

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.23 Long Bay

Introduction

The activities, controls and assessment criteria for the underlying zones outlined in the precinct description and Auckland-wide rules apply in the sub-precincts unless otherwise specified below.

Refer to clause 11 below for definitions that are specific to this precinct.

1. Activity tables

1. The activity tables below specify the activity status of activities in Long Bay sub-precincts A to H and the Protection and Management Areas. The location and extent of the sub-precincts, protection and management areas, and riparian margins are shown on Precinct Plans 1 to 6.
 - a. Table 1 specifies the activity status for activities in Long Bay sub-precincts A Area 1 and 2 and Long Bay sub-precincts B, C and D (other than subdivision and earthworks).
 - b. Table 2 specifies the activity status for activities in Long Bay sub-precincts E, F and H (other than subdivision in Long Bay sub-precincts E and H and earthworks).
 - c. Table 3 specifies the activity status for activities (other than subdivision and earthworks) in the Protection Areas, Heritage Management Plan Area (that includes sub-precinct G) and Riparian Margins.
 - d. Table 4 specifies the activity status of subdivision in Long Bay sub-precincts A to E, G and H.
 - e. Tables 5a and 5b specify the activity status of earthworks in Long Bay sub-precincts A to H and specific locations.
2. The activities in the underlying zones outlined in the precinct description apply unless otherwise specified in the activity tables below.

Table 1 Long Bay Precinct Activities – Long Bay Sub-Precincts A – D

Activity	Long Bay A, Area 1 and 2	Long Bay B	Long Bay C Area 1	Long Bay C Area 2	Long Bay D
General					
Activities in the Ecology/Stormwater Management and Landscape Enhancement Areas	D	D	NA	NA	NA
Impervious surfaces in the Stream Protection A area	C	C	NA	NA	NA
Development					
Dwellings not exceeding one per site, on sites greater than 600m ² in the Stream Protection A area	C	C	NA	NA	NA
Dwellings not exceeding one per site, on sites greater than 450m ² in the Stream Protection B area	NA	P	P	C	NA
Dwellings in Long Bay sub-precinct B at a density of more than 1 unit per 450m ² of site area on sites identified for integrated housing developments in accordance with an approved framework plan, within the Stream Protection B area	NA	RD	NA	NA	NA

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Dwellings in Long Bay sub-precincts C and D not exceeding a density of 1 unit per 300m ² of site area	NA	NA	C	C	C
Dwellings in Long Bay sub-precincts C and D exceeding a density of 1 unit per 300m ² of site area	NA	NA	RD	RD	RD
Minor household units in Long Bay sub-precinct B on sites greater than 1000m ² , in the Stream Protection B Area, and in Long Bay sub-precincts C Area 1 and D where they are located above a garage accessed from a rear lane	NA	P	P	NA	P
Accessory buildings in the Stream Protection A area not exceeding a total of 50m ² GFA per site	RD	C	NA	NA	NA
Accessory buildings in the Stream Protection B area not exceeding a total of 50m ² GFA per site in Long Bay sub-precinct B, except for sites identified for integrated housing development	NA	P	NA	NA	NA
Accessory buildings in Long Bay sub-precinct B on sites identified for integrated housing development, and in Long Bay sub-precincts C and D in the Stream Protection B area and not exceeding a total of 25m ² GFA per site	NA	C	C	C	C
Additions or alterations to an existing building in the Stream Protection A area which increase the impervious area coverage or roof area	C	C	NA	NA	NA
Additions or alterations to an existing building in the Stream Protection B area which increase the impervious area coverage or roof area, except for Integrated housing developments in Long Bay sub-precinct B	NA	P	RD	RD	RD
Additions or alterations to an existing building in the Stream Protection B area which increase the impervious area coverage or roof area for Integrated Housing developments in the Long Bay sub-precinct B	NA	RD	NA	NA	NA
Demolition or removal of an existing house	P	P	P	P	P
All other activities	NC	NC	NC	NC	NC
Accommodation					
Retirement village	NC	D	D	NC	D
Supported residential care and boarding houses, housing up to 200m ² GFA	D	C	D	D	D
Visitor accommodation up to 200m ² GFA	C	C	D	D	D
Visitor accommodation greater than 200m ² GFA	NC	D	D	NC	D
Commerce					
Dairies up to 100m ² GFA except in Long Bay sub-precinct D	NC	D	D	NC	NA
Offices not exceeding 100m ² GFA at ground floor level in Long Bay sub-precinct D	NA	NA	NA	NA	C
Commercial Breeding/ Boarding of Animals	D	NC	NC	NC	NC
Community					

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Care centres up to 200m ² GFA except in Long Bay sub-precinct D	D	P	P	D	NA
Care centre more than between 200m ² -400m ² GFA except in Long Bay sub-precinct D	D	C	D	NC	NA
Care centres greater than 400m ² GFA except in Long Bay sub-precinct D	NC	D	D	NC	NA
Community facilities except in Long Bay sub-precinct D	NC	D	D	NC	NA
Education facilities	NC	D	D	NC	NC
Education facilities (additions and alterations to an existing facilities)	NC	C	C	NC	NC
Healthcare facilities up to 200m ² GFA except in Long Bay sub-precinct D	NC	C	D	NC	NA
Healthcare facilities greater than 200m ² GFA except in Long Bay sub-precinct D	NC	D	D	NC	NA
Hospitals	NC	D	D	NC	NC
Churches	NC	D	D	NC	NC
Framework plans					
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3.3 below	NA	RD	RD	RD	RD
A framework plan, amendments to an approved framework plan or a replacement framework plan that does not comply with clause 3.3 below	NA	NC	NC	NC	RD

Table 2 Long Bay Precinct Activities – Long Bay Sub-Precincts E, F and H

Sub-precinct	Activities	Activity status
Long Bay C Area 1	All new buildings	RD
	Alterations and additions that change the gross floor area of a building	RD
	Retail activity having a maximum gross floor area of no more than 500m ² , provided that one retail activity (such as a supermarket) may exceed this limit up to a maximum gross floor area of 3000m ² .	P
	Residential development on the ground floor of any development that fronts the proposed roads shown on Precinct Plan 1	NC
	Service stations	NC
Long Bay C Area 2	Walkways and playgrounds	P
	All new buildings and all alterations and additions that change the gross floor area of a building	D
	Alterations and additions that change the external appearance, but not the gross floor area of a building	D
	Cafes, restaurants, community meeting spaces, galleries, event and display areas (except for religious organisations), provided that the maximum gross floor space for any one activity must not exceed 100m ²	P
	All other activities	NC
Long Bay F	Stormwater management facilities including wetlands, water and wastewater infrastructure, roads and associated structures (bridges), boardwalks and tracks, playgrounds and below ground network infrastructure.	D

