant underlying zones.

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The policies in sub-precinct C are as listed in the Light Industry zone except as specified below:

1. Require new buildings in the Matakana 1 precinct to achieve a high quality architectural design that represents a rural village character rather than that of an urban commercial environment.

The policies in sub-precinct D are as listed in the Local Centre zone except as specified below:

2. Enable retail development which has a floor area in keeping with the small size of typical retail shops within the village.
3. Enable buildings that have an architectural style which creates a rural or historic character rather than a modern commercial appearance with a hard urban edge.

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5.26 Matakana 2

The objectives and policies of the underlying Mixed Rural zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Matakana 2 precinct is located to the north of Matakana village, on the corner of Leigh Road and Takatu Road, Matakana. The precinct is comprised of approximately 20 hectares.

The purpose of the Matakana 2 precinct is to enable the establishment and ongoing operation of the Matakana Country Park, by permitting the use of the site for community events and tourist and visitor activities. The underlying zone of the Matakana 2 precinct is the Mixed Rural zone, and the precinct limits activities to those with a rural and/or tourist theme to recognise its use as a 'country park'. Subdivision in this precinct is also constrained so that the Matakana Country Park remains as a single entity, although some limited expansion of activities is provided for in the precinct.

Objectives

The objectives are as listed in the Mixed Rural zone except as specified below:

1. Community activities which enable the ongoing operation of the Matakana 2 precinct are promoted.
2. Tourist and visitor activities which enable the ongoing operation of the Matakana 2 precinct are promoted.
3. The rural character and appearance of the Matakana 2 precinct is maintained.

Policies

The policies are as listed in the Mixed Rural zone except as specified below:

1. Recognise and provide for activities which enable the ongoing operation of the Matakana 2 precinct.
2. Encourage development and land uses that maintain the rural character and appearance of the Matakana 2 precinct.

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5.27 Matakana 3

The objectives and policies of the underlying Rural Coastal zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Matakana 3 precinct is located on Tongue Farm Road, Matakana and comprises approximately 7872m². Morris and James Pottery is located in this precinct, which consists of a large tile works factory and cafe and a large clay pit.

The purpose of the Matakana 3 precinct is to enable the activities carried out at Morris and James Pottery to continue. The Matakana 3 precinct therefore provides for a range of activities associated with the pottery business, including the hosting of events and tourism tours, and an expansion to the range of products that are able to be manufactured and sold in the precinct.

Objective

The objectives are as listed in the Rural Coastal zone except as specified below:

1. To enable Morris and James Pottery to continue to operate as a tile works factory, café and tourist attraction.

Policies

The policies are as listed in the Rural Coastal zone except as specified below:

1. Enable the activities currently undertaken at Morris and James Pottery to continue.
2. Require activities to be carried out in a manner that minimises effects on adjoining properties with respect to dust and without pollution of the Matakana River.

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5.28 Omaha Flats

The objectives and policies of the underlying Mixed Rural zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The purpose of this precinct is to retain the rural character of Omaha Flats, on the Tawharanui Peninsula, but allow for some limited subdivision to occur. The precinct allows a single 4,000m² - 5,000m² site to be created from sites over 5ha, where it can be demonstrated that suitable legal measures have been taken to prevent further subdivision of the parent site. The precinct also allows subdivision for the protection of wetlands, provided that specific controls have been met. Specific subdivision rules have also been provided within this precinct for the land located at 281 Takatu Road, legally described as Lot 10 DP 92086.

Objective

The objectives are as listed in the underlying Mixed Rural zone except as specified below:

1. Subdivision is managed to retain the versatility of land and soil resources for a range of productive land uses.

Policies

The policies are as listed in the underlying Mixed Rural zone except as specified below:

1. Enable a single 4,000m² - 5,000m² site to be created on sites over 5ha where any subdivision provides:
 - a. suitable legal measures to prevent subdivision of the balance area in perpetuity
 - b. a landscape management plan for the 4,000m² - 5,000m² site to avoid rural residential appearance
 - c. suitable measures to preserve the productive value of the land resource
2. Allow subdivision to protect wetlands where:
 - a. the wetland meets the criteria for consideration as a significant native wetland
 - b. suitable measures are proposed to protect and enhance the wetland.

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5.29 Omaha South

The objectives and policies of the underlying Neighbourhood Centre, Single House and the Mixed Housing Suburban zones apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Omaha South precinct applies to land south of Broadlands Drive. The underlying zones for the precinct are Neighbourhood Centre, Single House and Mixed Housing.

The purpose of the precinct is to manage residential and small scale commercial development to ensure it is sustainable and complements the coastal character and landscape values of the area.

The precinct limits the total number of dwellings that can be developed because of wastewater infrastructure and on-site soakage constraints. In addition, it manages stormwater discharge effects from development to minimise adverse effects on the Omaha groundwater aquifer and the adjacent kahikatea forest/wetland.

The development cap in the precinct is managed by applying minimum site size and density controls across five different sub-precincts (A-E). The cap is also supported by limiting the opportunity to convert any dwelling into two dwellings.

Development in close proximity to the foredune area of Omaha Beach is limited so that buildings do not dominate the foredune area and residential properties can achieve a reasonable sharing of views of Omaha Beach.

Omaha South has a number of sites of significance to Mana Whenua. The precinct identifies these sites and their values and applies additional controls to ensure that:

- they are protected from effects of subdivision and development
- landowners are aware of their responsibilities in relation to those sites.

Omaha South precinct has five sub-precincts as identified in the planning maps:

- sub-precincts A – D provide for residential activities and allow for comprehensive development of large areas within the Omaha South precinct
- sub-precinct E provides for commercial activities.

Objectives

The objectives are as listed in the relevant underlying zones in addition to those specified below:

1. The wastewater capacity constraints are managed by limiting the total number of residential dwellings in the Omaha South precinct to 600 dwellings.
2. The coastal character and amenity of the Omaha South precinct are respected and enhanced.
3. The natural coastal environment and Omaha aquifer are not compromised by the adverse effects of stormwater, wastewater discharges and earthworks.
4. The cultural values and relationship of Mana Whenua with the Omaha Spit are recognised and provided for.
5. Building heights in the commercial precinct are limited to complement the low rise character of the Omaha South settlement.

Policies

The policies are as listed in the relevant underlying zones in addition to those specified below:

1. Manage the intensity of development across the precinct to ensure an equitable distribution of the

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housing cap and achieve a range of site sizes and dwellings in different sub-precincts.

2. Provide environmentally appropriate infrastructure to manage the effects of wastewater and stormwater discharge.
3. Discourage the conversion of any dwelling into two dwellings to avoid exceeding the development cap on the precinct.
4. Require buildings to be sited and designed to:
 - a. retain significant native vegetation and ensure sufficient space is available to allow for additional planting between buildings
 - b. complement the coastal character of the area and the cultural and natural features of Little Omaha Bay
 - c. achieve a reasonable sharing of views of the coast from properties located to the rear of sites inside the Beach amenity protection line as shown in the [precinct plan](#).
5. Manage development so it will not compromise the functioning of coastal processes in Little Omaha Bay or Whangateau harbour.
6. Avoid locating development in areas susceptible to coastal erosion.
7. Acknowledge and respect sites that are significant to Mana Whenua.
8. Limit building heights in the commercial sub-precinct E to complement adjacent residential development.

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5.30 Orewa 1

The objectives and policies of the underlying Mixed Housing Urban or Single House zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Orewa 1 precinct is located at the corner of Centreway Road and Puriri Avenue at the northern end of Orewa. It sits within a natural bowl including significant stands of puriri trees at its core. The perimeter is bound by:

- Nukumea Stream and Alice Eaves Scenic Reserve to the north
- Orewa North Primary School to the south
- Single dwelling residential development and Puriri Bush reserve to the east.

The precinct comprises six sub-precincts shown on the [Orewa 1 Precinct Plan](#). These are part of a master planned development with varying intensity and design including:

- building platforms for apartment housing
- building platforms for detached, semi detached and attached town housing and terraced housing
- visual amenity corridors and a communal open space area
- a mixed use area to accommodate low scale business activities and apartment housing.

The [Orewa 1 Precinct Plan](#) shows the layout of development across the precinct including building platforms that are designed to accommodate a range of housing types, sizes and building heights as well as pedestrian and cyclist paths, reserves, communal facilities and maximum building storeys. The mixed use sub-precinct F is adjacent to the main entry point to Kensington Park which includes the eastern clock tower and provides linkages with the wider Orewa environment.

The Orewa Design Guidelines are used to inform and maintain the distinctive architectural style and integrity of buildings.

The key purpose of the precinct is to implement the Orewa Plan and design guidelines to ensure the precinct remains a high-quality development.

Objective

The objectives are as listed in the relevant underlying Mixed Housing Urban or Single House zone in addition to those specified below.

1. A master planned community is created that achieves:
 - a. an inter-related pattern of building heights that integrate with the topography and landscape
 - b. a distinctive and cohesive architectural style that complements the coastal character of the area
 - c. a range of housing types and densities in each sub-precinct
 - d. restrict the total number of dwellings to match the level of infrastructure provided for the precinct
 - e. a series of open space corridors that separate sub-precincts, provide view corridors and create space for community activities
 - f. an integrated landscape theme that complements the adjacent bush on Alice Eaves Scenic Reserve
 - g. apartments and small-scale commercial activities in sub-precinct F for local residents
 - h. best practice stormwater management.

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Policies

The policies are as listed in the relevant underlying Mixed Housing Urban or Single House zone in addition to those specified below.

1. Require that the layout and development of the precinct is consistent with the [Orewa 1 Precinct Plan](#), including:
 - a. a concentration of higher density apartment housing in flatter areas (predominantly sub-precincts D, F and part of E).
 - b. development of detached, semi detached and attached town houses or terraced housing in the rest of the precinct.
 - c. development of apartments and small-scale commercial activities in sub-precinct F with good access to sunlight, active frontages and unobtrusive signage.
 - d. housing types, buildings platforms and building heights in the building envelopes identified on the [Orewa 1 Precinct Plan](#)
 - e. yard setbacks, building coverage and permeable surface areas that create a consistent streetscape appearance and a sense of spaciousness around groups of buildings
 - f. visual corridors and community open spaces in the sub-precincts shown on the [precinct plan](#).
2. Apply a dwelling cap to ensure that development does not exceed infrastructure capacity and maintains the spacious character of the precinct.
3. Require that development achieves a cohesive architectural style and character that is consistent with the [Orewa Design Guidelines](#), including
 - a. materials and levels of detailing
 - b. colour palettes
 - c. high quality building and facade designs that are well articulated
 - d. building block sizes and envelopes that limited in length to break up the appearance of mass, weight and bulk
 - e. garage doors that are unobtrusive and do not dominate the streetscape.
4. Design development and landscaping that is consistent with the [Orewa Design Guidelines](#) and [Orewa 1 Precinct Plan](#).
5. Require that buildings adjacent to the Orewa North Primary School are setback to minimise dominance and overshadowing.
6. Require that impervious surface areas and the stormwater management is designed to minimise runoff and flooding in the Nukumea stream catchment.

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5.31 Orewa 2

The objectives and policies of the underlying Single House, Neighbourhood Centre and Open Space - Conservation zones apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Orewa 2 precinct is approximately 240ha of greenfields land bounded by Orewa River estuary to the south; Nukumea Stream to the north; State Highway 1 to the west; and the established Orewa urban area to the east. The precinct incorporates the following natural and physical values:

- the ecological and amenity value of Orewa Estuary and Nukumea Stream
- a number of native vegetation areas of ecological value
- riparian vegetation and wetlands of ecological value.

The purpose of the precinct is to develop a new residential community on greenfield land in accordance with the Orewa 2 Precinct Plan ([Precinct Plan 1](#)) while protecting and enhancing the ecological and amenity value of the receiving environment. Framework plans are encouraged to facilitate the comprehensive and integrated development of the precinct with a flexible range of residential densities and good urban design. Development of this precinct will also be guided by the following concept plans:

- Orewa 2 Precinct Plan ([Precinct Plan 1](#))
- Orewa 2 Development Areas Plan ([Precinct Plan 2](#))
- Orewa 2 Road Hierarchy Plan ([Precinct Plan 3](#)).

The precinct contains a variety of topographical and other landscape features that will impact on the form of future urban development. The existing contours are complex and involve dominant ridge lines and rolling hills with natural gullies and watercourses. The precinct is bisected by Grand Drive which runs in an east - west direction between State Highway 1 and the Orewa Town Centre. The land to the south drains to Orewa Estuary. The land on the northern side of Sunnyheights Road drains to the Nukumea Stream.

