

The Proposed Auckland Unitary Plan (notified 30 September 2013)

1.2 Greenfield Urban

Introduction

The precinct requires that subdivision and development occurs in a comprehensive and integrated manner by:

- requiring the preparation of a structure plan in accordance with the matters listed in Appendix 1
- restricting any urban subdivision, land use or development prior to the approval of a stormwater network discharge consent for the catchment
- restricting any urban subdivision, land use or development prior to the approval of a structure plan or which does not comply with the structure plan.

It is envisaged that future subdivision, land use and development consents will:

- comply with a structure plan
- be in accordance with the approved discharge consent provisions
- not adversely impact on stormwater runoff, water quality, and avoids upstream or downstream flooding
- be staged according to the provision of infrastructure
- vest areas for open space (recreational and passive) and for stormwater management purposes.

Belmont-Pukekohe

The Belmont-Pukekohe sub-precinct comprises approximately 72 hectares and is located to the west of the Pukekohe Town Centre. The western edge of the precinct forms the western extent of the RUB.

The sub-precinct contains important natural (and ecological) features including the Whangapouri Stream, Robinson's Swamp and a number of scheduled trees.

The sub-precinct falls within the Whangapouri stormwater catchment area (which drains into the Pahurehure Inlet), and lies outside the existing approved urban stormwater catchment area for Pukekohe. One of the key issues to be addressed prior to, or in conjunction with the structure plan, is the management of stormwater for the Whangapouri catchment.

The provision of other infrastructure services (transport, water and wastewater) will also need to be addressed comprehensively through the structure planning process to ensure development is aligned with the infrastructure.

As the Belmont-Pukekohe area contains multiple landowners, structure planning will ensure that urban subdivision, land use and development occurs in a comprehensive manner.

Helensville

The Helensville sub-precinct is bounded in the north by Rautawhiri Road, to the east by Inland Road and to the west and south by steeper land. The precinct has a total area of approximately 46 hectares.

This sub-precinct is a key area for residential expansion within Helensville. Due to the physical characteristics of the site and topography, the precinct can accommodate a range of residential densities and housing forms. Residential growth should be focussed in close proximity to the Helensville town centre on the flatter areas to support a compact urban environment. The steeper areas in the west will be more constrained due to the topography and other physical characteristics.

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As the sub-precinct has limited ground soakage, management of stormwater is important to avoid downstream issues particularly with the Awaroa Stream and floodplain. A structure plan approach will ensure that these issues are addressed and that any proposed development appropriately and comprehensively manages stormwater.

There is an indicative roading layout for the precinct shown on the Indicative Roads and Open Space overlay (refer to planning maps) which will need to be integrated into a structure plan. Structure planning will ensure a connected transport network can be achieved. There are constraints to the provision of water and wastewater servicing which will need to be addressed through the structure plan process, as these services are essential to any development in the sub-precinct.

The activities, controls and assessment criteria in the underlying zone and Auckland-wide rules apply unless otherwise specified below.

1. Activity table

The activities in the relevant underlying zone apply in the precinct areas unless otherwise specified in the activity table below.

Activity	Activity Status
Land use, development, subdivision activities and structure plans	
A single dwelling on an existing site (including additions and alterations)	P
Farming including farming accessory buildings	P
Except for the permitted activities listed above, any land use, subdivision, or development prior to the approval of a stormwater network discharge consent	Pr
A structure plan or amendments to a structure plan or a replacement structure plan, complying with clause 2 below	P
A structure plan, amendments to a structure plan, or a replacement structure plan that does not comply with clause 2 below	Pr
Any subdivision complying with an approved structure plan	RD
Any land use and/or development on a site which contains a proposed road, open space or stormwater management area identified on an approved structure plan	RD
Except for the permitted activities listed above, any land use, subdivision or development activity prior to the approval of a structure plan or which does not comply with an approved structure plan	Pr
Following the approval of a structure plan, any activity or development which is listed as permitted in the Neighbourhood Centre zone and which complies with the development controls for the Neighbourhood Centre zone and with an approved structure plan, provided that the activity is located in an area identified by the approved structure plan as a Neighbourhood Centre (applies to the Belmont-Pukekohe sub-precinct only)	P

2. Structure plans

1. A resource consent application for a structure plan, amendments to a structure plan or a replacement structure plan must:
 - a. apply to the entire precinct area for either:
 - i. Belmont-Pukekohe
 - ii. Helensville.
 - b. comply with the special information requirements for structure plans specified in clause 6 below.
 - c. be accompanied by an approved stormwater network discharge consent, applied for concurrently

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with a stormwater network discharge consent, or contain confirmation that a stormwater network discharge consent application has been lodged with the council.

3. Subdivision controls

1. The controls and assessment criteria in Auckland-wide rules - Subdivision apply unless otherwise specified below.
2. Lot size (applies to Helensville sub-precinct only)
 - a. Minimum lot size for the underlying Single House zone: 600m².
3. Indicative roading layout (applies to Helensville precinct only)
 - a. Subdivision layout must be in accordance with the [Indicative Roads and Open Space](#) overlay.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

For the restricted discretionary subdivision activities in the Greenfield Urban precinct, the council will restrict its discretion to the following matters, in addition to the matters specified for the activity in the Auckland-wide - Subdivision rules.