The Proposed Auckland Unitary Plan (notified 30 September 2013)

	All other activities including subdivision	NC
Long Bay H	Rules of the Large Lot Residential zone apply to any buildings located within the building area specified on Precinct Plan 1	As per Large Lot Residential except for that area covered by the Piripiri Point Protection Area in Table 3 below
Long Bay C Area 1 and 2, F & H	A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3.3 below	RD
	A framework plan, amendments to an approved framework plan or a replacement framework plan that does not comply with clause 3.3 below	NC

Table 3 – Activities in Protection and Management Areas

Activity	Vegetation – Conservation	Vegetation – Conservation	Riparian Margins	Heritage Management Plan Area	Piripiri Point Protection	Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
Farm type fencing (post and wire)	P	P	P	P	P	P
Non-paved farm type accessways	NC	NC	D	D*	P	Pr
Roads and bridges	NC	NA	D	NC	P Provided they are public roads	PR
Footpaths, tracks and trails, provided they are 5m from the top of the bank of a stream	D	P	P	D*	P	D Provided for purposes of public access and identified on a Development Area Plan
Heritage Management Plan	NA	NA	NA	D	NA	NA
Pastoral farming	NC	NC	NC	P Excluding cattle, horses, pigs	P	Pr
Shelters, sheds ancillary to maintenance, signs and interpretive displays	NA	NA	NC	D*	Pr	Pr

The Proposed Auckland Unitary Plan (notified 30 September 2013)

The external maintenance and repair (but not extensions or additions) to existing buildings	NA	NA	NA	C	NA	NA
Education and interpretive activities for the public within existing buildings (including alterations and additions to these buildings)	NA	NA	NC	D*	NA	NA
Alteration, or removal of any native vegetation	NC	NC	D	D	D	NC
All other activities	NC	NC	NC	Pr	Pr	Pr

*As identified in an approved heritage management plan.

Table 4 – Subdivision in Sub-Precincts A – E, G & H

Subdivision	Long Bay A	Long Bay B-E	Long Bay G	Long Bay H
Subdivision to effect a minor boundary adjustment in Long Bay sub-precinct G	NA	NA	NC	NA
Subdivision in the Stream Protection B Area carried out in accordance with an approved framework plan (except for Long Bay sub-precinct G)	NA	RD	NA	NA
Subdivision in the Stream Protection B Area not in accordance with an approved framework plan (except for Long Bay sub-precinct G)	NA	NC	NA	NA
Subdivision in Long Bay sub-precinct G in accordance with an approved Heritage Management Plan and subdivision clause 6.17 below	NA	NA	D	NA
Subdivision in Long Bay sub-precinct G not in accordance with an approved Heritage Management Plan and not complying with subdivision clause 6.17 below	NA	NA	Pr	NA
Single site subdivision including the amalgamation of the relevant part of Lot 26 DP 66117 to incorporate the existing dwelling site and curtilage (as shown as the nominated building platform on Precinct Plan 1) into Long Bay sub-precinct H.	NA	NA	NA	C
Subdivision in Long Bay sub-precinct H and Piripiri Point Protection Area for public road purposes only	NA	NA	NA	D
Subdivision in Long Bay sub-precinct A and in Long Bay sub-precinct B within the Stream Protection A Area.	D	D	NA	NA

Table 5a: Earthworks which expose more than 300m² surface area of bare earth

Activity	Activity status
Earthworks in Long Bay sub-precincts A and H which expose more than 300m ² surface area of bare earth provided that the total area in Long Bay sub-precincts A and H that will be exposed at any one time under all "live" consents+ does not exceed 7ha.	D
Earthworks in Long Bay sub-precinct B within the Stream Protection A Area which expose more than 300m ² surface area of bare earth, provided that the total land area across Long Bay sub-precincts B to G that will be exposed at any one time under all "live" consents+ does not exceed 21 hectares.	D

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Earthworks Long Bay sub-precincts B to G within the Stream Protection B Area which expose more than 300m ² surface area of bare earth, provided that the total land area across Long Bay sub-precincts B to G that will be exposed at any one time under all “live” consents+ does not exceed 21ha; and The earthworks are in general accordance with the finished contours of the bulk earthworks plan shown in Precinct Plan 5 and an approved framework plan, or - The earthworks are for infrastructure identified in an approved framework plan and which may be outside the bulk earthworks footprint.	RD
Earthworks in Long Bay sub-precincts B to G in the Stream Protection B Area which expose more than 300m ² surface area of bare earth, where the total land area that will be exposed at any one time under all “live” consents+ is more than 21ha (but no more than 28ha in Long Bay sub-precincts A to G), provided that the earthworks are in general accordance with the finished contours of the bulk earthworks plan shown in Precinct Plan 5 and an approved framework plan.	D
Earthworks in Long Bay sub-precincts B to G in the Stream Protection B area which expose more than 300m ² surface area of bare earth, where the total land area that will be exposed at any one time under all “live” consents+ is more than 21ha but no more than 28ha, but the site works are not in general accordance with the finished contours of the bulk earthworks plan shown in Precinct Plan 5 and/or an approved framework plan.	NC
Earthworks in Long Bay sub-precincts A and H which expose more than 300m ² surface area of bare earth and where the total land area that will be exposed at any one time under all “live” consents+ in Long Bay sub-precincts A and H exceeds 7ha.	NC
Earthworks in Long Bay sub-precincts A to H which expose more than 300m ² surface area of bare earth and where the total land area that will be exposed at any one time under all “live” consents+ in Long Bay sub-precincts A to H exceeds 28ha.	Pr

+ Live consents include the consent application under consideration, if granted, and the area and timing of earthworks exposed by giving effect to any approved consents.

