

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.42 Silverdale 1

The activities, controls and assessment criteria in the underlying Light Industrial zone and Auckland-wide rules apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

1. Activity table

1. The activities in the Light Industrial zone apply in the Silverdale 1 precinct unless otherwise specified in the activity table below.

Activity	Activity Status
Industry	
Industries that: 1. Have a water usage greater than 0.35 litres per second per net hectare; and/or 2. Result in the discharge to the wastewater network of wastewater greater than 0.7 litres per second per net hectare.	NC
Development	
Earthworks	RD
Subdivision	RD

2. Land use controls

1. The land use controls in the Light Industrial zone apply in the Silverdale 1 precinct.

3. Development controls

1. The development controls in the underlying Light Industrial zone apply in the Silverdale 1 precinct, unless otherwise specified below.

3.1 Building height

1. The maximum height of all buildings must not exceed the finished RL level of the ridgeline set out in precinct plan 1 plus 2m.

3.1 Water pressure

1. All activities must provide the water pressure needed for fire fighting purposes beyond 50 litres/second at 10m pressure which can be provided at the cul-de-sac end of Peters Way (as it exists in November 2009) through the public network.

3.3 Building and landscape

1. At least 90 per cent of all external building finishes and painted surfaces (including walls, windows, doors and roof(s)) must be within the following colour parameters:
 - a. LRV (reflectivity): must be between 25 and 60. If necessary, concrete panels shall be pigmented to conform.
 - b. Chroma: must be between 000 and 300

Note: LRV (reflectivity) is a two digit number between 00 and 99 and is used to describe how dark or light a colour is, i.e. how much light is reflected by a surface. The higher the LRV the lighter the

The Proposed Auckland Unitary Plan (notified 30 September 2013)

colour.

Chroma is a three digit number from 000 to 999 that defines the colour intensity. The higher the number the more intense the colour will be.

2. Buildings must not be erected until a double row of evergreen trees capable of forming a dense screen to a height of at least 5m within 5 years is planted along the full extent of the finished ridgeline set out in precinct plan 1.
 - a. For the avoidance of doubt, planting the portion of the ridgeline which adjoins a particular site, rather than the entire ridgeline, will not comply with this rule. The trees must be at least 2m in height at the time of planting or if already planted they must have reached 2m in height prior to any building or resource consent application being approved.
3. Development must occur in accordance with the indicative landscaping structure plan refer to precinct plan 1.

3.4 Access

1. Industrial traffic must access the precinct from Newman Road. All access by industrial traffic must be off Peters Way.

3.5 Earthworks

1. Earthworks must:
 - a. Not result in the finished RL level of the ridgeline set out lower than the RL levels specified on precinct plan 2.
 - b. The finished ridgeline must be a minimum of 12.5m wide at the finished RL levels and capable of accommodating the double row of trees required in clause 3.3 (2) above.
2. Activities that do not comply with the development controls above will be a non-complying activity consent.

4. Subdivision controls

1. The Auckland-wide subdivision rules apply, except as set out below.
 - a. Any subdivision must be in accordance with the indicative landscaping in precinct plan 1. A landscape and maintenance plan must be prepared and submitted with any resource consent application to confirm compliance with this rule.
 - b. The finished building platforms must be at levels that result in future buildings on the site being located below the finished RL level of the ridgeline in precinct plan 1 plus 2m. Compliance with this rule may include the specification of maximum building heights for each new site which are imposed as consent notices on the certificates of title.
 - c. Subdivision must ensure that any subsequent earthworks do not result in the finished level of the ridgeline being lower than the finished RL levels in precinct plan 2.

Applications for subdivision that do not comply with the rules above require non-complying activity consent.

5. Assessment - Restricted discretionary activities

5.1 Matters of discretion

1. In addition to the general matters set out in [clause 2.3](#) of Auckland-wide general provisions, the council will restrict its discretion to the matters below for the relevant development control infringement.
 - a. site shape, contour and level (RL).
 - b. landscape:
 - i. siting
 - ii. layout,

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- iii. design,
 - iv. tree specimen size,
 - v. planting methodology,
 - vi. maintenance
 - vii. the relationship between the landscape proposals and future building footprints on the site.
- c. landscape and earthworks.