The majority of the roads and other infrastructure including water, wastewater and stormwater services have not yet been constructed. The provision of this infrastructure will determine the staging and sequence of development.

The precinct is divided into 8 Development Areas shown in [Precinct Plan 2](#). The underlying zoning for the majority of the precinct is the Single House zone, with two smaller areas zoned Neighbourhood Centre and Open Space - Conservation.

The [Precinct Plan 1](#) sets out a road and public open space network, and areas of vegetation that are required to be protected. The precinct plan also identifies Physical Limitation areas where the potential for medium density development is limited by geotechnical conditions, and includes controls to ensure that the land located within these areas is carefully assessed before development occurs. The framework plan for a Development Area must include elements of the precinct plan.

Objectives

The objectives for the precinct are as listed in the Single House, Neighbourhood Centre and Open Space - Conservation zones in addition to those specified below:

1. The precinct is developed in a comprehensive and integrated way to create an outstanding urban environment in which people can live, work, and play in accordance with [Precinct Plan 1](#).

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2. The natural and physical values of the precinct are protected from inappropriate subdivision and development.
3. Urban development is in keeping with urban design principles including:
 - a. Clearly defined public and private space
 - b. Neighbourhood definition
 - c. Attractive and safe streets which encourage walking and cycling
 - d. Buildings fronting public open space
 - e. Active street frontages
 - f. Breaking up building mass
 - g. High quality landscape planting.
4. Identifiable business and residential communities and neighbourhoods are created through unique developments based on the key natural features of each area of the precinct.
5. A range of housing types, densities and site sizes are provided in the precinct.
6. Development includes adequate and appropriate land for public open space and that is an integrated feature in development.
7. Adverse effects of stormwater runoff are avoided or mitigated.
8. Public access along waterways, and between each Development Area, is maintained and enhanced.
9. Street layout and design encourage alternative transport modes including passenger transport, cycling and walking.

Policies

The policies for the precinct are as listed in the Single House, Neighbourhood Centre and Open Space - Conservation zones in addition to those specified below:

Development

1. Promote comprehensive and integrated development of the precinct in accordance with [Precinct Plan 1](#) and approved framework plans.
2. Encourage the development of framework plans for Development Areas prior to subdivision or development of a Development Area to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.
3. Encourage consultation with any owners of land within a Development Area, and any neighbouring Development Area, when preparing framework plan.
4. Require the framework plan to demonstrate the interrelationship and future integration with other land within adjoining Development Areas and the precinct, particularly where a framework plan is only prepared for part of a Development Area.
5. Provide flexibility to develop a range of housing sizes, types and densities throughout the precinct.
6. Require development of two or more dwellings to achieve the following outcomes:
 - a. a high standard of architectural design
 - b. buildings that are well proportioned and articulated
 - c. landscaping that will reduce the appearance of building bulk and mass
 - d. a high standard of amenity including provision for and protection of privacy and solar access to

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private outdoor living spaces.

7. Require that subdivision and development to be designed and implemented so that:
 - a. the pattern of activities, densities and the layout of sites and buildings respond positively to the natural and physical features of the area including its steep rolling topography, natural watercourses and its coastline
 - b. the natural and environmental values of the precinct are enhanced and maintained.
8. Control subdivision and development in the Physical Limitations area having regard to the geotechnical constraints on urban development.

Natural features and open space

9. Require the protection of natural and physical features that contribute to a unique urban character and identity including:
 - a. identified view shafts
 - b. significant natural watercourses and wetlands
 - c. ridges, valleys and other topographical characteristics of the precinct
 - d. riparian vegetation
10. Require public open spaces to be fronted by streets to provide a sense of public ownership, a high level of amenity for the general public, and a safe environment for users.
11. Require public open spaces adjoining the Orewa Estuary to be bounded for their full perimeter by a combination of the estuary and streets where this is consistent with good environmental outcomes.
12. Ensure that development and subdivision avoids or mitigates the removal of significant trees, mature indigenous vegetation and other landscape features.
13. Require landscaping to demonstrate a theme that is compatible with the urban context and promotes neighbourhood identity.

Infrastructure

11. Require roads, footpaths and cycle-ways to be designed as an integral component of a development in order to provide high amenity and functional routes for all modes of transport.
12. Promote the development and maintenance of pedestrian linkages between Development Areas to encourage active communities and to provide opportunities to easily access live, work, and play environments.
13. Promote integrated public transport facilities and services.

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5.32 Orewa 3

The objectives and policies of the underlying Single House zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Orewa 3 precinct is located off West Hoe Heights Road, Orewa. The land is legally described as Lot 1 DP204866, Lot 2 DP204866, Lot 1 DP204868, Section 1 S069481, and Section 2 S069481.

The precinct is constrained by onsite features including geotechnical instability and native biodiversity. To respond to, and manage these constraints, a more intensive form of development is enabled by the precinct in areas free from constraints. The precinct contains eight development areas which control the maximum number of dwellings.

Objectives

The objectives are as listed in the Single House zone except as specified below:

1. Opportunities for intensive residential development are provided.
2. The risk posed by natural hazards is avoided, remedied and mitigated.
3. Native biodiversity, natural landscape qualities and significant natural areas are protected and enhanced.
4. Infrastructure appropriate for the intensity of the site is provided.

Policies

The policies are as listed in the Single House zone except as specified below:

1. Manage the impact of bulk earthworks on geotechnical stability and visual amenity.
2. Maintain the efficient road network.
3. Avoid adverse cumulative effects of activities and subdivision upon the biodiversity, character and amenity values in the precinct.

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5.33 Orewa Countryside

The objectives and policies of the underlying Countryside Living zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Orewa Countryside precinct covers an area of 85ha on the western edge of Orewa situated within the Countryside Living zone.

The purpose of this precinct is to provide for rural-residential activities in a cluster subdivision layout. Through this pattern of development areas of open space for farming and recreation, significant vegetation and unstable land will be preserved. It is expected that this precinct will form a buffer between urban areas in Orewa to the east and rural production activities to the west.

Development in this precinct will comprise up to 86 residential sites with a site size of between 1600m² - 3000m² in area grouped around common accessways, surrounded by areas of open space held in common ownership.

Objectives

The objectives are as listed in the Countryside Living zone except as specified below:

1. Comprehensively designed rural residential development is provided for.
2. The rural character, landscapes, and amenity values of the precinct are retained to provide a buffer between urban activities in Orewa and rural production activities to the west.
3. The balance land is preserved for farming and recreational activities.
4. Areas of native vegetation, unstable land and riparian margins are protected from development.

Policies

The policies are as listed in the Countryside Living zone except as specified below:

1. Enable the provision of up to 86 sites on which a dwelling can be built within the precinct.
2. Enable rural-residential subdivision based on clustering of dwellings to maintain large areas of open space for dry stock grazing and recreational activities.
3. Provide for a greater diversity of land uses and dwelling types than that allowed in the Countryside Living zone.
4. Avoid development on prominent ridges or knolls.
5. Locate non-residential activities in a central location.
6. Locate cluster development in a configuration that protects existing native vegetation and water courses in the precinct.
7. Provide for a mix of private and communal property, and encourage the use of communal areas for farming and recreational use.

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5.34 Puhoi

The objectives and policies of the underlying Rural and Coastal Settlement, Neighbourhood Centre, Public Open Space – Informal Recreation, and Public Open Space - Community zones apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

Puhoi has a regionally and nationally important heritage dating back to the 1860's. Puhoi Village has a significant sense of place and character, manifested in its remaining historic buildings and in its strong community. The links to the Bohemian past continue to be celebrated and maintained. The village character has resulted from a combination of features such as topography and vegetation, the scattered nature of development, the style and nature of the existing buildings and their unique history.

To protect the character of Puhoi, the Puhoi precinct requires resource consent for all new buildings or alterations and additions to buildings. Sub precinct A relates to the core of the village which contains a number of heritage buildings. The sub precinct seeks to protect the character of the village core by requiring a minimum site size of four hectares, and requires resource consent for all new buildings or alterations and additions to buildings.

Objective

The objectives are as listed in the underlying zones and are in addition to those specified below:

1. To protect the historic and rural residential character of Puhoi Village.

Policies

The policies are as listed in the underlying zones and are in addition to those specified below:

Buildings

1. Buildings are sited and designed to maintain and enhance the rural residential and historic character of the village, particularly the historic village core.

Subdivision

2. Require a minimum site size of 4,000m² to protect the small rural character of Puhoi Village.
3. Require a minimum site size of 4 hectares in sub precinct A to protect the historic core of Puhoi Village.

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5.35 Riverhead 1

The objectives and policies of the underlying Light Industry zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Riverhead 1 precinct applies to land next to Forestry Road, Riverhead.

The area was formerly used as a timber treatment and processing facility. The purpose of the precinct is to enable development and land uses that are appropriate, given the historic use of the site, the limited infrastructure available on site, in terms of stormwater and wastewater, and its location amongst properties that are zoned for rural uses.

Objectives

The objectives are as listed in the Light Industry zone except as specified below:

1. Development which exceeds the limited infrastructure capacity of the precinct is avoided.
2. The effects of historical land uses are remedied and mitigated.

Policies

The policies are as listed in the Light Industry zone except as specified below:

1. Design and site activities in the precinct so as to avoid, remedy or mitigate adverse effects.
2. Design and site activities in the precinct to contain adverse effects within the precinct site.

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5.36 Riverhead 2

The objectives and policies of the underlying Rural Production zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Riverhead 2 precinct applies to the southern section of Riverhead Forest bounded between Ararimu Valley Road to the west, Mill Flat Road and Sergeants Road to the east and predominantly south of Blackbridge Road. The south-eastern edge of the precinct is near the Riverhead township.

The precinct forms part of the Treaty settlement between the Crown and Te Kawerau o Maki. The land is being purchased by Te Kawerau o Maki as part of the cultural and commercial redress component of their settlement.

The precinct maintains some existing subdivision and land use development opportunities. Development is to be managed in a way that continues to protect and enhance the particular values of the land.

Objectives

The objectives are as listed in the Rural Production zone except as specified below:

1. Natural resources rather than built forms dominate the rural character and amenity values of the precinct.
2. Native biodiversity, natural landscape qualities and significant natural areas are protected and enhanced.
3. Conflict between residential and non-residential land use activities is avoided and adverse effects are mitigated.
4. The productive use of the rural land resource is enabled and adverse effects of such land use on the natural and physical resources existing within the precinct are avoided, remedied or mitigated.
5. Limited development opportunities consistent with those existing at the time the Crown and Te Kawerau a Maki signed the Treaty settlement are provided.
6. There is potential for an integrated subdivision creating a limited number of sites within Kumeu/Riverhead but requires a comprehensive and integrated assessment of alternatives, benefits and costs.
7. The sustainable management of natural and physical resources is promoted in a manner which recognises and provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, significant sites, waahi tapu and other taonga.

Policies

The policies are as listed in the Rural Production zone except as specified below:

1. Limit further subdivision and rural residential lifestyle opportunities.
2. Prevent rural residential development within the precinct unless undertaken as part of protecting significant natural areas, enhancement planting or the vesting of additional reserve land as appropriate.
3. Undertake subdivision in a manner which results in:
 - a. riparian margin protection and enhancement
 - b. hydrological neutrality
 - c. protection and enhancement of bush, scrub and wetlands.
4. Avoid adverse cumulative effects of activities and subdivision upon the character and amenity values in the precinct.
5. Protect and enhance distinctive and high quality landscapes wherever possible by ensuring

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development within the precinct is in a location and of a scale and intensity that does not dominate or have significant adverse effects on those landscapes.

6. Prevent new non-residential activities from resulting in any significant adverse effects upon existing amenity values.
7. Locate non-residential activities where the adverse effects of the proposed activity can be internalised on the site or any off-site effects can be avoided, remedied or mitigated such that they are no more than minor.
8. Continue activities based on production from the rural land resource and recognise these activities as an element of rural character within the precinct.
9. Provide for a diversity of site sizes, including the retention of land in large holdings in order to maximise the diversity of activities that can be undertaken on the rural land resource.
10. Mitigate the adverse effects of mineral extraction as far as practicable where adverse effects cannot be avoided due to the fixed nature of naturally occurring mineral deposits.
11. Prevent activities where cumulative adverse effects will occur in relation to the rural character, amenity values, significant natural features, significant landscapes, road traffic and safety.
12. Avoid any adverse effects upon streams, rivers and wetlands and wherever possible new activities or subdivision should lead to the enhancement and revitalisation of these areas by excluding grazing animals through fencing and undertaking replanting or riparian areas.
13. Provide for limited opportunities for subdivision, where the outcomes of other precinct policies can be achieved along with:
 - a. the protection of significant natural areas
 - b. the creation of additional significant public reserve land
 - c. dwelling sites on Māori land
 - d. significant enhancement planting.
14. Avoid additional subdivision opportunities within the Kumeu/Riverhead fringe shown in Precinct plan 2 unless a comprehensive and integrated assessment has been undertaken.