Table 5b: Earthworks in specific locations	Activity status
All locations	
The diversion or modification of streams and waterways within the Stream Protection A Area, except for the realignment of stream 1B and works associated with stream bank rehabilitation and revegetation	NC
Works associated with stream bank rehabilitation and revegetation of waterways within the Stream Protection A Area, and the realignment of stream 1B within the Stream Protection A and B Areas.	D
The diversion or modification of streams and waterways in Stream Protection B Area, except for the main channel of the Vaughan and Awaruku Streams and stream 2 within Long Bay sub-precinct G.	P
The disturbance of an area of 100m ² or volume of 10m ³ or greater, either wholly or partially within any secondary flow path or 1% AEP flood plain	D
Modification of the areal extent of the 1% AEP flood plain either within the site, or on upstream or downstream sites	D
Works that relocate or disturb an existing secondary flow path in the Stream Protection A Area, or a post development secondary flow path in the Stream Protection B Area	D
Earthworks located less than 5m from any cliff face	D
Earthworks situated on land with a gradient of 1:4 or steeper	D
Earthworks within 30m of a scheduled archaeological site and within the part of the 30m buffer of site 1082 that is in the riparian margin of the Vaughan Stream	D
Long Bay Sub-Precinct C Area 2	
Retaining walls on the western boundary of Long Bay sub-precinct G which have the effect of raising the ground level less than 1m high	D

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Long Bay Sub-Precinct G	
Earthworks in accordance with an approved Heritage Management Plan	D
Earthworks not in accordance with an approved Heritage Management Plan	Pr
Protection Areas	
1. Piripiri Point Protection Area	
Earthworks ancillary to a permitted activity (as set out in Table 3 above)	P
Earthworks to create a ridgeline in accordance with the Ridgeline Height Control and Spot Heights as shown on Precinct Plan 5 and associated earthwork contours in an approved framework plan	RD
Earthworks to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Precinct Plan 5, provided it is in accordance with an approved framework plan	D
Earthworks for public roading	D
All other earthworks	NC
2. Park Interface Protection Area	
Earthworks to create the ridgeline in accordance with Ridgeline Height Control and Spots Heights, as shown on Precinct Plan 5 and associated earthwork contours in an approved framework plan	RD
Earthworks to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Precinct Plan 5, provided it is in accordance with an approved framework plan	D
Earthworks to the north and east of the Ridgeline Height Control Line once the ridge is formed and site works which lower the height of the constructed ridgeline, except for site works for revegetation and fencing purposes which are permitted	Pr
Earthworks to the west and south of the Ridgeline Height Control Line once the ridge is formed have the following status:	P
• Earthworks which expose up to 25m ² of bare earth	D
• Earthworks which expose 25m ² or more of bare earth	P
• Retaining walls which have the effect of raising the ground level by up to 1.5m above natural ground level (measured by the vertical distance from the top to the bottom of the wall).	D
• Retaining walls which have the effect of raising the ground level by more than 1.5m above natural ground level (measured by the vertical distance from the top to the bottom of the wall)	D
All other earthworks	NC
3. Vegetation– Conservation Area	
Earthworks for the purposes of installing surface laid wastewater disposal fields and tracks for public recreation	D
All other earthworks	NC
4. Long Bay - Vegetation– restoration	
Earthworks directly associated with revegetation, fencing and walking tracks	P
All other earthworks	NC
5. Riparian Margins	
Earthworks for tracks that provide for public access to and along a public reserve more than 5m from the top of the bank of a stream, and site works directly associated with revegetation	P

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2. Notification

1. The council will publicly notify resource consent applications for non-complying activities and all other activities will be subject to the normal tests for notification under the relevant sections of the RMA.

3. Land use controls

1. The land use controls in the underlying zones outlined in the precinct description apply in Long Bay precinct unless otherwise specified below.

3.1 Heritage Management Plan

1. A Heritage Management Plan must be prepared and approved for the whole of Long Bay sub-precinct G.
2. Any subsequent amendment to an approved Heritage Management Plan is a discretionary activity.
3. The Heritage Management Plan must be prepared by the Council, after consultation with the Historic Places Trust, iwi and owners of land in Long Bay sub-precincts G and C Area 2.

3.2 Heritage Covenant

1. Within 6 months of the land in Long Bay sub-precinct G being transferred to the Council and prior to any activities (including any earthworks) occurring in the sub-precinct before the transfer has been completed, the landowners of Long Bay sub-precinct G (being the Council and the owner of the two existing dwellings) are to agree and enter into a protective heritage covenant with the Historic Places Trust, under the Historic Places Act 1993.
2. The heritage covenant referred to in clause 1 above must be for the long term protection, conservation and maintenance of the historic heritage and landscapes in the sub-precinct.

3.3 Framework plans

1. A resource consent application for a framework plan, amendments to a framework plan or a replacement framework plan must
 - a. apply to:
 - i. the whole of a development area in the Stream Protection B Area shown on Precinct Plan 3 (except for the Glenvar Development Area where the use of framework plans is not envisaged), or
 - ii. a logical division of a development area in the Stream Protection B Area shown on Precinct Plan 3 such as following the route of a proposed road, sub-precinct boundary or a topical feature that defines an infrastructure catchment
 - b. be in accordance with the land use strategy shown on Precinct Plan 1
 - c. comply with the special information requirements for framework plans in the Long Bay precinct specified in clause 10.2 below.
 - d. seek consent for the following activities:
 - i. earthworks
 - ii. development design and layout

4. Development controls

1. The development controls in the underlying zones outlined in the precinct description apply in the Long Bay precinct unless otherwise specified below.
2. In Long Bay sub-precinct G, the development controls that apply will be those set out in the approved Heritage Management Plan and development that does not comply with those controls is a non-

The Proposed Auckland Unitary Plan (notified 30 September 2013)

complying activity.

4.1 Building height

1. Development must not exceed the heights set out below:

Table 1

Sub-precincts	Maximum storeys	Maximum height
Long Bay A	2	8m
Long Bay B	2	8m
Long Bay C Area 1	3	10.5m
Long Bay C Area 2 North of the Awaruku ridge as shown on approved framework plan	3	10.5m
Long Bay C Area 2 South of the Awaruku ridge as shown on an approved framework plan	2	8m
Long Bay D	4	14m
Long Bay E Area 1	4	14m
Long Bay E Area 2	2	8m
Long Bay F	NA	NA
Long Bay H	2	8m

2. Development that does not comply with clause 1 above is a restricted discretionary activity where located within Long Bay sub-precinct C Area 1 and involving an additional storey (up to a total height of 14m) for one landmark building as delineated on an approved framework plan.
3. Development that does not comply with clause 1 above is a prohibited activity where located within Long Bay sub-precinct B within the North Vaughan's Development Area, north and east of the Vaughans Road extension, as shown on Precinct Plan 1.
4. All other development that does not comply with clause 1 above is a discretionary activity.

