

The Proposed Auckland Unitary Plan (notified 30 September 2013)

4.4 Indicative Roads and Open Space

1. Activity table

Activity	Activity Status
Development	
The erection of, or addition to, any building located on or within 23m of the edge of any indicative road, at any time before that indicative road is transferred to the council	RD
Any building located on or within 23m of an indicative road once the road is transferred to the council	P
The erection of, or addition to, any building located on an indicative open space area	RD
Subdivision	
Formation of roads not complying with clause 1 below	RD
Location and width of open space areas not complying with clause 2 below	RD

2. Subdivision controls

2.1 Indicative roads

1. Where an indicative road traverses land that is being subdivided, the subdivider must form the road over the land in accordance with the indicative roads and open space overlay subject to clause 2 below and transfer ownership of the formed road to council.
2. The location of any formed road may vary from the alignment of the indicative road by a maximum of 20m, except that:
 - a. the point or points at which the indicative road links in with any existing road, or any other indicative road, must not be varied
 - b. the alignment of the road at the point where any indicative road intersects with a site boundary must not be varied.
3. The profile of formed indicative roads must enable access to adjoining sites at a gradient that meets the council's engineering design standards.

2.2 Indicative open space

1. The location and width of the open space may vary from the alignment and width shown on the indicative roads and open space overlay by a maximum of 20m except that:
 - a. the capacity of any utility reserve to function as an overland flow path and flood storage area must not be reduced
 - b. the deviation must not prevent pedestrian access being developed through the reserve
 - c. the deviation must not prevent pedestrian access over any other public land which will form part of the access network
 - d. the deviation must not result in a reduction in the area of the reserve.

3. Assessment - Restricted discretionary activities

3.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity table.

1. Erection of, or addition to, any building within 23m of an indicative road

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- a. location and design of site access and the roading network
 - b. location of buildings.
2. Erection of, or addition to, any building on an indicative open space
 - a. provision and location of open space
 - b. location of buildings.

3.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Erection of, or addition to, any building within 23m of an indicative road and erection of, or addition to, any building on an indicative open space
 - a. Whether the location of a proposed building will adversely affect the indicative road or open space networks. In particular whether:
 - i. the indicative road and open space networks are taken into account in the siting of the building
 - ii. connections, or future connections to the indicative and existing road network are maintained, including links with higher level roads in the hierarchy, the alignment of roads on neighbouring sites, and the alignment of intersections
 - iii. the building will adversely affect the function of the indicative open space or connections to other parts of the open space network
 - iv. there are alternative locations for the building other than on the indicative open space area.

4. Assessment - Subdivision control infringements

4.1 Matters of discretion

The council will restrict its discretion to the matters below for the listed subdivision control infringement.

1. Roads not complying with clause 1 above
 - a. design and layout of subdivision
 - b. location and design of site access and the road network.
2. Open space not complying with clause 2 above
 - a. design and layout of subdivision
 - b. provision and location of open space.

4.2 Assessment criteria

The council will consider the relevant criteria below for the listed subdivision control infringement.

1. Roads not complying with clause 1 above
 - a. Design and layout of subdivision
 - i. Whether a variation to the alignment of an indicative road or relocation of an intersection will adversely affect the indicative road network.
 - b. Location and design of site access and the roading network
 - i. The indicative road network is taken into account in the proposal to relocate the indicative road.
2. Open space not complying with clause 2 above
 - a. Design and layout of subdivision
 - i. Refer to the assessment criteria in clause (a)(i) above.

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- b. Provision and location of open space
 - i. Whether the reserve area within the subdivision is adequate to provide for the needs of residents and future residents, and to ensure public access to the margins of rivers, lakes or the sea.
 - ii. Whether the proposed reserve area is generally consistent with the indicative reserve network in the area concerned or is consistent with the intent of a structure plan/framework plan.
 - iii. Whether non-compliance with any indicative open space reduces the ability of existing reserves to function for their intended purpose.

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