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5.37 Riverhead 3

The objectives and policies of the underlying Rural Production zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

This precinct is located at the northern end of the Riverhead township and includes approximately 82 ha of land and provides for subdivision immediately to the north of the town. The underlying zoning is Rural Production. The land is bordered to the south by the Wautaiti and Rangitopuni Streams. The precinct is comprised of the following sites:

1. CT 24B/690 (Sec 3 Blk VI Waitemata Survey District SO 25805) 0.9055ha
2. CT 24B/690 (Sec 2 Blk VI Waitemata Survey District SO 25805) 3.8167ha
3. CT 863/177 6.9555ha
4. CT 18D/275 15.3781ha
5. CT 179/184 22.7610ha
6. CT 861/60 32.5585ha

The purpose of the precinct is to allow for holistic and integrated approach to future subdivision and development of the land whilst allowing for protection of the high quality native vegetation identified on [Precinct plan 1](#) - ecological sensitivity and visual amenity of the land.

Objectives

1. Future development and subdivision of the land is enabled.
2. Protection of ecologically sensitive areas is provided for.

Policies

1. Recognise and provide for the particular characteristics of the land, including its topography, native vegetation, rural character, visual amenity values and its visually prominent location adjoining the Riverhead township.
2. Enable appropriate rural-residential subdivision and development, while protecting the high quality native vegetation and visual amenity of the land.
3. Recognise the need to ensure that appropriate building sites are achieved on geotechnically suitable land and that all sites can be adequately serviced.

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5.38 Riverhead 4

The objectives and policies of the underlying Rural Production zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Riverhead 4 precinct applies to the north-eastern section of Riverhead Forest bounded between Bald Hill Road to the north, Ararimu Valley Road to the south-west and Rahanui Road to the east.

The precinct forms part of the Treaty settlement between the Crown and Ngati Whatua o Kaipara. The land is being purchased by Ngati Whatua o Kaipara as part of the cultural and commercial redress component of their settlement.

The precinct maintains some existing subdivision and land use development opportunities. Development is to be managed in a way that continues to protect and enhance the particular values of the land.

Objectives

The objectives are as listed in the Rural Production zone except as specified below:

1. Natural resources rather than built forms dominate the rural character and amenity values of the precinct.
2. Native biodiversity, natural landscape qualities and significant natural areas are protected and enhanced.
3. Conflict between residential and non-residential land use activities is avoided and adverse effects are mitigated.
4. The productive use of the rural land resource is enabled and adverse effects of such land use on the natural and physical resources existing within the precinct are avoided, remedied or mitigated.
5. Limited development opportunities consistent with those existing at the time the Crown and Ngati Whatua o Kaipara signed the Treaty settlement are provided.
6. The sustainable management of natural and physical resources is promoted in a manner which recognises and provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, significant sites, waahi tapu and other taonga.

Policies

The policies are as listed in the Rural Production zone except as specified below:

1. Limit further subdivision and rural residential lifestyle opportunities.
2. Prevent rural residential development within the precinct unless undertaken as part of protecting significant natural areas, enhancement planting or the vesting of additional reserve land as appropriate.
3. Undertake subdivision in a manner which results in:
 - a. riparian margin protection and enhancement
 - b. hydrological neutrality
 - c. protection and enhancement of bush, scrub and wetlands.
4. Avoid adverse cumulative effects of activities and subdivision upon the character and amenity values in the precinct.
5. Protect and enhance distinctive and high quality landscapes wherever possible by ensuring development within the precinct is in a location and of a scale and intensity that does not dominate or have significant adverse effects on those landscapes.
6. Prevent new non-residential activities from resulting in any significant adverse effects upon existing

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amenity values.

7. Locate non-residential activities where the adverse effects of the proposed activity can be internalised on the site or any off-site effects can be avoided, remedied or mitigated such that they are no more than minor.
8. Continue activities based on production from the rural land resource and recognise these activities as an element of rural character within the precinct.
9. Provide for a diversity of site sizes, including the retention of land in large holdings in order to maximise the diversity of activities that can be undertaken on the rural land resource.
10. Mitigate the adverse effects of mineral extraction as far as practicable where adverse effects cannot be avoided due to the fixed nature of naturally occurring mineral deposits.
11. Prevent activities where cumulative adverse effects will occur in relation to the rural character, amenity values, significant natural features, significant landscapes, road traffic and safety of an area.
12. Avoid any adverse effects upon streams, rivers and wetlands and wherever possible new activities or subdivision should lead to the enhancement and revitalisation of these areas by excluding grazing animals through fencing and undertaking replanting or riparian areas.
13. Provide for limited opportunities for subdivision, where the outcomes of other precinct policies can be achieved along with:
 - a. the protection of significant natural areas
 - b. the creation of additional significant public reserve land
 - c. dwelling sites on Māori land
 - d. significant enhancement planting.

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5.39 Riverhead South

The objectives and policies of the underlying Single House zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Riverhead South precinct applies to approximately 60 ha of land to the south of the existing Riverhead township, that is south of Kaipara Portage Road and east of the Coatesville Riverhead Highway. The southern edge of the precinct is defined by an unnamed inlet and gully/stream feature, the Huapai Golf Course and the Hare Krishna temple site as shown on [Figure 1: Riverhead South precinct plan](#) in clause 6 of the Riverhead South rules section. The underlying zoning of the precinct is Single House zone.

The purpose of the precinct is to provide for future expansion, primarily for residential purposes, immediately to the south of the town. The Riverhead South precinct is intended to be an extension of the existing Riverhead township rather than appear as a new standalone area.

The Riverhead South precinct is characterised by the following features:

- A grid based road pattern with informal road construction and generous verges
- A significant cover of mature vegetation
- A low density character with rectangular shaped allotments of a consistent size and frontage
- A rural and coastal aspect

In addition to retaining some of the character of the Riverhead township north of Kaipara Portage Road, the precinct seeks to encourage a number of rules to increase consideration of urban design and an integrated approach to development.

The precinct provides for future growth and development to be generally accordance with [Figure 1: Riverhead South precinct plan](#) as follows:

- Land around the perimeter of the precinct applies a larger minimum site size consistent with subdivision controls over the existing town of Riverhead
- The precinct allows for greater densities within a special development area surrounding proposed public open space in the centre of the precinct
- The precinct seeks to complement and enhance the key features that contribute to the character of the existing Riverhead township and to ensure that future development integrates with the existing town

To facilitate the integrated and efficient development of the precinct framework plans are provided for. A framework plan is a resource consent authorising land uses including the location and physical extent of roads and open spaces, and allowable building envelopes.

Objectives

The objectives are as listed in the Single House zone except as specified below:

1. Subdivision and development within Riverhead South is designed and implemented in a comprehensive, efficient and integrated way that responds to its urban, natural and coastal context.
2. The urban form and pattern of development in Riverhead South is integrated with and complements the open spacious character of the existing Riverhead township.
3. Amenity values are maintained within neighbourhoods, residential areas and residential sites.
4. The natural character of areas near the coast, and the margins of streams, ponds and wetlands are protected from inappropriate subdivision and development, and significant vegetation is retained.

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5. Lower density residential development is located around the perimeter of the precinct.
6. Some higher density residential development is located in the Special development area adjacent to and surrounding the indicative public open space area at the centre of the precinct as identified on [Precinct Plan 1](#).
7. The adequate provision of infrastructure, including the ability to connect to a public wastewater disposal system and a public reticulated water system, is ensured.
8. The precinct provides a connected grid street pattern with integrated and safe pedestrian and cycle linkages to the existing Riverhead township, the coastal environment, and existing open space.
9. The open space network is consistent with [Precinct Plan 1](#).

Policies

The policies are as listed in the Single House zone except as specified below:

1. Promote comprehensive and integrated development of the precinct in accordance with approved framework plans.
2. Require a subdivision layout and form that reflects the existing pattern of subdivision in the existing Riverhead township and [Precinct Plan 1](#).
3. Require a connected grid street pattern with integrated and safe pedestrian and cycle linkages to the existing Riverhead township, the coastal environment and existing and indicative public open space areas.
4. Require larger minimum site sizes around the perimeter of the precinct consistent with site sizes in the existing Riverhead township.
5. Require the adequate provision of infrastructure, including the ability to connect to a public wastewater disposal system and a public reticulated water system.
6. Enable more intense development within the Special development area and the indicative public open space area identified on [Precinct Plan 1](#).
7. Require an open space network that is consistent with [Precinct Plan 1](#) and is connected to the existing Riverhead township and other significant public places.
8. Encourage the retention of significant native vegetation and require planting that will enhance the natural character of the precinct and reduce the visual impact of urban development.
9. Require subdivision and development to be designed to:
 - a. protect and enhance the significant coastal margins and landforms
 - b. avoid exacerbating or generating any natural hazards
 - c. protect the quantity and quality of water in streams, ponds and wetlands

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5.40 Rodney Landscape

Refer to planning maps for the location and extent of the precinct.

Precinct description

The Rodney landscape precinct applies to various inland towns and coastal areas on and north of Whangaparaoa Peninsula.

The precinct is made up of 10 sub-precincts which are listed below together with their underlying zone:

Sub-precinct	Areas	Underlying zone
A	Wellsford	Large Lot, Public Open Space - Conservation, Public Open Space - Informal Recreation, General Coastal Marine, Large Lot
B	Ti Point	
C	Sandspit	
D	Red Beach	
E	Stanmore Bay	
F	Coal Mine Bay	
G	Hobbs Bay	
H	Silverdale	
I	Mahurangi	
J	Leigh	Rural and Coastal Settlement

The purpose of this precinct is to provide for lower intensity subdivision than that permitted in the underlying zones in order to protect significant landscape features, including areas of ecological significance, native vegetation, notable ridge lines, natural gullies and water courses, physical constraints and areas of significant natural character.

The precinct also includes controls on the siting and design of buildings to reduce their visual prominence when viewed from public places.

In addition, the precinct allows for the clustering of dwellings in some areas so that large areas of high landscape value, including significant native vegetation, are protected from future buildings and works.

Objectives

The objectives are listed in the General Coastal Marine, Large Lot, Public Open Space - Conservation, Public Open Space - Informal Recreation and Rural and Coastal Settlement zones except as specified below:

1. Significant landscape values, and areas with physical constraints, are protected including land that:
 - a. contains ecological values including significant native vegetation and fauna habitats
 - b. has significant natural features including notable ridgelines, coastal margins, natural gullies and water courses and perennial and ephemeral streams
 - c. has significant natural character including open undeveloped or vegetated slopes
 - d. has steep topography or ground conditions that are unsuitable for development.
2. Subdivision, and the intensity of development are limited to protect significant landscape values and avoid development on land with physical constraints.
3. Buildings are sited and designed to integrate with the landscape and minimise their visual prominence

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when viewed from public places.

Policies

The policies are those listed in the Rural and Coastal Settlement, Public Open Space - Conservation, Public Open Space - Informal Recreation and General Coastal Marine zones except as specified below:

1. Require larger minimum site sizes for subdivision to protect significant landscape values and existing native vegetation.
2. Enable the clustering of dwellings in select locations to permanently protect areas with significant landscape values and avoid physical site constraints.
3. Require the design and location of new buildings and development to:
 - a. minimise landform and earthwork modifications on the landscape
 - b. minimise visual impacts by:
 - i. avoiding prominent locations and integrating development with the contours of the land
 - ii. reducing the extent and visual prominence of driveways
 - iii. using building design, materials and colours that will integrate with the surrounding landscape
 - iv. retaining existing native vegetation and significant trees
 - v. requiring a landscape buffer along the Whangaparaoa ridge line in Coal Mine Bay and locate development to retain a relatively underdeveloped appearance when viewed from a public place.

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5.41 Rodney Thermal Energy Generation

The objectives and policies of the underlying Rural Production zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Rodney Thermal Energy Generation precinct applies to the Rodney Power Station site and surrounding area and is located near the intersection of State Highway 16 with Inland Road, northeast of Helensville.