4.2 Yards

1. Development must comply with the minimum yard distances as set out below:

Table 2

Yard	Long Bay Sub-Precinct A	Long Bay Sub-Precinct B	Long Bay Sub-Precinct C Area 1	Long Bay Sub-Precinct C Area 2	Long Bay Sub-Precinct D
Front Yard	7.5m	5m*	2m	2m	2m
Side Yard	6m	1.2m	No control applies	No control applies north of the Awaruku ridge line 1.2m south of the Awaruku ridge line	No control applies

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Rear Yard	6m	3m**	1.2m	3m yard to be provided on boundary with Long Bay sub-precinct G	No control applies
-----------	----	------	------	---	--------------------

* Except where the Vaughans Road setback applies under clause 4.5 below

** Except that in Long Bay sub-precinct B in the North Vaughans Development Area, for sites containing the Park Interface Protection Area, there must be no development built to the north and east of the Ridgeline Height Control Line on Precinct Plan 5.

2. Integrated Housing developments in Long Bay sub-precinct B, identified on a framework plan, must comply with the following side yards:
 - a. For 1,500m² sites for comprehensive housing developments, a 2m yard requirement must apply to the exterior boundaries. No yard requirement applies to interior boundaries.
 - b. For 300m² sites for town house developments, one side yard is to be 2m, for the other side yard, a building may be built up to the boundary where this boundary adjoins another 300m² integrated housing development site
 - c. For 400m² and 600m² sites for duplexes and triplexes, a 2m yard requirement must apply to exterior boundaries. For internal boundaries, a building may be built up to the boundary where it involves dwellings established concurrently on the site and joined at a common wall at the boundary.
3. Rain tanks may be situated within any side and rear yard provided that they do not exceed 2.5m in diameter and are no more than 1.8m in height.
4. Rain tanks may be situated within any required front yard provided they are at least 1.5m from the front boundary and are located below finished ground level.
5. In Long Bay sub-precinct E Area 1 no front, side or rear yards apply and in Long Bay sub-precinct E Area 2 a 2m yard must apply to all boundaries with Long Bay sub-precinct F.
6. Development that does not comply with the front yard controls in clause 1 above is a restricted discretionary activity where located:
 - a. within Long Bay sub-precinct B, where:
 - i. the sites do not front Beach Road extension (except for that portion of road in the Awaruku Development Area opposite Long Bay sub-precinct C, Vaughans Road Extension, Ashley Avenue and Glenvar Road extension as shown on the Precinct Plan 1) and
 - ii. the front yard is reduced up to 1.5m, provided that not more than 30 per cent of the area which lies between 1.5m and 5m back from the front boundary of the site is covered by buildings.
 - b. within Long Bay sub-precinct D on sites that adjoin proposed roads, provided that any part of a building at ground level that is located within the front yard is not be used for residential purposes (including garages).
7. Development that does not comply with the rear yard controls in clause 1 above is a restricted discretionary activity where located within Long Bay sub-precinct B and the length of that part of the building infringing the rear yard is no greater than 10m.
8. Garages (including minor household units) that do comply with clause 1 above are restricted discretionary activities where:
 - a. located within a rear yard:
 - i. the Long Bay sub-precinct B on sites identified on an approved framework plan for integrated housing developments or

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- ii. the Long Bay sub-precincts C Area 1 and D and part of a comprehensively designed development where vehicle access is provided by a rear lane rather than direct from the street; and
 - b. designed and located to maintain the amenity of adjacent site and occupying no more than 70 per cent of the frontage of the rear yard (such garages may include a minor household unit designed to overlook the rear vehicle access lane)
9. All other development that does not comply with clauses 1 and 2 above is a discretionary activity.

4.3 Building coverage

1. Development must not exceed the maximum building coverage controls as set out below:

Table 3

Sub-precincts	Maximum net site coverage
Long Bay A	10 per cent
Long Bay B	35 per cent Excluding land to the north and east of the Ridgeline Line Height Control Line within the Park Interface Protection Area.
Integrated housing development sites within Long Bay B	40 per cent*
Long Bay C Area 1	50 per cent*
Long Bay C Area 2	50 per cent
Long Bay D	80 per cent
Long Bay E Area 1	100 per cent
Long Bay E Area 2	30 per cent
Long Bay F	NA

* For sites with rear vehicle access via a private lane shown on an approved framework plan, building coverage may be assessed on the basis of the sites proportionate share of the accessway.

2. Development that does not comply with clause 1 above is a discretionary activity.

4.4 Height in relation to boundary

1. Development must comply with the height in relation to boundary controls as set out below:

Table 4

Sub-precincts	Height in relation to boundary control
Long Bay sub-precincts A and H	Controls from the underlying zones must apply

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Long Bay sub-precinct B	<p>Controls from underlying zone must apply, except as follows for Integrated Housing areas identified on a framework plan:</p> <p>a. For comprehensive housing sites over 1,500m² in area, the underlying zone controls must apply to the exterior boundaries, except the road boundary. For internal boundaries, no height in relation to boundary rule applies;</p> <p>b. For 300m² sites for town houses, one side boundary and the rear boundary must be 2.5 m plus 45^o, the other side boundary may be 3m at the boundary, plus 3 m in height for every 1.2m from the boundary (3 m + 68^o), where the boundary abuts another 300m² integrated housing site, in all other cases 2.5m plus 45^o must apply; or</p> <p>c. For sites 400m² and 600m² sites identified for duplexes and triplexes respectively, 2.5m and 45^o must apply on the exterior boundaries.</p>
Long Bay sub-precinct C	<p>a. Controls from underlying zone must apply along any boundary with Long Bay sub-precinct A or B, an open space area or Long Bay sub-precinct G.</p> <p>b. For sites that adjoin other sites in Long Bay sub-precincts C and D buildings must not project beyond a recession plane of 3m on the side and rear boundaries, plus 3m in height for every 1.2m in from the boundary, i.e. 3m + 68^o, except that this will not apply to:</p> <ul style="list-style-type: none"> • The internal boundaries of sites 1500m² or greater. • The boundary between adjoining dwellings established concurrently on adjoining sites and joined at a common wall on the boundary. • Front boundaries.
Long Bay sub-precinct D	<p>Controls from underlying zone must apply around the perimeter of the sub-precinct, except for the front boundary, where no height in relation to boundary control applies, or sites that adjoin the Long Bay sub-precinct E.</p>
Long Bay sub-precinct E	No control applies
Long Bay sub-precinct F	No control applies

2. Development that does not comply with clause 1 above is a restricted discretionary activity where located in Long Bay sub-precincts A, B and H.
3. Within Long Bay sub-precinct B on sites identified as integrated housing areas and in Long Bay sub-precincts C Area 1 and D, garages* are not required to comply with clause 1 above where:
 - a. part of a comprehensively designed development: and
 - b. vehicle access is provided by a rear lane rather than direct from the street and
 - c. they are designed and located to maintain the amenity of adjacent

* In Long Bay sub-precincts C Area 1 and D such garages may incorporate a minor household unit that is designed to overlook the rear vehicle access lane.

