

# The Proposed Auckland Unitary Plan (notified 30 September 2013)

## 5.12 Greenhithe

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

### 1. Activity table

1. The activities in the Large Lot zone apply in the Greenhithe precinct unless otherwise specified in the activity table below.

Activity	Activity Status
<b>Subdivision</b>	
Subdivision	RD

### 2. Subdivision controls

1. The subdivision controls in the Auckland-wide rules – subdivision apply in the Greenhithe precinct unless otherwise specified below.

#### 2.1 Minimum site size

1. Within Greenhithe sub-precinct A, the minimum site size for subdivision is 2ha.
2. Within Greenhithe sub-precinct B, the minimum site size for subdivision must be in accordance with the table below:

Table 1

Minimum site size	Controls
500m <sup>2</sup>	Each site must: i. have a minimum building envelope of 400m <sup>2</sup> that has an average slope of less than 8 degrees ii. not contain any SEAs iii. be connected to a reticulated wastewater network
3000m <sup>2</sup>	Each site must: i. have a minimum building envelope of 1500m <sup>2</sup> that has an average slope less than 15 degrees ii. have less than 20 per cent of the site area which contains a SEA
1ha	No specific requirements

3. The creation of any site smaller than the minimum site sizes specified in clauses 2.1.1-2 above is a non-complying activity.

### 3. Assessment - Restricted discretionary activities

#### 3.1 Matters of discretion

1. The council will reserve its discretion to the matters below for the activities listed as restricted discretionary in clause 1 above:
  - a. [clause 5.4](#) of the Auckland-wide - Subdivision rules

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- b. general subdivision and development
- c. location and development of building platforms and accessways.

### 3.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed in the activity table:

1. The assessment criteria outlined in [clause 5.4](#) of the Auckland-wide - Subdivision rules.
2. General subdivision and development:
  - a. Subdivision and development should be designed to respect and integrate with the natural characteristics, landscape setting, landmarks and views of the area. In particular it should:
    - i. maintain the low density rural character of the landscape
    - ii. provide larger sites where land has environmental or building limitations due to slope, stability, significant native vegetation or special natural values
    - iii. minimise the potential effects of sedimentation associated with the development of land by limiting the intensity of development and retaining vegetation cover particularly on steep land and close to natural water courses
    - iv. protect water quality and associated ecological values of nearby water bodies.
3. Building platforms and access ways
  - a. Building platforms, access ways and development should be located to:
    - i. integrate with the landscape and minimise visual obtrusion when viewed from public places including the coastal marine area
    - ii. avoid protruding above a ridgeline
    - iii. use existing or proposed vegetation to screen buildings and structures
    - iv. avoid modifying landscapes by selecting flat sites for building platforms
    - v. locate building platforms to avoid long access driveways and use shared access driveways where practicable
    - vi. avoid earthworks and retaining walls that would create visible scars on the landscape
    - vii. avoid modifying ridgelines, landforms and stream valleys which define the distinctive landscape character of the Greenhithe precinct
    - viii. protect and enhance significant native flora and fauna habitats, in particular high-quality regenerating bush.
  - b. Ensure that consent notices are approved by council for the location of all new building platforms and accessways.

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