The purpose of the precinct is to provide for the establishment, construction, operation, maintenance and upgrading of a nominal 480MW combined cycle gas turbine electricity generating facility. [Appendix 11.5.8](#) shows the location of the precinct including the site boundaries.

There is currently limited power generated in the area north of the Auckland Isthmus relative to demand growth. Continued population growth in Auckland and nationally, and limitations in existing electricity infrastructure, mean that additional electricity generation facilities in the Rodney area offers benefits for maintaining and enhancing security of electricity supply for this area and the national electricity grid.

The precinct provisions provide certainty for the development of a power station and for the public regarding the scale, form and nature of the long-term development of the site. It also provides for the management of adverse environmental effects.

Objectives

The objectives are as listed in the Rural Production zone except as specified below.

1. Enable the establishment, construction, operation, maintenance and upgrading of a gas fired thermal power station with a maximum nominal 480MW combined cycle gas turbine electricity generating facility including associated facilities, structures and activities, to connect to the National Grid.
2. The amenity values and character of the rural area are maintained or enhanced through sensitive building design, appropriate landscaping, earthworks and planting, and controls with particular regard to avoiding, remedying or mitigating adverse effects beyond the precinct.
3. The positive effects arising from the development and operation of the Rodney Power Station are recognised.
4. Certainty is given to neighbouring property owners and communities regarding the scale, form, and nature of the longterm development of the power station.
5. Activities not related to electricity generation facilities or associated facilities and activities, that impact on rural character and amenity are avoided and potential cumulative and reverse sensitivity effects are managed.

Policies

The policies are as listed in the Rural Production zone except as specified below.

1. Provide for the staged development, including establishment, construction, maintenance and refurbishment of a gas fired thermal power station with a maximum nominal capacity of up to 480MW and all associated facilities, structures and activities required for its efficient operation.
2. Restrict activities, including subdivision, not related to electricity generation facilities or associated facilities and activities to, maintain the rural character and amenity outside the precinct, and to manage reverse sensitivity issues.
3. Require development to take place in accordance with the Development Concept Plan (including site layout and landscape plans) for the Rodney Thermal Energy Generation precinct so that neighbouring property owners and the public are aware of the scale, form and nature of the long-term development of the precinct.

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4. Maintain the amenity values and character of the rural area surrounding the precinct by requiring:
 - a. generation and transmission activities within the precinct to be located in accordance with the approved activity areas and the site layout plan
 - b. activities within the precinct to comply with the performance standards and development controls
 - c. compliance with the relevant rural zone performance standards beyond the precinct boundary.
5. Control noise, light spill, glare and vibration to avoid, remedy or mitigate adverse effects on surrounding areas.
6. Control the potential adverse environmental effects associated with wastewater and stormwater disposal and the use and storage of hazardous substances.
7. Manage transport associated with the development and operation of the power station in such a way as to avoid, remedy, or mitigate adverse effects on the transport network and on the surrounding areas.

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5.42 Silverdale 1

The objectives and policies of the underlying Light Industry zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

Silverdale 1 precinct applies to 8.7 hectares of land located off Peters Way, Silverdale. The land adjoins the established industrial area in Silverdale, and is zoned light industrial.

The purpose of the precinct is to impose additional controls with respect to water supply, wastewater, building height, landscaping and earthworks to ensure that the effects of future development of the precinct are appropriately mitigated.

With respect to potential visual effects on adjoining sites, the precinct's topography is sloping and has a ridge located to the south east which defines the southern boundary of the precinct with the Countryside Living zone. The Auckland Memorial Park Cemetery adjoins the western boundary of the precinct.

Therefore, additional controls regarding the finished height of the ridgeline, landscaping and height of buildings in relation to the surrounding landform are required. This is to ensure the effects of the Light Industrial zone are confined to the north facing basin overlooking the existing industrial development and do not impact on the visual amenity values of the cemetery and adjoining Countryside Living zone to the south and south east.

Objectives

The objectives are as listed in the Light Industrial zone in addition of those specified below:

1. Adverse visual effects on the cemetery and countryside living sites are avoided.
2. Effects of development on the wastewater network are minimised.

Policies

The policies are as listed in the Light Industrial zone in addition of those specified below:

1. Require buildings to be located, designed, and landscaped, to ensure the visual effects of the buildings on the cemetery and Countryside Living zone beyond the southern ridgeline to the south and south-east are avoided.
2. Restrict the finished level of buildings on the southern ridgeline.
3. Require landscaping to screen and mitigate the adverse visual effects of buildings on adjoining sites.
4. Restrict high water use activities.

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5.43 Silverdale 2

The objectives and policies of the underlying General Business zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Silverdale 2 precinct applies to approximately 47ha of land located between East Coast Road and the motorway (State Highway 1). The precinct is bounded by the motorway to the west, East Coast Road to the east and the Snowplanet site to the south as shown in the Silverdale 2 [precinct plan 1](#). It is highly visible from the motorway as the land slopes up significantly from the motorway to East Coast Road.

The development of this area will have a significant impact on the experience of people travelling on State Highway 1 and the Hibiscus Coast Highway. Objectives, policies and rules will assist in creating a woodland landscape, helping to frame the entrance to the Hibiscus Coast Highway.

The purpose of the precinct is to facilitate the development of an entertainment cluster and activities are limited to entertainment and recreation activities and ancillary activities.

As many of the buildings used for entertainment and recreation activities involve large utilitarian structures, the provisions aim to ensure that such buildings are designed to achieve a high quality of design and avoid adverse visual effects and mitigation of effects through appropriate landscaping. Activities must not adversely affect the surrounding road network.

Objectives

The objectives are those listed in the underlying zone except as specified below:

1. A distinctive recreation and entertainment precinct with a high-quality built form and landscape is enabled.
2. A range of recreation and entertainment and ancillary activities is provided.
3. A high-quality built form and landscape with an overall vegetation framework that provides a cohesive landscape and substantially increases the tree canopy.
4. A clear and well defined edge between the urban Hibiscus Coast area and the surrounding rural land.
5. Access to the precinct is safe and efficient and does not adversely affect the state highway network or the surrounding road network.
6. Passenger transport is supported.
7. Development occurs in accordance with relevant recommendations of the Silverdale South Integrated Catchment Management Plan.

Policies

The policies are those listed in the underlying zone except as specified below:

1. Limit activities within the precinct to entertainment and recreation activities and other activities that are clearly ancillary to these, including supporting and appropriately themed retail and travelers' accommodation.
2. Restrict commercial and industrial activities that are not ancillary or secondary to entertainment and recreation activities.
3. Integrate retail activities with recreation and entertainment activities, and restrict retail activities to those that are closely related to the types of activities provided for in the precinct.
4. Provide for development to be integrated within an overall vegetation and landscaped framework that provides a cohesive landscape including a:
 - a. variety of fast growing exotic trees

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- b. longer term framework of species characterising New Zealand's northern sub-tropical vegetation.
- 5. Require development to emphasise the underlying natural landform by protecting the integrity of ridgelines, reinforcing the natural watercourses, views and access to sunlight.
- 6. Provide a landscape buffer along the boundary of State Highway 1 to assist in screening development within the precinct from the motorway.
- 7. Require a high standard of architectural and urban design for buildings, development and site layout with the location, scale, materials and colours of buildings, structures and signs being unobtrusive.
- 8. Restrict earthworks to those necessary for the formation of roads, infrastructure and the formation of building platforms.
- 9. Restrict activities that will cause adverse effects on the state highway network or the surrounding road network and restrict vehicular access to the precinct to the defined points on East Coast Road and the Hibiscus Coast Highway as identified on [precinct plan 1](#).
- 10. Provide a low speed–high amenity transport network supportive of safe and efficient pedestrian and cycle access.
- 11. Restrict noise levels of activities within the precinct so that the amenity values of adjoining areas are not adversely affected.
- 12. Restrict development of the steeper land located within 200m of the boundary with East Coast Road to limited areas of buildings or hardstand areas.
- 13. Require best practice stormwater management, retain existing streams and prevent building and fill within floodplains in a manner consistent with the Silverdale South Integrated Catchment Management Plan.

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5.44 Silverdale North

The objectives and policies of the underlying General Business, Single House, Town Centre and Neighbourhood Centre zones apply in the following precinct and sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

Precinct description

The Silverdale North precinct is located north of the original town of Silverdale and applies to approximately 490ha of land bounded by State Highway 1A to the west, Orewa Estuary to the north, Jelas Road to the east and Hibiscus Coast Highway to the south.

It is characterised by an attractive undulating landscape, prominent ridgelines and natural gullies and water courses. It includes a dominant ridgeline that separates the area into two portions. The south western portion contains rural facing views to the west with good access to the motorway (State Highway 1A). The north eastern portion contains significant views over the Orewa Estuary and coast beyond.

The precinct is divided into the following sub-precincts as shown in the Silverdale North precinct plan in [Precinct Plan 1](#):

- Sub-precinct A
- Sub-precinct B
- Sub-precinct C
- Sub-precinct D (D1, D2 and D3)

The underlying zoning(s) for the Silverdale North precinct are:

- General Business for sub-precinct A
- Single House for sub-precinct B
- Town Centre for sub-precinct C
- Neighbourhood Centre for sub-precincts D1, D2 and D3

The precinct is also divided into ten development areas shown in the Development Areas and Road Layout plan in [Precinct Plan 2](#).

To facilitate the integrated and efficient development of the precinct, framework plans are required for each development area. A framework plan is a resource consent authorising land uses such as the location and physical extent of roads and open spaces. The precinct includes staging provisions that determine the sequencing and staging of earthworks, civil works, subdivision and the construction of buildings depending on the provision of particular transport infrastructure.

The precinct includes subdivision and development controls to:

- Restrict urban development ahead of necessary improvements being made to the primary roads network.
- Require high quality urban design outcomes and buildings that will enhance the character of commercial areas.
- Require high standards of residential amenity including the protection of solar access to the private outdoor living areas of proposed and existing dwellings.

The precinct also includes controls over the following management areas identified in [Precinct Plan 1](#) to retain or protect significant landscapes and key natural features:

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- Weiti Landscape area which is an area of high visual sensitivity containing a ridgeline overlooking the Hibiscus Coast Highway and forming a backdrop to the Silverdale War Memorial park.
- Wainui Road area which is located on business zoned land that interfaces with residential land to the east.
- Gateway area which includes land adjacent to State Highway 1A and is highly visible from the motorway.
- Physical limitations area which includes land containing soils unsuitable for residential development at standard residential densities.
- View shafts and areas subject to building restrictions which are identified to limit building heights at specific public viewing points.

The purpose of the precinct is to ensure that the development of Silverdale North is carried out in an integrated way, and that urban development is restricted ahead of necessary improvements being made to the primary roads network. The provisions ensure that development in advance of infrastructure does not create significant adverse effects on the primary road network and connections to that network.

Objectives

The objectives for the precinct are as listed in the underlying General Business (sub-precinct A), Single House (sub-precinct B), Town Centre (sub-precinct C) and Neighbourhood Centre (sub-precinct D1, D2 and D3) zones except as specified below:

1. Subdivision and development are designed and implemented in a comprehensive, efficient and integrated manner.
2. Necessary improvements are made to the primary roads network and connections to this network ahead of development.
3. Development does not create significant adverse effects on the primary road network and connections to that network.
4. Key natural features and the distinctive character of the area are protected from inappropriate subdivision and development.
5. Open space and land for community facilities are identified.
6. Significant views from public places are protected.
7. High standards of urban design are achieved including distinctive architectural styles, attractive landscaping and the use of colours and materials that will not dominate the landscape setting or compromise character of the streetscape or neighbourhood in which they are located.
8. A range of housing types, densities and site sizes are provided in the precinct.
9. A range of business development opportunities are created that will increase employment opportunities in an attractive working environment.
10. The road layout is integrated with the landscape and provides a safe, attractive and well-connected network that includes public transport, cycling and walking routes.
11. Subdivision and development avoids the adverse effects of stormwater runoff within the Orewa Estuary and Weiti River catchments and their contributing streams.
12. A vibrant pedestrian environment is achieved, and a mixed and diverse range of activities that address the street are provided, in sub-precinct C.
13. Adverse effects on the environment from traffic generation and parking demand are avoided, remedied or mitigated in sub-precincts C and D.