4. All other development that does not comply with clause 1 above is a discretionary activity.

4.5 Vaughans Road Set Back

1. All buildings on sites subject to the Vaughans Road Set Back shown on Precinct Plan 1 must be set back a minimum of 10m from the common boundary with the road reserve.

4.6 Activities in the Park Interface Protection Area South and West of the Ridgeline Height Control Line

1. Buildings, except for accessory buildings must not be located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 5.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2. Accessory buildings and structures located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 5 are discretionary activities, provided that the maximum height of any buildings and structures are 2m below the lowest point of the Ridgeline Height Control line on that property.
3. Any building or structure that does not comply with clause 1 above and is not a discretionary activity under clause 2 above is a prohibited activity.

4.7 On-site Stormwater Management

1. Impervious Surfaces
 - a. Development must comply with the maximum impervious areas set out in the Table below, provided that the provisions set out below related to the mitigation, on-site, of the stormwater generated from these impervious areas can be complied with in terms of both water quality and quantity:

Table 5

Sub-precinct	Stream Protection A Area	Stream Protection B Area
Long Bay A	500m ² or 15% of the site (whichever is greater)	NA
Long Bay B	50%(to a maximum of 500m ²)	50%(to a maximum of 500m ²)*
Long Bay C Area 1 & 2	NA	70%
Long Bay D	NA	90%
Long Bay E Area 1	NA	100%
Long Bay E Area 2	NA	50%
Long Bay F	NA	NA
Long Bay H	NA	Refer to Large Lot Residential zone

*The calculation of impervious area must exclude all land to the north and east of the Ridgeline Height Control Line within the Park Interface Protection Area. Within this Sub-Precinct, no impervious surfaces are allowed.

2. On-Site stormwater mitigation
 - a. Rain tanks:
 - i. All development must use rain tanks to store and reuse stormwater generated from roof areas.
 - ii. Rain tanks and associated plumbing must be designed to ensure that water from roof areas will be used as a non-potable source of water for toilets, washing machines and irrigation.
 - iii. In the Stream Protection A Area rain tanks must be for both attenuating peak flows and for reuse of stormwater.
 - iv. In the Stream Protection A Area the size of the rain tank must be determined by reference to the roof area of buildings and the nature and extent of other on-site stormwater management techniques to be used.
 - v. In the Stream Protection B Area, rain tanks need only be designed for the reuse of rainwater as a non-potable source of water in the dwelling.
 - vi. In the Stream Protection B Area the minimum rain tank size must be 3,000l per dwelling or commercial unit, or at least 3,000l per 150m² of roof area where there is more than one unit within a building.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- b. Other on-site mitigation
- i. Stream Protection A area:
 - In Long Bay sub-precinct A, 100 per cent of the total constructed impervious area on the site is required to be fully mitigated by on-site stormwater management techniques, including the use of the rain tanks, revegetation and other on-site techniques such as pervious paving and bio retention.
 - In all cases, in Long Bay sub-precinct A a mix of techniques must be used.
 - In Long Bay sub-precinct B all stormwater run off from not less than 80 per cent of the total constructed impervious areas on sites in the Glenvar Development Area and from 100 per cent of impervious areas in the catchment of stream 1C, is required to be fully mitigated by on-site stormwater management techniques.
 - In Long Bay sub-precinct B storm water management techniques must include the use of rain tanks required, revegetation as well as other on-site techniques such as pervious paving and bio retention.
 - The amount of revegetation must take into account any revegetation established at the time of subdivision for the purposes of stormwater mitigation.
 - ii. Stream Protection B area:
 - In Long Bay sub-precincts B, C, D and E in the Stream Protection B areas, no additional stormwater mitigation measures to the rain tanks required above are required for the management of the stormwater generated from impervious areas specified in the Table above.
- c. Design of on-site mitigation:
- i. The best practicable option must be applied in the choice of stormwater management techniques to be used, except for stormwater wetlands which cannot be used in the Stream Protection A area.
 - ii. All proposed on-site stormwater management techniques must be subject to the approval of council
 - iii. All stormwater management devices must be installed as soon as possible after site construction is complete.
 - iv. Street Discharge:
 - Stormwater and surface runoff from development must be discharged into the primary stormwater system and not to the street.
 - Impervious surfaces, including driveways, must incorporate techniques to intercept and/or divert stormwater runoff to a sump designed to trap silt and floatable debris and where practical discharge to a bio retention device in the road reserve where adequate capacity is available. In other cases the sump must discharge to the primary stormwater system in accordance with clause 2.a above.
 - v. In the Stream Protection A areas, a mix of on-site techniques must be used and rain tanks must not be the sole form of mitigation.
 - vi. Where the site is identified in Precinct Plan 5 as containing riparian margins and Ecology/Stormwater Management areas on Precinct Plan 4, priority must be given to planting in these areas when designing on site stormwater measures and a planting plan must be provided.
 - vii. A council approved covenant under s.108 of the RMA or a consent notice under s. 221 of the Act must be registered against the title of every site required to undertake on site stormwater

The Proposed Auckland Unitary Plan (notified 30 September 2013)

mitigation.

- viii. The effect of the covenant/consent notice referred to in clause 2.(c)(vii) above must be to ensure the efficient future functioning and ongoing maintenance of the on-site stormwater management system.
3. Development of up to 70 per cent impervious area within Stream Protection B Area is a restricted discretionary activity where located in Long Bay sub-precinct B provided that:
 - a. Any stormwater run off from any additional area of impervious surface above 50 per cent of the site is fully mitigated by on-site stormwater management techniques, so that the stormwater run-off from the site is equal to the amount of stormwater generated if 50% of the site was covered in buildings and impervious areas
 - b. A Council approved covenant under s. 108 of the RMA or a consent notice under s. 221 of the Act is registered against the title of every site required to undertake on site stormwater mitigation
 - c. The effect of the covenant/consent notice required by clause 3(b) above must be to ensure the efficient future functioning and on-going maintenance of the on-site stormwater management system.
 4. All other development that does not comply with the on-site stormwater management controls specified above is a non-complying activity.