1. The subdivision should:
 - a. comply with the approved structure plan
 - b. provide a mix of site sizes. Smaller sites should be located closer to public open space, community facilities and commercial centres
 - c. manage reverse sensitivity issues and where appropriate, use additional buffers or setbacks to avoid or mitigate adverse effects at the boundary between incompatible activities
 - d. require consent notices to ensure the long-term mitigation required by clause (c) above
 - e. give effect to the requirements of the approved stormwater network discharge consent and provide for areas to be vested for stormwater management purposes
 - f. avoid adverse flooding effects (upstream or downstream)
 - g. identify and protect the stream network
 - h. identify the location of stormwater management devices
 - i. identify areas to be vested as open space for active and passive recreation
 - j. identify any restoration and/or enhancement works to any natural features
 - k. stage development to align with the provision of infrastructure.
2. Land use and/or development on a site where a proposed road, open space or stormwater management area is identified on an approved structure plan:
 - a. the design and layout of the proposed development should not preclude the achievement of the structural element identified in the structure plan
 - b. whether the element can be achieved by another means.

5. Assessment - Discretionary activities

5.1 Matters of discretion

While not limiting the exercise of its discretion, the council may consider the particular matters specified for the discretionary activities listed below.

1. Structure plan
 - a. The structure plan should respond to the characteristics of the site and surrounding area, including the following:

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- i. physical characteristics
 - ii. environmental values
 - iii. cultural features
 - iv. landscape
 - v. natural hazards.
 - b. The structure plan should provide for:
 - i. a range of densities and lot sizes to provide for housing choice
 - ii. neighbourhood centres (where appropriate)
 - iii. linkages and integration with existing adjacent urban and/or rural zoned areas
 - iv. appropriate social infrastructure.
2. The movement network should provide for:
 - a. routes that are safe, direct, legible, attractive and well connected
 - b. a transport network connected to surrounding existing and identified proposed transport networks
 - c. a hierarchy to support the movement of different types of transport modes
 - d. any required mitigation and management of transport related effects.
 3. Natural environmental values should be protected, in particular restoration and enhancement planting with indigenous vegetation along the edge the stream network.
 4. Stormwater management solution(s) should:
 - a. be consistent with (and give effect to the conditions/requirements of) an approved stormwater network discharge consent
 - b. utilise the principles of water sensitive urban design, including the retention of natural water systems and the primary use of onsite flow and quality controls (and related impervious area limits) to manage stormwater from proposed sites and roads
 - c. avoid increasing upstream and downstream flooding
 - d. protect and enhance the ecological value of riparian areas and aquatic ecosystems
 - e. manage adverse effects on water quality
 - f. protect the integrity of the one per cent AEP flood plain and secondary flow path
 - g. be located in areas to be vested for stormwater management purposes
 - h. protect the floodplain and stream network.
 5. Any areas of cultural significance and historic heritage should be protected, including the identification of any measures to protect these values.
 6. Any areas of natural hazards and contamination should be mitigated.
 7. Open spaces should be:
 - a. located to provide a connected open space network
 - b. located to be visible from streets
 - c. of sufficient scale and quality (including gradient) to meet the community needs.
 8. All infrastructure services must be provided in a timely and co-ordinated manner to service the precinct:

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- a. the area must be supplied with (and connected to a public system for) water and wastewater services
 - b. the extent to which any staging of future subdivision will be required due to the co-ordination of the provision of infrastructure
 - c. preparation of an infrastructure funding agreement or other such measures to ensure that the infrastructure required to service the development can be funded and provided in a timely manner.
9. The structure plan should be properly documented, including consultation with nearby landowners, the community, relevant statutory bodies, infrastructure providers and other organisations having an interest in the development with regard to both interim and future development proposals.
10. In the Belmont-Pukekohe sub-precinct:
- a. confirmation of the extent of the Significant Ecological Area applied to Robinson's Swamp
 - b. where a neighbourhood centre is identified:
 - i. the location maximises access by walking and cycling
 - ii. the scale of the centre is appropriate to provide for the needs of the local community without detracting from the function and role of the Pukekohe town centre as the primary focal point for business activities and employment.
 - c. conflicts at the rural/urban interface are avoided and/or mitigated through boundary treatments or other suitable measures.
11. In the Helensville sub-precinct:
- a. a central reserve principally along the drainage valley is provided which leads into the Awaroa Stream.
 - b. higher density housing is provided closer to the Helensville town centre
 - c. densities are appropriate to the topography and physical characteristics of the site.

6. Special information requirements

1. Any application for a structure plan (including amendments to, or replacement of) must be accompanied by the relevant information listed in the general information requirements as well as plans and the matters contained in [Appendix 1](#).

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