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Policies

The policies for the precinct are as listed in the underlying General Business (sub-precinct A), Single House (sub-precinct B), Town Centre (sub-precinct C) and Neighbourhood Centre (sub-precinct D1, D2 and D3) zones except as specified below:

General

1. Encourage the preparation of framework plans to guide future development and densities in each of the development areas identified in the Silverdale North Development Areas and Road Layout [plan](#).
 - a. encourage consultation with any owners of land within the sub-precinct and Development Area, and any neighbouring sub-precinct, when preparing a framework plan.
 - b. require the framework plan to demonstrate the interrelationship and future integration with other land within the Development Area and sub-precinct, particularly where a framework plan is only prepared for part of a Development Area.
2. Require the staging of subdivision and development to coordinate with improvements and connections to the primary road network and to avoid increasing congestion at the Hibiscus Coast Highway and State Highway 1A interchange.
3. Design a well-connected road network that respects natural features and is generally in accordance with the Silverdale North Development Areas and Road Layout plan shown on [precinct plan 2](#).
4. Design neighbourhoods and roads to protect significant natural features and landscapes including significant ridgelines, gullies, vegetation and natural water courses.
5. Require open space and land for community facilities to be identified at the framework plan stage.
6. Require public open space that is bounded and fronted by streets for no less than 75 per cent of their perimeter and that provide a clear sense of public ownership and high levels of amenity, safety and permeability.
7. Design roads to provide a safe, attractive and well-connected network that includes public transport, cycling and walking routes.
8. Require best practice stormwater management in a manner consistent with the Silverdale North Integrated Catchment Management Plan.

Sub-precinct A

9. Require framework plans to provide for a comprehensive and integrated approach to urban design recognising the visual prominence of the Gateway area identified in [Precinct Plan 1](#) when viewed from State Highway 1A and the visual sensitivity of parts of the area immediately north of the Weiti River.
10. Require resource consent applications for buildings and earthworks to manage the siting, design and appearance of buildings, provide for landscaping and maintain high levels of amenity consistent with a business park or campus like environment.
11. Enable and encourage the establishment of land use activities that will attract knowledge and people based businesses and a more limited or different range of business activities than might expect to be found in a mixed use zone.
12. Discourage industrial activities that could compromise the campus like appearance of sub-precinct A.
13. Discourage the use of materials and bright corporate colours that will visually impact on the landscape, especially when viewed from State Highway 1A.
14. Avoid business activities which require air or water discharge consents.
15. Require buildings and development in commercial areas to achieve a high standard of visual amenity

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that will enhance the identity, aesthetics and character of commercial areas taking into consideration:

- a. the proportion, scale, bulk and form of buildings including architectural style, the external appearance and articulation of buildings and the use of materials, colours and glazing
- b. the siting, design and integration of buildings with the topography
- c. the need to avoid blank walls including retaining walls over 1.5m in height which are in the public realm
- d. a preference for landscaped batters rather than retaining walls
- e. sunlight to public places especially where outdoor eating is envisaged
- f. opportunities for landscaping that will soften the hard urban appearance of commercial buildings.

Sub-precinct B

16. Provide flexibility to develop a range of housing sizes, types and densities throughout the precinct.
17. Provide for a proportion of various intensities of residential development as follows:

Density — site size per dwelling	Percentage in development area
150m ² -449.9m ²	20 per cent
450m ² -649.9m ²	25-45 per cent
650m ² +	45-65 per cent

18. Encourage higher densities around commercial activities and public open space.
19. Require and protect sunlight access to proposed and existing private outdoor living spaces to ensure they receive at least five hours of sunshine between 9am and 3pm on 22 March/September.
20. Require development of two or more dwellings to achieve the following outcomes:
 - a. a high standard of architectural design
 - b. buildings that are well proportioned and articulated
 - c. landscaping that will reduce the appearance of building bulk and mass
 - d. a high standard of amenity including provision for and protection of privacy and solar access to private outdoor living spaces.
21. Discourage subdivision that creates rear sites.

Sub-precinct C & D

22. Limit the size of ground floor tenancies and discourage large format retail to achieve a vibrant pedestrian environment and a mixed and diverse range of activities that address the street in sub-precinct C.
23. Discourage retail in sub-precinct D3 that could compromise the commercial viability of the Silverdale town centre.
24. Require buildings and development in commercial areas to achieve a high standard of visual amenity that will enhance the identity, aesthetics and character of commercial areas taking into consideration:

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- a. the proportion, scale, bulk and form of buildings including architectural style, the external appearance and articulation of buildings and the use of materials, colours and glazing.
 - b. the siting, design and integration of buildings with the topography.
 - c. the need to avoid blank walls including retaining walls over 1.5m in height which are in the public realm.
 - d. a preference for landscaped batters rather than retaining walls.
 - e. sunlight to public places especially where outdoor eating is envisaged.
 - f. opportunities for landscaping that will soften the hard urban appearance of commercial buildings.
25. Minimise the use of bright corporate colours to reduce competition for dominance by buildings and signage.
 26. Require active frontages to buildings that address two street corners.
 27. Require all land in sub-precinct C adjoining the Hibiscus Coast highway to be landscaped and densely planted.
 28. Design buildings to address the corner of Millwater Parkway and Silverdale Street in sub-precinct C.
 29. Enable the development of small service business activities in sub-precinct D3 to support and provide a focal point for the business community in sub-precinct A.
 30. Exempt on-site parking in sub-precinct D and require angled car parking between buildings and the street frontage.
 31. Limit direct vehicular access to Millwater Parkway from sites within sub precinct D1 and D2.

Management Areas

32. Limit the intensity of development within the Physical Limitations area in [Precinct Plan 1](#) to one dwelling per 1500m² with an average of one dwelling per 5000m² unless geological constraints are removed or modified to enable standard residential densities.
33. Require all buildings and development on sites in the Wainui Road area in [Precinct Plan 1](#) to be sited and designed to present an attractive façade and landscaping that is compatible with the residential area on the east side of Wainui Road.
34. Require all buildings and development in the Gateway area in [Precinct Plan 1](#) to be sited and designed to present a high quality built form and a low visual impact when viewed from State Highway 1A.
35. Recognise and protect landscape values on land north of the Weiti River in the Weiti Landscape area by ensuring the development does not protrude above any ridgelines and requiring buildings and development to minimise their visual prominence when viewed from State Highway 1A and Wainui Road.
36. Require a minimum average size site of 4000m² for subdivision in the Weiti Landscape area in [Precinct Plan 1](#).
37. Require planting and exclude protected vegetation in Development Areas 9A and 9B from the calculation of minimum site sizes as shown in Silverdale North Development Area 9A and 9B plan in [Precinct Plan 3](#).
38. Require that buildings and structures in the Subject to Building Restrictions area in [Precinct Plan 1](#) do not obscure significant view shafts when viewed from identified public places.

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5.45 Smales 1

The objectives and policies of the underlying Business Park zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Smales 1 precinct is located on the corner of Taharato and Northcote roads, and is adjacent to State Highway 1 and the Northern Busway. The Smales 1 precinct permits a maximum gross floor area for activities, a maximum number of car parking spaces, and provides for some accessory activities such as food and beverage outlets.

Objective

The objectives are as listed in the Business Park zone in addition to that specified below:

1. Ongoing development of the Smales Farm Technology Office Park as an employment node is encouraged and undertaken in a manner which avoids adverse effects on the function and amenity of the City Centre, Metropolitan and Town Centre zones and neighbouring zones.

Policies

The policies are as listed in the Business Park zone in addition to those specified below:

1. Provide for office activity up to a specified limit.
2. Limit accessory activities to those which meet the immediate needs of office workers.
3. Require activities to demonstrate that they will not adversely affect the safe and efficient operation of the transport network.

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5.46 Smales 2

The objectives and policies of the underlying Mixed Housing Suburban and Mixed Use zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Smales 2 precinct applies to a 4.8ha block of land located on the southern side of Northcote Road and fronting Lake Pupuke, Takapuna. The precinct has two underlying zones: Mixed Use and Mixed Housing Suburban. The precinct encompasses two quite distinct areas, for which separate sub-precincts have been developed: the 2.7ha Sub-precinct A, which is dominated by the excavations associated with its former quarry use, and the adjoining 2.1ha Sub-precinct B, which comprises a block of more elevated undeveloped land that extends to the edge of Lake Pupuke.

The precinct provides for the comprehensive redevelopment of the block of land in the following manner:

- Sub-precinct A, which is zoned Mixed Use, has been substantially excavated during quarrying operations in the past and is considered suitable for a mixture of uses including commercial and a range of residential development such as apartments and retirement accommodation, recognising the location of the land at the residential/business interface. It is the intention to minimise rock excavation and work within the existing land contours as far as is practicable. Medical related business activities are encouraged, recognising the proximity of the site to the North Shore Hospital and the synergies that could result from such development. The Integrated Transport Assessment which was prepared for the Smales 2 precinct in 2013 identified that this sub-precinct could accommodate up to 45,000m² of business development. However, the extent of retail and general office development that can occur within the sub-precinct is capped to ensure that development does not undermine other nearby business centres nor generate adverse traffic effects.
- Sub-precinct B, which adjoins Lake Pupuke, is zoned Mixed Housing Suburban. The sub-precinct is to be developed for intensive residential purposes in a manner that achieves high standards of on-site amenity and which appropriately responds to the location of the land adjacent to the lake and its elevation above Northcote Road immediately to the north. The special character and amenity of Lake Pupuke, will be protected through a variety of techniques including the imposition of the 30m Lakeside Yard setback and, in close proximity to the lake edge, limiting the height of buildings and providing only for individual houses, rather than apartments.

The land owner is encouraged to prepare a framework plan at a sub-precinct level before subdivision and development in the area starts, with greater development opportunities provided for each sub precinct following the completion of the framework plan. Prior to this stage the provisions of the underlying zone apply. The preparation of a framework plan will reduce the potential for subdivision and development to occur in an uncoordinated manner, and will encourage integrated and comprehensive development of the sub-precincts to achieve a high quality urban environment. Although the preparation of framework plan is a voluntary process, it reflects the approach agreed with the landowner, and the recognition that with a single land owner of Sub-precincts A and B there are opportunities for comprehensive redevelopment of this large land holding.

Objectives

The residential, business and public open space objectives are as listed in the Mixed Housing Suburban and Mixed Use zone except as specified below:

1. Sub-precinct A is comprehensively planned and developed as a mixed use area that achieves a high quality built environment and responds appropriately to the context of the sub-precinct and the surrounding neighbourhood.
2. Sub-precinct B is comprehensively planned and developed into an area of high quality intensive housing that achieves a high level of residential amenity taking advantage of the site's north-east facing aspect while avoiding, remedying or mitigating adverse effects of earthworks, activities and buildings on the

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amenity of nearby residential zones, Lake Pupuke and public spaces, including Northcote Road.

Policies

The residential, business and public open space policies are as listed in the Mixed Housing Suburban and Mixed Use zones except as specified below:

1. Encourage the development of a single framework plan for each sub-precinct in order to promote comprehensive and integrated planning of these areas and to achieve a high level of amenity and built environment throughout the precinct while minimising the adverse environmental effects of subdivision and development. Framework plans are to establish matters such as:
 - a. the layout of the site
 - b. the bulk and location of buildings
 - c. indicative finished land contours
 - d. provision for vehicle access and safe convenient and accessible routes for pedestrians and cyclists
 - e. management of site related traffic on the surrounding road network
 - f. measures to provide protection and/or accessibility to significant geological features.
2. Require that any framework plan application also seeks consent for (as a minimum) any infringements of bulk and location controls, landscaping, access widths and gradients and works on a geological site, and encourage the application to include all other consents that may be required.
3. Require appropriate stormwater management to be employed to protect the water quality of Lake Pupuke, both during and post construction.
4. Require development to facilitate the comprehensive integration of land uses and transport infrastructure, including pedestrian and cycle routes into and through the site and the provision of public access (both pedestrian and cycle) between Rangitira Avenue and Northcote Road.
5. Encourage development to minimise further rock excavation to the extent practicable due to the potential adverse effects of noise and vibration.