4.8 Fences, Boundary and Retaining Walls

1. In the Long Bay precinct except for Long Bay sub-precincts D and G, Piripiri Point and Park Interface Protection Areas, and the boundary between Long Bay sub-precinct C Area 2 and Long Bay sub-precinct G the following controls apply:
 - a. A fence, boundary, retaining wall, or combination of such, up to total height of 1.8m may be erected on any side or rear boundary or within any side or rear yard, to within 3m of the front boundary.
 - b. Any retaining wall erected on any side or rear boundary or within any side or rear yard must be a permitted activity or have been granted resource consent in accordance with the earthworks rules of the underlying zone.
 - c. A fence, boundary, retaining wall, or combination of such, up to total height of 1.2m may be erected on any front boundary or within 3m of any front yard.
 - d. For sites that adjoins open space, or proposed reserve in a framework plan, or within a Stream Interface Management Area, any boundary fences or walls within a yard fronting a reserve or Long Bay sub-precinct F must be limited to a maximum height of 1.2m, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected.
 - e. For sites that immediately adjoin land for cycle and pedestrian routes, a boundary fence or wall may be constructed to a maximum height of 1.2m on the common boundary, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected.
 - f. Fences, boundary and retaining walls must be designed and located to avoid obstructing overland flow paths.
2. In Long Bay sub-precincts E and G, the Piripiri Point and Park Interface Protection Areas and the boundary between Long Bay sub-precinct C Area 2 and Long Bay sub-precinct G the following controls apply:
 - a. In Long Bay sub-precinct E there must be no front fences.
 - b. Along Long Bay sub-precinct C Area 2 boundary with the Long Bay sub-precinct G and in Long Bay sub-precinct G, the Piripiri Point Protection Area, the Park Interface Protection Area, and

The Proposed Auckland Unitary Plan (notified 30 September 2013)

north and east of the Ridgeline Height Control Line and on the crest of the ridge, fencing must be limited to farm type, post and wire construction.

- c. In the Park Interface Protection Area, south and west of the Ridgeline Height Control Line, the controls in clauses 1.a. to e. above apply, provided that the height of any fence does not exceed the Ridgeline Height Control Line.
- d. Access points from private lots into Long Bay sub-precinct F, the Regional Park and Long Bay sub-precinct G must be located on the shared boundary between private lots.

5. Earthworks controls

1. The controls in [clause 4.2](#) of the Auckland-wide - Earthworks rules apply in the Long Bay precinct unless specified below.

5.1 General

1. A site management plan must be prepared for all earthworks in the Long Bay Precinct irrespective of whether they are classified as a permitted, controlled, discretionary or non complying activity.
2. All erosion and sediment control measures must be in place prior to any earthworks or subdivision activities being undertaken.
3. Where earthworks are undertaken adjacent to any Protection Areas (including riparian margins), Long Bay sub-precinct G and the Long Bay Regional Park, a protective fence must be constructed at the edge of these areas and remain in situ for the duration of the works.
4. After all construction is complete (including hard landscaping) in Long Bay sub-precinct A, and Long Bay sub-precinct B within the Stream Protection A area, reserves and open space and all Protection and Management Areas, soil which has been compacted as a result of earthworks and vehicle movements must be reconditioned to a minimum depth of 400mm.
5. For development that is within the catchment of stream 1C, all subsurface drains must direct groundwater to existing seepage areas prior to discharge to watercourses and there must be no direct discharge from subsurface drains to watercourses.

5.2 Earthworks in Excess of 300m² Surface Area of Bare Earth (30 Hectare Limit)

1. Allocations for earthworks within Long Bay sub-precinct A and H and Long Bay sub-precincts B to G must be on the basis of first-come-first-served respectively.
2. No earthworks (cut/fill) greater than 300m² in area must be undertaken outside the period 1 October to 30 April, unless an extension to that earthworks season is granted in writing by an authorised council officer (The application may be granted or refused at the discretion of the authorised council officer having regard, without limitation, to seasonal conditions at the time of the application).
3. All exposed sites must be stabilised prior to 30 April (or the end of the earthworks season if an extension past 30 April has been granted).
4. Prior to 1 July of the forthcoming earthworks season, no single landowner in Long Bay sub-precincts B to G can apply for site works consent for greater than 21 hectares of exposed surface area of bare earth at any one time.
5. If, by 1 August of that same year, earthwork consents for that earthworks season have not been received for all of the 7ha in the Long Bay sub-precinct A and H, then application may be made to reallocate any unallocated amount to Long Bay sub-precincts B to G.
6. Earthworks areas are deemed to be exposed or 'open' from the first day earthwork activities begin (the first day earthwork machines move any earth, including topsoil), until the day the site has been 'closed off' and the entire earth worked area is stabilised against any potential sediment being discharged into

The Proposed Auckland Unitary Plan (notified 30 September 2013)

the receiving environment.

7. 'Closed off' (stabilised) means that a site has been topsoiled and seeded or hydroseeded with grass, or mulched with straw or bark and grass seed.
8. In the Long Bay Precinct 100 per cent ground coverage must be achieved so that no bare ground is visible before the site is deemed to be 'closed off'.
9. Earthwork consents must be limited to one earthworks season and must contain a monthly staging plan that states the amount of land to be opened and closed for earthworks for each month.
10. Monthly reporting of the area exposed and closed off in that month and any preceding months, and the expected exposed area in the remainder of the earthworks season, must be provided to the Council.
11. Extensions of a consented earthworking schedule to accommodate seasonal conditions may be made in accordance with clause 2 above, provided that the aggregate area exposed by all live consents does not exceed the limits set out in Activity Table 5a.
12. Extensions of a consented earthworks schedule into the following earthworks season may be granted in writing by an authorised council officer, having regard to the area of earthworks proposed for that year as contained in all live consents for the relevant sub-precincts.
13. Sediment and erosion control ponds and decanting earth bunds are to be installed prior to the earthworks and must be sized as follows:
 - a. 300m³ volume per hectare of contributing catchments (3 per cent volume)
 - b. 30 per cent permanent water storage and 70 per cent temporary storage.
14. All sediment and erosion control ponds must be flocculated in order to achieve greater efficiencies in retaining fine-grained sediment.
15. Chemical treatment (flocculation) must be applied as follows:
 - a. Automatic rainfall activated treatment of all sediment retention ponds for contributing catchments greater than 3000m² and decanting earth bunds with contributing catchments between 250m² – 3,000m² in area.
 - b. Batch application where testing of detention ponds after every rainfall event that has caused run off, indicates clarity of less than 50mm (measured vertically from the water surface).
 - c. Manual batch application of decanting earth bunds serving contributing catchments less than 250m² in area (2 hours settlement period prior to discharge).
16. A lizard conservation management plan must be prepared prior to any site works over 300m² being undertaken and must include the information requirements set out in clause 10.4 below.