5.2 Assessment criteria

1. Subdivision and Earthworks

- a. The following additional assessment criteria apply for the activities listed in 1a) and 1b) above:
- i. The proposal should not adversely affect the character and amenity of nearby non business zones.
 - ii. Landscaping should take into account a comprehensive design for the entire site.
 - iii. The design of the earthworks should ensure that the finished ridgeline, when viewed from properties to the south and east of the site, appears as a natural extension to the landform.
 - iv. Building platforms should ensure that future buildings will be constructed to a maximum height that is below the RL of the finished ridgeline plus 2m, refer to precinct plan 2 and trees are planted on the ridgeline where they will achieve a solid screen, between the precinct and Countryside Living zone to the south.
 - v. For subdivision, conditions should be imposed as consent notices to ensure:
 - That the finished RL level of the ridgeline is no lower than the RL levels in precinct plan 1.
 - The finished building platforms enable future buildings to be constructed so that the highest point of buildings is below the finished ridgeline plus 2m and below a backdrop of trees planted on the ridgeline.
 - vi. The design of earthworks should ensure that the finished RL level of the ridgeline is no lower than the RL levels in precinct plan 2 and appropriate landscaping is able to be undertaken and grow to a height that will mitigate the potential effects of retaining walls, building bulk and scale on nearby non business zones.
 - vii. For subdivision, conditions should be imposed as consent notices to ensure the on-going protection and maintenance of the landscaped areas.
 - viii. Future development sites and any roading access should be designed to follow the underlying natural contour of the landform to avoid unnecessarily high batter slopes (greater than 1:2) or retaining walls (greater than 2.5m) where these cannot be screened by future buildings and/or vegetation.
 - ix. Indicative landscaping and tree planting between sites and on external boundaries in precinct plan 1, should consist of evergreen species on boundaries forming a simple and consistent palette that achieves a strong vegetated framework. Species on the western zone boundary should be able to grow to form a solid screen to a height of 10m in 10 years.
 - x. Tree planting should provide a strong vegetated framework within which future buildings can successfully visually integrate.
 - xi. Planting on all site boundaries should include a layering of large trees which achieve a strong vegetated buffer in between buildings on the hill slope as well as providing a vegetated buffer

The Proposed Auckland Unitary Plan (notified 30 September 2013)

to non business zones.

6. Special information requirements

1. An application for subdivision and earthworks activity must be accompanied by:
 - a. A full detailed landscape plan, which has been designed collaboratively with civil engineering works, outlining any proposed landscape proposals, including:
 - i. Location
 - ii. Species
 - iii. Numbers
 - iv. Plant sizes
 - v. Planting and maintenance specifications
 - vi. The landscape plan should give consideration to landscaping between:
 - Each of the sites,
 - The Countryside Living zone to the west
 - On the ridge to the south east of the Light Industrial zone.
 - b. An assessment of the proposed subdivision scheme by a Registered NZILA Landscape Architect, including:
 - i. A landscape concept plan
 - ii. Proposed earthworks design, confirming the suitability of the proposed earthworks,
 - iii. The finished RL levels of the ridgeline set out precinct plan 2,
 - iv. Tree planting in precinct plan 1
 - v. The effectiveness of the designs in achieving the intent of the development controls and assessment criteria.
 - c. Plans or cross sections showing the potential highest point of future buildings in relation to the surrounding landform and/or vegetation including the finished ground levels of building platforms and ridgelines i.e. RL levels.
 - d. A plan clearly identifying those areas of landscaping which will be subject to a consent notice at the time of subdivision.
 - e. Plans or cross sections showing how the earth-worked ridge would appear when viewed from the properties to the south and east of the site.

7. Precinct plans

Precinct plan 1: Silverdale 1 indicative landscaping structure plan



The Proposed Auckland Unitary Plan (notified 30 September 2013)

Precinct plan 2: Silverdale 1 ridgeline finished relative levels (RL)



The Proposed Auckland Unitary Plan (notified 30 September 2013)