Sub-precinct A:

6. Require any framework plan developed for Sub-precinct A to demonstrate how development will be undertaken to achieve a high quality design, create good on site amenity standards with particular regard to the needs of pedestrians, and relate appropriately to the context of the sub-precinct, the neighbouring Sub-precinct B, and the surrounding neighbourhood, and in particular to:
 - a. Create a safe and convenient public environment
 - b. Achieve an attractive built environment
 - c. Avoid, remedy or mitigate the adverse effects of development on the adjoining residential area, including those effects relating to noise, privacy, visual amenity, shading and dominance
 - d. Achieve good urban design outcomes
 - e. Utilise landscaping to enhance the appearance of the development and integrate the site with adjoining land-uses and the streetscape
 - f. Provide appropriately for the movement of cycles and pedestrians into, through and within the site in a manner that is safe, convenient and attractive, and which has regard to the potential significance of the site as part of an around Lake Pupuke link for recreational walkers and cyclists
 - g. Provide appropriately for the movement of vehicles into, through and within the site, having regard to the effects of traffic on the adjoining road network

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- h. Protect those geological features of most significance, and where practicable require that they are available for future study.
- 7. Enable a mixture of uses to establish within the sub-precinct, including residential and commercial activities.
- 8. Encourage the establishment of businesses providing medical related goods and services to reflect the proximity of North Shore Hospital to the sub-precinct and to limit the total floor area of general (non-medical related) office and retail development in recognition of the potential adverse effects of such activities on nearby town centres.
- 9. Provide the opportunity for a single landmark building to be located within a defined area close to Northcote Road.
- 10. Encourage the use of alternative modes of travel through the preparation of travel management plans and the inclusion of facilities that support cycling and walking.

Sub-precinct B

- 11. Require any framework plan developed for Sub-precinct B to demonstrate how development will be undertaken to achieve a high quality design, create good on site amenity standards for the residential units, and relate appropriately to the context of the sub-precinct and the surrounding neighbourhood, including the location of the sub-precinct adjoining Lake Pupuke, and in particular to:
 - a. Create a safe and attractive residential environment
 - b. Achieve an attractive built environment
 - c. Mitigate the adverse effects of development on the adjoining residential area
 - d. Avoid adversely affecting the amenity and environmental values of Lake Pupuke
 - e. Create an appropriate relationship with Northcote Road, including creating a landscaped buffer between buildings and the upper edge of the bluff.
- 12. Provide for the establishment of a range of residential types (from single houses to apartments) in an integrated development with a high level of residential intensity.

Sub-precinct A

- 13. Provide for a wide range of primarily medical related business activities, including offices for businesses providing medical related goods and services, reflecting the location of the site in close proximity to North Shore Hospital, but with limitations on the nature and extent of retail and general office activities to ensure that the role and function of other nearby business centres, including the Takapuna Metropolitan Centre is not compromised.
- 14. Limit the area occupied by offices associated with non-medical related business activities utilising techniques such as activity status, floor area limitations and sequencing.
- 15. Provide for residential activities, including apartments and retirement villages, with good standards of on-site amenity.
- 16. Require development and the framework plan to protect the amenities of adjoining residential zoned land, the streetscape amenity of Northcote Road and Rangitira Avenue and the visual amenity of Lake Pupuke by:
 - a. in close proximity to residential zone boundaries and in the vicinity of Rangitira Avenue, limit development to a maximum of 4 levels

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- b. providing for taller buildings outside the residential and Rangitira Road interface
 - c. requiring landscaping be provided to create an attractive on site amenity and enhance the appearance of development as viewed from roads and adjoining residential areas, including the provision of landscaped yards.
17. Encourage the use of alternative modes of travel supported including facilities that support cycling and walking.
 18. Provide pedestrian and cycle routes into and through the site and the provision of a public access (both pedestrian and cycle) between Rangitira Avenue and Northcote Road that is integrated with the development.

Sub-precinct B

19. Provide for the establishment of a range of residential types (from single houses to apartments) in an integrated development with a high level of residential intensity overall and a high standard of residential amenity.
20. Require the scale and form of development to be appropriate for the location of the development on the site and not adversely affect the amenity values of Lake Pupuke.
21. Require development to not significantly diminish the amenity and character of surrounding sites and Northcote Road.

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5.47 Takapuna 1

The objectives and policies of the underlying Metropolitan Centre zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Takapuna 1 precinct incorporates the central area of Takapuna.

Takapuna benefits from a coastal setting and includes a mix of commercial and residential activities. The built form is characterised by human scale building frontages along the main shopping streets and large towers set away from the coast. The purpose of the precinct is to enable development that creates a quality built environment that complements coastal character and supports the revitalisation of the beachfront environment.

The precinct comprises sub-precincts A to E and a variety of maximum building heights are imposed across each of them. This ranges from an unlimited height in the area west of Lake Road to three and five-storey development towards the beachfront. This precinct also includes frontage and buildings setbacks and encourages through site links.

Objective

The objectives are as listed in the Metropolitan Centre zone in addition to that specified below:

1. The coastal setting is respected while providing opportunities for growth and the development of a quality built environment.

Policies

The policies are as listed in the Metropolitan Centre zone in addition to those specified below:

1. Avoid development that visually dominates or overshadows the beachfront area and esplanade reserve by requiring development within the height controls and to be subject to specific design assessment criteria.
2. Require a graduation of building heights, including a stepped building height approach between Hurstmere Road and the beachfront, to maintain the beach front environment whilst enabling tall development in less sensitive areas.
3. Encourage development to provide pedestrian linkages to and through the precinct that integrates with the public realm and are attractive and safe.

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5.48 Takapuna 2

The objectives and policies of the underlying Terrace Housing and Apartment Building zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Takapuna 2 precinct applies to approximately 12.4ha of land on the western fringe of the Takapuna metropolitan centre. The precinct is bounded by Auburn Street on the north east, Huron Street and the upper reaches of Shoal Bay on the south east, Pupuke Road on the south west and Killarney Street on the north west.

The precinct is located on the fringe of the Takapuna Metropolitan Centre and is suitable for a significant amount of high quality residential development including commercial activities on the ground floor of buildings in some areas. The precinct also acts as a gateway into Takapuna and must provide a high quality environment while not constraining the further development of key transport linkages into Takapuna.

Intensification within the precinct provides a unique opportunity to provide a visual and physical connection from the Coastal Marine Area (CMA) and Auburn Reserve to Killarney Park and Lake Pupuke. The precinct encourages development to provide a laneway by allowing additional development if a suitable laneway is provided.

The major challenge for the precinct is to consistently apply its design principles across the fragmented, small landholdings. Site amalgamation will ordinarily be essential. Development sites having a scale of around 40m wide and 30 to 40m deep are needed to achieve appropriately dense residential living and good design outcomes.

The urban design of development is the critical issue for the precinct, not its density.

The purpose of the precinct is therefore to:

- Promote high quality development
- Incentivise the provision of a laneway connecting Auburn Reserve to Killarney Park
- Promote street to street and 'perimeter block' style residential development
- Incentivise site amalgamation
- Provide a wider front yard along Anzac Street to assist its function as a gateway to Takapuna and mitigate the effects of increased height and residential intensity in the precinct.

Objectives

1. The objectives are as listed in the Terrace Housing and Apartment Buildings zone except as specified below.
2. A high quality, intensive urban neighbourhood is developed.
3. Building form and land use appropriately transitions from the Takapuna central metropolitan area down to the residential areas further west.
4. An interesting, high density neighbourhood with high levels of interest and functionality is achieved.
5. Auburn Reserve is connected to Killarney Park by a mid-block laneway across two blocks of land, Killarney Street to Lomond Street and Lomond Street to Anzac Street that provides visual connectivity and physical access.
6. Anzac Street provides an upgraded arterial transport corridor and a high quality gateway into Takapuna.
7. Perimeter block forms, that frame and address the street, characterise the neighbourhood and in

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particular Anzac Street. Perimeter block forms visually link to the Barrys Point Road business area.

8. A spacious high quality pedestrian environment along Anzac Street offsets:
 - a. increased pedestrian needs arising from higher intensity residential and commercial activities
 - b. potential dominance from increased building height along Anzac Street.

Policies

The policies are as listed in the Terrace Housing and Apartment Buildings zone except as specified below.

Activities

1. Enable limited retail and office activities on the ground floor of specified locations while not undermining Takapuna's commercial functionality or the precinct's predominantly residential character.
2. Integrate non-residential activities to minimise adverse and reverse sensitivity effects.
3. Provide separate residential and non-residential entrances.

Comprehensive developments

4. Enable the highest intensities of development where:
 - a. sites are amalgamated
 - b. perimeter block forms that frame and address the precinct's streets are formed
 - c. the number of vehicle crossings are minimised, particularly on Anzac Street
 - d. a mid-block laneway connecting Auburn Reserve to Killarney Park is provided and integrated with any other part of such a laneway.
5. Provide for smaller parent sites to be developed where:
 - a. excellence in design is achieved
 - b. perimeter forms of development remain viable on adjoining sites, and
 - c. a consistent grain of development parallel to streets is achieved.
6. Avoid forms of development that could discourage more intensive forms of development on amalgamated sites.

Laneway (Anzac Street to Killarney Park)

7. Allow extra storeys on the basis of 3:1 GFA bonus and floor space provision only where a north-west to south-east shared space laneway is created that:
 - a. provides a street to street connection (either Killarney Street to Lomond Street or Lomond Street to Anzac Street)
 - b. provides direct access, primarily for pedestrians and cyclists
 - c. integrates pedestrian and cyclist connectivity across other parts of the laneway
 - d. integrates with development so that development addresses the laneway as if it were a road.
8. Maximise visual connectivity and achieve the most convenient access between Auburn Reserve and Killarney Park.
9. Avoid two laneways in the same block.

Building Layout

10. Require development to be oriented along the street, in an east-west (perimeter block) form, with

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outlooks generally north and south.

11. Avoid long lengths of building parallel to the street, unless broken by vertical articulation and or generous side yards.
12. Require space between buildings to be maintained to:
 - a. allow sunlight access to the street and adjacent sites
 - b. enable trees and landscaping to be established between buildings.

Building design

13. Require high levels of on-site amenity, visual and aural privacy, and security for occupiers within buildings.
14. Require buildings to form part of a high quality, high density environment that optimises the benefits to residents and public.
15. Require buildings above four storeys to achieve design excellence.

Area-based policies

16. Provide for development in delineated areas shown in [Precinct plan 1](#) that is:
 - a. four to six storey in Areas A, B and C to reflect their location closer to central Takapuna
 - b. eight storeys in Area D, due to its proximity to the Metropolitan Centre,
 - c. six or eight storeys in Areas A, B and C as a bonus where the laneway or rear only access is created and there is no vehicle access to Anzac Street.

Anzac Street

17. Minimise the number of vehicle crossing points onto Anzac Street through:
 - a. multi-site developments
 - b. obtaining vehicle access via minor roads or rear access lanes where feasible.
18. Balance the dominance of taller buildings and higher demand for pedestrian space that increased density creates by:
 - a. providing a consistent and improved streetscape
 - b. allowing public use of the first 2m of the front yard within Area C along Anzac Street.
19. Require low fences along the Anzac Street frontage of Area C, that enables casual surveillance of the street and provides a moderate transition between the public and private environments.
20. Require residential ground floor activities fronting Anzac Street and adjacent to the laneway to be elevated in order to provide greater residential privacy and surveillance of public spaces.
21. Require a safe living environment for ground floor apartments along Anzac Street frontage to the laneway while still allowing for interaction with the street and lane.
22. Require that buildings fronting, but having no vehicle access to Anzac Street, are limited to 6 storeys but may be up to 8 storeys in height where they:
 - i. demonstrate unusual site or locational circumstances within the precinct
 - ii. demonstrate design excellence and have endorsement from the urban design panel
 - iii. provide good visual and or physical integration with buildings on adjoining sites for floors above 4 storeys where side yard setbacks are less than 6m

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- iv. provide for a perimeter block layout and:
 - will not compromise the development potential of adjoining sites and
 - will not compromise residential amenity to units on adjoining sites

Amalgamation of sites

- 23. Allow a staged approach to building perimeter block forms through allowing no side yards where the following outcomes can be appropriately achieved:
 - a. building design encourages and does not detract from achieving 'perimeter block' forms in the locality, and particularly on adjoining sites
 - b. the length, height, articulation and detailing of boundary walls maintains:
 - i. practical development opportunities
 - ii. high levels of on-site amenity
 - iii. high-quality outlooks, even once adjoining sites are developed with no side yard
 - c. visible boundary walls provide visual interest
 - d. the minimum setbacks on other boundaries and above ground floor levels are achieved.

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5.49 Te Arai North

The objectives and policies of the underlying Rural Coastal zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Te Arai North precinct contains 616ha of coastal land north of Te Arai Point, generally known as Mangawhai North Forest. The precinct forms part of the Treaty settlement between the Crown and Te Uri o Hau under the Te Uri o Hau Claims Settlement Act 2002. The land was purchased by Te Uri o Hau as part of the commercial redress component of their settlement. The land is within the rohe of Te Uri o Hau and is legally described as Lots 1-5 DP 453130.

The precinct maintains some existing subdivision and land use development opportunities. Development is to be managed in a way that continues to protect and enhance the particular values of the land. The precinct exhibits high quality landscape, biodiversity, and coastal character values. The precinct seeks to protect and enhance these values while providing for a few rural residential, commercial, recreation and conservation activities.