5.3 Earthworks in Excess of 300m² of Surface Area of Bare Earth in Stream Protection B Area

1. Earthworks must be in accordance with the bulk earthworks plan contained within Precinct Plan 5, unless required for infrastructure identified within an approved framework plan.
2. An earthworks plan will comply with the requirements of clause 1 above where it:
 - a. Has an earthworks footprint that is contained wholly within the footprint shown on Precinct Plan 5
 - b. Provides generally the same contour as shown on Precinct Plan 5
 - c. Achieves the same general profile of landform shown on an approved framework plan.
3. In the North Vaughans Development Area (except for earthworks for geotechnical remediation, stabilisation or preparatory site works as identified in an approved framework plan):
 - a. Earthworks must achieve a ridgeline that in association with contouring of land to the south and west of the ridgeline in Long Bay sub-precinct B, ensures that no buildings or structures

The Proposed Auckland Unitary Plan (notified 30 September 2013)

constructed to the maximum height permitted in that sub-precinct of 8m plus a tolerance factor of 0.5m (that is as if constructed to a total height of 8.5m) within Long Bay sub-precinct B are visible:

- i. to the east of the Vaughans Road extension, and the line marked “z-z” extending northwards as shown on Precinct Plan 5 when viewed from any of the Park Interface viewpoints shown on Precinct Plan 5
 - ii. to the north of Vaughans Road extension and west of the line marked “z-z” as shown on Precinct Plan 5 when viewed from the Park Interface Viewpoints 2 and 3 shown on Precinct Plan 5.
- b. Any 224(c) certificate for sites created in Long Bay sub-precinct B to the north and east of the Vaughans Road extension, as shown on Precinct Plan 5, must only be issued once the Council is fully satisfied that the finished ground contours and ridgeline comply with this rule.
 - c. Finished ground level of land below the 40m contour line, east of the Vaughans Road extension shown on Precinct Plan 1 and 4 must be 6m below the crest of the Homestead Spur section of the Ridgeline Height Control line.
 - d. The existing contours of the crest of Homestead Spur below and south of the 40m contour line must not be reduced.
4. In the Awaruku Development Area, prior to any earthworks, a temporary management plan for Long Bay sub-precinct G must be prepared in consultation with the Historic Places Trust and approved by the Council.
 5. The temporary management plan for Long Bay sub-precinct G referred to in clause 4 above must provide for the fencing of the whole and, if appropriate, discrete parts of Long Bay sub-precinct G a weed and pest management programme, restricting vehicle use to existing tracks; control of the removal of native vegetation and planting for farming purposes, including riparian margins and an appropriate stock management regime.

5.4 Long Bay Sub-Precincts C Area 2 and G

1. Where applications for earthworks are proposed in or adjacent to Long Bay sub-precinct G:
 - a. All earthworks within sub-precinct C Area 2 must be kept wholly outside Long Bay sub-precinct G.
 - b. All earthworks within the precinct must be confined to works provided for through a heritage management plan.

5.5 Realignment of Stream 1B

1. Where applications for earthworks are proposed on sites that contain stream 1B and any realignment of it as shown on Precinct Plans 1, 4 and 5:
 - a. Stream 1B may be realigned in accordance with the bulk earthworks contours on Precinct Plan 5 and subject to Activity Table 5b.
 - b. All site works for the realignment of stream 1B must provide:
 - i. a valley gradient and stream profile with no excessive grade changes except where grade changes are necessary to provide habitat and resting pools for fish and invertebrates and riffles and runs in a natural equilibrium
 - ii. a longitudinal profile of approximately 1 per cent through the application of grade change structures and a stream meander
 - iii. no overhanging culverts or structures, except for one vehicle crossing
 - iv. a natural stream morphology and stabilised stream bank

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- v. a coherent landform and planting theme so the stream can be seen as an integrated system connecting upper tributaries and the main stem of Vaughan Stream
- vi. for public access, with dedicated connecting pathways, vantage points, on both sides of the stream within the Stream Protection Management Area shown on the precinct plans.
- c. All earthworks and construction of the stream must take place in the summer months between 1 December and 31 March to be outside of the return of juvenile kokopu and eel in the spring, and inanga spawning in late summer.
- d. All land identified as riparian margin along the margins of the realigned stream must be planted for restoration and stabilisation purposes and if compacted through site development activities, reconditioned to support strong and vigorous native plant growth.
- e. Trees must be planted to provide shading to regulate stream temperatures in accordance with an approved planting plan.
- f. The planting plan must be in accordance with clause 10.3 below, and must be approved by Council.
- g. Planting must be maintained for a period of not less than 2 years and plants that fail to thrive during that time must be replaced.
- h. Planting must be undertaken in the planting season immediately following the completion of site works and stabilisation.
- i. A weed and pest management strategy for the riparian margin of the realigned stream must be prepared and implemented.
- j. A plan must be provided for the monitoring of the ecological success of the realignment, including fish survival, recruitment and movement, and assessment of macro-invertebrates and habitats.

5.6 Vegetation and Conservation Restoration Areas

1. Where earthworks are proposed on sites that contain land identified as Vegetation – Conservation Area or Vegetation– Restoration Area, the application must provide for protective fencing of these areas.

6. Subdivision controls

1. The controls in the Auckland-wide - [Subdivision](#) rules apply in the Long Bay precinct unless otherwise specified below.
2. Any subdivision that does not comply with the controls for proposed roads, stormwater management, protection areas and management areas in clauses 6.2 to 6.6 below and 6.9 to 6.10 below, and specific to each sub-precinct in clauses 6.11 to 15 below is a non-complying activity.
3. Any subdivision that does not comply with the controls in clauses 6.7 to 6.8 below relating to ridgeline protection in the Park Interface Protection Area and Piripiri Point Protection Area is a prohibited activity.

6.1 Compliance with subdivision controls

1. Any application for subdivision must comply with the following controls for proposed roads, stormwater management, protection areas and management areas in clauses 6.2 to 6.10 below, as well as the subdivision controls specific to each sub-precinct in clauses 6.11 to 6.18 below.

6.2 Proposed roads

1. The Proposed Roads shown in Precinct Plan 1, 4 and 5 must be provided in accordance with the alignments shown and the staging of subdivision.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2. All Proposed Roads (other than Glenvar Ridge Road) must be provided with a separate shoulder cycle lane in each direction.
3. On-street parking (other than Glenvar Ridge Road) must be provided on both sides of the road in order to satisfy the on-street parking requirements.
4. The Proposed Roads must provide the road widths shown in Precinct Plan 5.
5. The Glenvar Ridge Road must have a 9m wide carriageway planned within the 22 metre road reserve so as to provide two 4.5m wide traffic lanes.
6. To ensure the safety of cyclists on the Glenvar Ridge Road there will be no parking permitted on the 9m carriageway and parking within the road reserve will only be permitted if it can be indented and shown to operate safely.
7. Proposals to alter the alignment of a Proposed Road by more than 20m either side of the centre line of a road at any point along its length are non-complying activities.
8. Moving the alignment of a Proposed Road less than 20m either side of the centre line of the road to take into account finished earthworks will not be considered to be an alteration of its alignment, except for the Proposed Road within Long Bay sub-precinct G, which must be provided in the location shown.