Objectives

The objectives are as listed in the Rural Coastal zone except as specified below:

1. The natural, coastal, non-urban and remote character of the Mangawhai to Pakiri (J Greenwood Road) coastline and related inland area on the east coast is protected.
2. The high value landscapes and significant natural areas and features, including streams, rivers, lakes, estuaries, harbours and wetlands within the precinct are protected and enhanced wherever possible.
3. Native biodiversity is managed, protected and enhanced by avoiding, remedying or mitigating adverse effects of subdivision, land use and development.
4. Riparian margins are managed, protected and enhanced by avoiding, remedying or mitigating adverse effects of subdivision, land use and development.
5. Limited development opportunities consistent with those existing at the time the Crown and Te Uri o Hau signed the Treaty settlement are provided.
6. The sustainable management of natural and physical resources is promoted in a manner which recognises and provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, significant sites, waahi tapu and other taonga.

Policies

The policies are as listed in the Rural Coastal zone except as specified below:

1. Retain the remote and non-urban character of the precinct, by limiting subdivision and discouraging extensive urban settlement or permanent activities which would draw large numbers of people to the site or introduce significant urban elements to the precinct.
2. Protect and wherever possible, enhance the high quality landscapes in the precinct; in particular the coastline, dunelands and inland backdrop from Mangawhai to Pakiri (J Greenwood Road).
3. Protect features and areas of high natural environmental value or high landscape value and wildlife habitats including riparian vegetation through controls on:
 - a. earthworks and
 - b. bush and vegetation removal and
 - c. limitations on activities and subdivision.
4. Protect the high quality landscape by limiting the location, nature and scale of buildings within the precinct.

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5. Protect the quality of water and aquatic habitat along the sea coast by limiting activities such as earthworks, bush and vegetation removal.
6. Avoid adverse effects upon streams, rivers and wetlands, and wherever possible enhance and revitalise these areas by excluding grazing animals through fencing and undertaking replanting of riparian areas.
7. Avoid adverse effects of land use and development on threatened or at risk species, indigenous ecosystems and vegetation types that are threatened or are natural.
8. Protect the natural functioning of waterways and the coastal processes occurring within the precinct by limiting activities such as earthworks, bush and vegetation removal, siting of buildings, and landform modifications in close proximity to the coast.
9. Mitigate the adverse effects of subdivision, development and land use activities by enhancing and restoring native habitats and ecosystems when it would provide the following:
 - a. significant linkages between significant areas of native bush, wetland, scrubland and dunelands and
 - b. enhancement of an area which is already significant in terms of bush or natural values or
 - c. significant restoration or enhancement of areas which are largely depleted, highly modified or destroyed in terms of native biodiversity and
 - d. compensation, mitigation or remediation to off-set the adverse effects of subdivision or development in circumstances where subdivision can occur without adverse effects on natural features, rural character, special character, or amenity values present in an area.
10. Continue the existing rural based activities while protecting adjoining native bush, streams and rivers and wildlife habitats, and maintenance of amenity values within the precinct.
11. Provide for uses that are appropriate to the precinct's coastal location and coastal rural character while allowing for limited commercial development opportunities and conservation and recreation outcomes.
12. Provide for limited opportunities for subdivision, where the outcomes of other precinct policies can be achieved along with:
 - a. the protection of significant natural areas
 - b. the creation of additional significant public reserve land
 - c. dwelling sites on Māori land
 - d. significant enhancement planting.
13. Encourage significant conservation and public benefit outcomes to occur as a result of development of the precinct.

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5.50 Te Arai South

The objectives and policies of the underlying Rural Coastal zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Te Arai South precinct contains approximately 753ha of coastal land south of Te Arai Point, generally known as Mangawhai South Forest. The precinct forms part of the Treaty settlement between the Crown and Ngati Manuhiri. The land was purchased by Ngati Manuhiri as part of the commercial redress component of their settlement. The land is within the rohe of Ngati Manuhiri and is legally described as Lots 1-3 DP138522.

The precinct maintains some existing the subdivision and land use development opportunities. Development is to be managed in a way that continues to protect and enhance the particular values of the land. The precinct exhibits high quality landscape, biodiversity, and coastal character values. The precinct seeks to enhance these values while providing for a few rural residential, commercial, recreation and conservation activities.

Objectives

The objectives are as listed in the Rural Coastal zone except as specified below:

1. The natural, coastal, non-urban and remote character of the Mangawhai to Pakiri (J Greenwood Road) coastline and related inland area on the east coast is protected.
2. The high value landscapes and significant natural areas and features, including streams, rivers, lakes, estuaries, harbours and wetlands within the precinct are protected and enhanced wherever possible.
3. Native biodiversity is managed, protected and enhanced by avoiding, remedying or mitigating adverse effects of subdivision, land use and development.
4. Riparian margins are managed, protected and enhanced by avoiding, remedying or mitigating adverse effects of subdivision, land use and development.
5. Limited development opportunities consistent with those existing at the time the Crown and Ngati Mauhiri signed the Treaty settlement are provided.
6. The sustainable management of natural and physical resources is promoted in a manner which recognises and provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, significant sites, waahi tapu and other taonga.

Policies

The policies are as listed in the Rural Coastal zone except as specified below:

1. Retain the remote and non-urban character of the precinct, by limiting subdivision and by discouraging extensive urban settlement or permanent activities which would draw large numbers of people to the site or introduce significant urban elements to the precinct.
2. Protect and wherever possible, enhance the high quality landscapes in the precinct; in particular the coastline, dunelands and inland backdrop from Mangawhai to Pakiri (J Greenwood Road).
3. Protect features and areas of high natural environmental value or high landscape value and wildlife habitats including riparian vegetation through controls on:
 - a. earthworks
 - b. bush and vegetation removal and
 - c. activities and subdivision.
4. Protect the high quality landscape by limiting the location, nature and scale of buildings within the precinct.
5. Protect the quality of water and aquatic habitat along the sea coast by limiting activities such as

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earthworks, bush and vegetation removal.

6. Avoid adverse effects upon streams, rivers and wetlands, and wherever possible enhance and revitalise these areas by excluding grazing animals through fencing and undertaking replanting of riparian areas.
7. Avoid adverse effects of land use and development on threatened or at risk species, indigenous ecosystems and vegetation types that are threatened or are natural.
8. Protect the natural functioning of waterways and the coastal processes occurring within the precinct by limiting activities such as earthworks, bush and vegetation removal, siting of buildings, and landform modifications in close proximity to the coast.
9. Mitigate the adverse effects of subdivision, development and land use activities by enhancing and restoring native habitats and ecosystems when it would provide the following:
 - a. significant linkages between significant areas of native bush, wetland, scrubland and dunelands and
 - b. enhancement of an area which is already significant in terms of bush or natural values or
 - c. significant restoration or enhancement of areas which are largely depleted, highly modified or destroyed in terms of native biodiversity and
 - d. compensation, mitigation or remediation to off-set the adverse effects of subdivision or development in circumstances where subdivision can occur without adverse effects on natural features, rural character, special character, or amenity values present.
10. Continue the existing rural based activities while protecting adjoining native bush, streams and rivers and wildlife habitats, and maintenance of amenity values enjoyed within the precinct.
11. Provide for uses that are appropriate to the precinct's coastal location and coastal rural character while allowing for limited commercial development opportunities and conservation and recreation outcomes.
12. Provide for limited opportunities for subdivision, where the outcomes of other precinct policies can be achieved along with:
 - a. the protection of significant natural areas
 - b. the creation of additional significant public reserve land
 - c. dwelling sites on Māori land
 - d. significant enhancement planting.
13. Encourage significant conservation and public benefit outcomes occur as a result of development of the precinct.

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5.51 Waimana Point

The objectives and policies of the underlying Large Lot zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Waimana Point precinct is located at the northern end of the Mahurangi Peninsula, between Algies Bay and Goldsworthy Bay.

The purpose of the precinct is to ensure that development will not compromise the natural features of this prominent point. Future subdivision and associated services must be done in accordance with [Precinct plan 1](#).

Objective

The objectives are as listed in the Large Lot zone in addition to that specified below:

1. The landscape and natural character values of Waimana Point headland is protected.

Policy

The policies are as listed in the Large Lot zone in addition to that specified below:

1. Locate and design development to minimise the visual impact of buildings, roads and earthworks on Waimana Point and retain landscape and natural character values.

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5.52 Waimauku

The objectives and policies of the underlying Rural Production zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Waimauku precinct is located to the northwest of the Waimauku township.

The Waimauku precinct aims to retain Renall's Hill as an attractive backdrop to the Waimauku Township.

Renall's Hill is a pronounced shallow hillside dome up to 70 metres high, and is characterised by extensive open agricultural land use, with isolated stands of native vegetation and few farm buildings. The hill is defined by the Waimauku Stream and the Kaipara River Valley along its eastern and northern boundaries, and SH16 to its south. The northern part of Waimauku is nestled at its foot.

The precinct identifies two building restriction areas shown in [Precinct Plan 1](#) (in Part 3, Precinct Rules) where resource consents are required for all new buildings, additions and alterations.

The extent of building restrictions has been defined through the establishment of two view shafts: one at the eastern entrance to the township (township entrance viewpoint) and another established within an elevated viewpoint within the township (township viewpoint). These viewpoints are shown in [Figure 1](#) (in Part 3, Precinct Rules).

Objective

The objectives are as listed in the Rural Production zone in addition to the objective specified below:

1. The open agricultural character of Renall's Hill as the backdrop to the northwest boundary of Waimauku is maintained.

Policies

The policies are as listed in the Rural Production zone in addition to those specified below:

1. Avoid buildings which are easily viewed from within the Waimauku township and from the eastern entrance to the township from State Highway 1.
2. Control buildings over the ridge where buildings may be visible from the township.

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5.53 Waitematā Gun Club

The objectives and policies of the underlying Public Open Space – Sport and Active Recreation zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The Waitemata Gun Club precinct applies to the long-established gun club in Kumeu. The purpose of the Waitemata Gun Club precinct is to enable the on-going use of this national and regionally important recreational facility, while protecting the amenity of surrounding rural and countryside living properties. This is achieved through specific controls regarding noise and hours of operation.

Objectives

The objectives are as listed in the Public Open Space - Sport and Active Recreation zone except as specified below:

1. Existing gun club facilities are managed to provide for their on-going use and further development.

Policies

The policies are listed in the Public Open Space – Sport and Active Recreation zone except as specified below:

1. Enable gun club activities and associated development within the precinct.
2. Require the effects of noise on surrounding residents to be managed to an appropriate level through setting reasonable noise controls and hours of shooting.

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5.54 Waiwera

The objectives and policies of the underlying Mixed Use zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

This precinct recognises the importance of Waiwera as a regional tourist attraction. The Waiwera precinct applies to land on the seaward side of Waiwera Place at Waiwera, and includes the site of an existing hotel (Sub-precinct A) and the land occupied by the hot pools (Sub-precinct B).

The Waiwera precinct allows for the expansion of existing commercial activities in the area to include a wide variety of tourist, recreational, and conference activities. The precinct is surrounded by a residential zone. Activities include night time gatherings, some involving music, with noise generated by people and vehicles leaving late at night, affecting the amenity value of adjoining residential sites. Particular emphasis is given to maintaining the amenity values of the adjoining sites, and on the wider coastal environment.

Objectives

The objectives are as listed in the Mixed Use zone in addition to those specified below:

1. The ongoing operation and further development of the hotel and tourist related activities.
2. The natural coastal and landscape values of the area are protected.
3. Residential amenity of surrounding land is maintained.

Policies

The policies are as listed in the Mixed Use zone in addition to those specified below:

1. Provide for the continued operation and expansion of existing commercial activities.
2. Require activities within the precinct to be designed and located so that adverse visual effects on the coastal environment are avoided, remedied and mitigated.
3. Require activities within the precinct to be designed and located so that adverse effects on adjoining sites are avoided, remedied or mitigated.
4. Restrict permanent accommodation within the precinct.

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5.55 Warkworth 1

The objectives and policies of the underlying General Business zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The precinct applies to an area of land located on the western and eastern sides of Mansel Drive, off Woodcocks Road in Warkworth. It is commonly referred to as Stockyard Falls. The site is relatively flat with a gradual slope to the north to the banks of the Mahurangi River. The precinct includes five sub-precincts (Areas A to E). The location of these is identified on [Figure 1: Warkworth 1 sub-precincts](#) (refer Part 4.5.3.6).

The purpose of the precinct is to provide for a retail and light industrial centre containing large retail outlets designed to complement the retail activities in the Warkworth town centre. A range of retail, commercial services, industrial and community activities that comply with the development controls are provided for where building and development are in accordance with an approved framework plan. Activities that would have significant adverse effects on Warkworth town centre are restricted or excluded. The scale of the development is managed by limiting the area used for retail and other purposes to 25,300m² gross leasable area (GLA) with an increase to 30,000m² provided for as a discretionary activity. The design of development within this zone is expected to integrate and enhance the relationship of buildings to each other and to the public realm. The surrounding locality is characterised by light industrial and service activity to the south east, Mahurangi College to the east, residential development along the southern fringe of Woodcocks Road, a retirement village on the western side of Mansel Road and small to medium sized rural landholdings elsewhere.

Objectives

The objectives are as those for the General Business zone in addition to those specified below:

1. Retail activities in the precinct area are at a scale that will not detract from the vitality and viability of the Warkworth town centre.
2. Development occurs in an integrated manner achieving efficient use of land.

Policies

The policies are as listed in the General Business zone in addition to those specified below:

1. Limit the overall scale of development in the precinct and set specific limits for retail and commercial services.
2. Encourage development and subdivision to be considered within the context of an overall framework plan for the precinct.
3. Encourage consultation with any other owner of land within the precinct or sub-precinct when preparing a framework plan.
4. Require a framework plan to demonstrate the interrelationship and future integration with:
 - a. other land within the sub-precinct, where a framework plan can only be prepared for part of the sub-precinct.
 - b. any other neighbouring land within the sub-precinct and surrounding environment.

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5.56 Warkworth 2

The objectives and policies of the underlying Light Industry zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

This precinct applies to an area of land located near Hauti Drive and Blue Gum Drive in Warkworth and is referred to as The Grange. The western boundary of the precinct adjoins State Highway 1. The Warkworth 2 precinct is shown on [Precinct Plan 1](#). Extensions to Hauti Drive and Blue Gum Drive are required to service the development provided for in this precinct.

The purpose of the precinct is to provide for retail activities of a type and at a scale that will complement, rather than detract from, the retail activities in the Warkworth town centre. The precinct also provides for a specified amount of residential development in recognition of the location of the precinct and its proximity to land zoned residential or future urban.

Objectives

1. The objectives are as listed in the Light Industry zone in addition to those specified below.
2. Retail activities are provided for in the precinct of a type and at a scale that will not detract from the vitality and viability of the Warkworth town centre.
3. A compatible mix of retail and residential activities are provided for.

Policies

The policies are as listed in the Light Industry zone in addition to those specified below.

1. Limit the range and scale of retail activities within the precinct
2. Provide for a limited amount of residential development at above ground floor levels within the precinct.
3. Require a good standard of amenity given the location of the precinct close to the entry to Warkworth town centre and adjacent to residential and future residential zoned land.

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5.57 Warkworth 3

The objectives and policies of the underlying Town Centre zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The purpose of this precinct is to protect the character of the older parts of the town centre by requiring new development to be of a compatible scale. The historical establishment of the Warkworth Town Centre has resulted in a fine grained retail area (i.e. generally small boutique shops with narrow frontages) with a human scale that contributes strongly to the amenity values and characteristics associated with this area. While it may be appropriate to construct buildings with larger floor areas, it is the length of frontage and floor area of individual business activities that contribute to or impacts upon these characteristics, i.e. narrower frontages and smaller floor areas either as separate buildings or as business premises within a larger building.

The precinct has been split into three sub-precincts. Sub-precinct A has been identified as a core expansion area. Sub-precinct B contains the core of the town centre's retailing and related commercial activities and lies in the older areas near the Mahurangi River. Sub-precinct C includes the balance of the existing retail area on the fringe of the Warkworth town centre where activities such as offices, visitor accommodation and smaller scale retail activities are considered appropriate.

In a wider context, it is anticipated that, in general, larger format retail stores will locate outside the town centre area in other areas that have been appropriately zoned, such as at the Warkworth 1 precinct and Warkworth 2 precinct.

Objective

The objectives are as listed in the Town Centre zone in addition to that specified below:

1. The special values existing in the Warkworth town centre, in particular the character that results from the small and fine grained nature of the core retail area and the location of the town adjacent to the river are retained and enhanced.

Policie

The policies are as listed in the Town Centre zone in addition to those specified below:

1. Manage the scale and character of buildings, scale of activities, and the frontage and floor area of business premises so as to:
 - a. protect and enhance the human scale and the fine grained nature of the Warkworth town centre area
 - b. recognise the different amenity values in different parts of the centre
 - c. complement large format retail and trade supplier activities in other suitably zoned Warkworth locations.

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5.58 Weiti

The objectives and policies of the underlying Rural and Coastal Settlement and Rural Conservation zones apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

This precinct applies to land area located between the Weiti (Wade) River to the north, Okura River to the south and East Coast Road to the west. The land also bounds a portion of the Penlink designation in the north-west, and encompasses approximately 860ha.

The precinct is an important landscape area and contributes to achieving the maintenance of a greenbelt between the north shore and the urban extent of the Hibiscus Coast.

A purpose of the precinct is to provide for an intensive village settlement while protecting the greenbelt and open space character of the area. Comprehensively Designed Development is provided for in Areas 4 and 5 of sub-precinct B. Within a Comprehensively Designed Development the design of buildings, activities, their layout, access and relationship to one another and their neighbours must be planned as a cohesive whole.

The precinct controls also protect the landscape, skyline and coast from development when viewed from the Long Bay Regional Park, East Coast Road and Whangaparaoa Peninsula. The precinct contains significant ecological areas that are to be enhanced by additional planting.

Weiti has three sub-precincts as shown in [Precinct Plan 1](#).

1. Sub-precinct A – Karepiro. The sub-precinct has larger site sizes, provides for residential activities and has an underlying zone of Rural and Coastal Settlement.
2. Sub-precinct B – Village. The sub-precinct provides for a mix of commercial and residential activities in close proximity at its centre, with lower intensity residential activities towards its edges. The sub-precinct has an underlying zone of Rural and Coastal Settlement.
3. Sub-precinct C - Conservation and forestry. The sub-precinct forms the balance of the area. It provides for activities that are consistent with the open space character including conservation, outdoor recreation and small scale forestry activities. This sub-precinct has an underlying zone of Rural Conservation.

All development within the precinct is required to be in accordance with the Weiti precinct plan ([Precinct Plan 1](#)) and the controls applying to the sub-precinct. Development within sub-precinct A is also managed by the Weiti sub-precinct A plan ([Precinct Plan 2](#)) and development within sub-precinct B is also managed by the Weiti sub-precinct B plan ([Precinct Plan 3](#)).

Objectives

The objectives are as listed in the underlying zones except as specified below:

1. The greenbelt and vegetated cover in the area between the Okura River and the urban Hibiscus Coast is maintained.
2. The landscape, skyline and coast are protected from development when viewed from Long Bay Regional Park, East Coast Road and the Whangaparaoa Peninsula.
3. Comprehensive residential development is enabled only within sub-precinct A – Karepiro and sub-precinct B – Village.
4. A limited range of outdoor recreation activities are enabled.
5. Key natural and heritage features and the distinctive character of the precinct are protected from

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inappropriate subdivision and development.

6. Phased and progressive enhancement and expansion of existing significant ecological areas is required and their long term preservation and management is ensured.
7. Subdivision and creation of additional sites within sub-precinct C – Conservation and forestry is prohibited unless required for essential infrastructure and a limited range of activities.
8. A pattern of ownership and a management regime are enabled which preserve the integrity and character of sub-precinct C – Conservation and forestry in perpetuity.
9. Defined communities and neighbourhoods are created in identified locations.
10. Adequate and appropriate land for public open space is provided and these areas are treated as integrated features in any sub-precinct B – Village development.
11. Public access within the precinct and to and along the Coastal Marine Area, rivers and adjoining public reserves is enabled and managed.
12. A limited scale of retail and business activities appropriate to support the needs of residents of the precinct is enabled in identified locations.
13. Adverse effects of land modification, development and land use activities on the natural environment, including landform, water courses, significant vegetation and the Coastal Marine Area are avoided, remedied or mitigated.
14. Adverse effects of stormwater runoff during and after development are avoided.
15. Appropriate wastewater and water infrastructure is provided to development.
16. Adverse effects are not created on the surrounding road network.

Policies

General

1. Enable the development of up to 1200 dwellings.
2. Require development to take place in accordance with [Precinct Plan 1](#).
3. Maintain a greenbelt between the Okura River and urban Hibiscus Coast by preserving most of the site as sub-precinct C – Conservation and forestry.
4. Enable activities of a nature, scale, intensity and location which allow the greenbelt to be retained.
5. Require subdivision and land use activities to be carried out in a manner which avoids the adverse effects of stormwater runoff on receiving environments.
6. Require subdivision and activities to be connected to a public reticulated wastewater system.
7. Require subdivision and activities to be connected to a public reticulated water system.
8. Subdivision and activities should not have adverse effects on the surrounding road network.
9. Require activities to be carried out on a manner which avoids adverse effects on the native flora and fauna of the precinct and the adjoining coastal environment.

Sub-precinct A - Karepiro

10. Enable clustered residential development with a maximum of 150 dwellings while having regard to:
 - a. the visual impact of dwellings when viewed from outside the site, particularly from outside the precinct including the coastline
 - b. the phasing of the removal of existing pine trees and establishing alternative native vegetative

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planting as an integral component of the development of this residential sub-precinct

- c. managing the potential effects of development on the surrounding natural values of the Okura Department of Conservation Reserve, Okura Estuary and Marine Reserve, Karepiro Bay and Weiti River.
11. Require buildings to be located and designed to avoid, remedy or mitigate adverse effects on the landscape, particularly having regard to:
 - a. significant ridgelines
 - b. views from the Coastal Marine Area
 - c. views from a public road or other public place outside the precinct.
12. Provide and maintain public access to Karepiro Bay as well as the public toilet facilities shown noted in [Precinct Plan 1](#).
13. Require the integration of sites and landscape values through the provision of a landscape plan for sub-precinct A – Karepiro.
14. Require infrastructure to be suitable to the location's key natural features and to the built form surrounding the development to avoid adverse effects on amenity values.

Sub-precinct B - Village

15. Enable the development of up to 1050 dwellings.
16. Enable higher intensity development around activity centres, such as shops and parks, and adjacent to potential passenger transport routes and places of high amenity value.
17. Enable small scale commercial activities that assist in providing for the daily needs of residents within the wider precinct where located in general accordance with [precinct plan 3](#).
18. Enable a variety of section sizes and building types in order to create interest, diversity and choice.
19. Require roads, including footpaths and berms to be designed to achieve a highly connected road network providing for range of transport modes including cars, cycles, pedestrians and public transport in general accordance with [Precinct Plan 1](#).
20. Require the design of the parks and civic areas to enhance accessibility, including plaza areas, pedestrian areas and seating.
21. Prevent large floor plate retailers from establishing and ensure that they are limited by means of the delineation of the extent of commercial land use and buildable area.
22. Require buildings to be constructed within minimum and maximum heights and particularly discourage single storey buildings within Areas 4 and 5 on [Precinct Plan 3](#).
23. Enable a dense village environment to be created, having regard to the need to manage stormwater flows and water quality on downstream catchments.
24. Provide for roads within sub-precinct B to be constructed in accordance with [Precinct Plan 3](#).

Sub-precinct C – Forest and Conservation

25. Avoid subdivision and development and require permanent protection except for activities associated with recreation, forestry, farming, conservation, heritage or education.
26. Require the land identified as additional Department of Conservation and council reserves in [Precinct Plan 1](#) to be provided to council or the Department of Conservation for public open space at the time of the first subdivision in sub-precinct B - Village.

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27. Require the establishment of a network of walkways in [Precinct Plan 1](#) that are accessible to the public and that connect with the existing coastal walkway.
28. Require buildings to be located and designed to avoid, remedy or mitigate adverse effects on the landscape, particularly having regard to:
 - a. significant ridgelines
 - b. views from the Coastal Marine Area
 - c. views from a public road or other public place outside the precinct.
29. Enable outdoor recreation, conservation, forestry, and related educational activities, rural and forestry activities in general accordance with [Precinct Plan 1](#).
30. Enable the establishment of a golf course and accessory buildings.
31. Require the staged native vegetation enhancement planting in [Precinct Plan 1](#) at the time of the first subdivision in sub-precinct B – Village.

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