6.3 Stormwater Management

1. Subdivision proposals must include the information requirements set out in clause 10.1 below.
2. Subdivision proposals must demonstrate that the sites to be created can reasonably accommodate development that will be able to comply with the on-site stormwater management controls in clause 4.7 above including the actions to be taken to ensure the on-going retention and maintenance of on-site mitigation areas and facilities (that include covenants and/or consent notices under s 221 of the Act).
3. At the time of subdivision, planting to fully mitigate the effects of stormwater from accessways must be established.
4. Planting to fully mitigate the effects of stormwater from accessways must be located in any riparian margins and Ecology/Stormwater Management Areas, identified on Precinct Plan 4 within the existing boundaries of the sites, as a priority, before other areas are planted.
5. Planting to fully mitigate the effects of stormwater from accessways must be established before the issue by council of a certificate of compliance under s 224(c) of the Act.
6. Existing overland flow paths in Long Bay sub-precinct A and post development overland flow paths in Long Bay sub-precincts B to E must be identified and protected, taking into account the need to provide connectivity with overland flow paths above and below the site.
7. For all residential sub-precincts (except Long Bay sub-precinct A), clause 4.7 above may be achieved by a combination of individual and communally owned on-site measures.
8. Where stormwater devices are proposed to serve more than one unit title, or are located on public land or land vested in council, then these must be vested in council, and must meet all council's design requirements. If communally-owned measures are to be partly relied upon, then:
 - a. Bio-retention, rain tanks and other localised detention and treatment devices designed to serve a number of sites under the one unit-title (e.g. multi-unit apartment building) must be retained in private ownership and must be managed by an appropriate management structure (e.g. body corporate).
 - b. The use of proposed reserves for soakage areas will only be accepted where these are to vest as local purpose drainage reserves and will not be deducted from development contributions for parks and reserves.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.4 Vegetation – Conservation Area

1. Any subdivision application to create sites identified as Vegetation – Conservation Area must comply with the following:
 - a. The land must be surveyed to define the boundary of existing vegetation.
 - b. The land must be fenced to a stockproof standard, unless otherwise approved by the council.
 - c. All site works, building platforms and infrastructure, except for surface laid wastewater disposal fields and tracks for public access purposes, must be located wholly outside any land identified as Vegetation - Conservation.
 - d. A weed and pest management strategy must be submitted to and approved by council and then implemented in full.
 - e. An agreement to covenant in perpetuity the area in Vegetation - Conservation must be entered into before the issue by the council of a Certificate pursuant to s. 224(c) of the Act.
 - f. Covenants referred to in clause 1.e above must be registered against the titles of all affected sites to be created through the subdivision and require:
 - i. that the fencing of the Vegetation–Conservation area on both the original site and on the newly created sites is maintained to a stockproof standard
 - ii. that these areas remain undisturbed from any earthworks or structures
 - iii. that all existing trees and any re-vegetation of the area are protected
 - iv. that weeds and pests are controlled.

or a consent notice under s. 221 of the Act must be entered into and registered against the title in order to secure the same outcomes as the covenant.

6.5 Vegetation – Restoration Area

1. Any subdivision application to create sites identified as Vegetation – Restoration Area must comply with the following:
 - a. All land must be fenced to a stockproof standard, unless otherwise approved by the council.
 - b. All site works building platforms and infrastructure must be located wholly outside of any land identified as Vegetation - Restoration.
 - c. All land identified as Vegetation - Restoration must be planted for restoration purposes in accordance with an approved planting plan.
 - d. A weed and pest management strategy must be submitted to and approved by council and then implemented in full.
 - e. The planting plan must be in accordance with the planting plan in clause 10.3 below, and must be approved by council.
 - f. Planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced.
 - g. An agreement to covenant in perpetuity the area in Vegetation–Restoration Area must be entered into before the issue by the council of a certificate pursuant to s. 224(c) of the Act.
 - h. Covenants referred to in clause 1g above must be registered against the titles of all affected lots to be created through the subdivision and require:
 - i. that the fencing of the Vegetation-Restoration area on both the original lot and on the newly created lots is maintained to a stockproof standard

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- ii. that these areas remain undisturbed from any earthworks or structures
- iii. that restoration planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting plan
- iv. that weeds and pests are controlled
- v. that all existing trees and any re vegetation of the area is protected.

Or a consent notice under s. 221 of the Act must be entered into and registered against the title in order to secure the same outcomes as the covenant.

6.6 Riparian Margins

1. Any subdivision application to create sites containing land identified as Riparian Margin must comply with the following:
 - a. All land must be surveyed to define the width of the riparian margin of the stream/s on the site.
 - b. Details of the existing vegetation and ground cover within the margin must be provided to identify the scale and extent of additional planting required to ensure bank stability and an enhanced aquatic habitat of the stream within the margin.
 - c. Where any rehabilitation and replanting of the riparian margin is required it must be in accordance with an approved planting plan.
 - d. The planting plan for the riparian margin must be in accordance with clause 10.3 below, and approved by council.
 - e. Planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced.
 - f. Planting of the margin of stream 2 in Long Bay sub-precinct G must be determined by the heritage management plan.
 - g. A weed and pest management strategy for the riparian margin must be submitted to and approved by council and then implemented in full.
 - h. All land must be fenced to a stockproof standard, unless otherwise approved by council.
 - i. All earthworks, building platforms and infrastructure must be located wholly outside of any land identified as riparian margin except:
 - i. for the purposes of installing and maintaining infrastructure
 - ii. for the purposes of rehabilitation and enhancement of the stream bank and margin
 - iii. for the provision of tracks and trails for public access to and along a public reserve that is located more than 5m from the top of the bank of the stream within the margin.
 - j. Where the riparian margin is not to be taken or provided as an esplanade reserve or strip, an agreement to covenant in perpetuity the area of riparian margin must be entered into before the issue by the council of a certificate pursuant to S.224(c) of the Act.
 - k. Covenants referred to in clause 1.j. above must be registered against the titles of all affected lots to be created through the subdivision and require:
 - i. that the fencing of riparian margins on both the original lot and on the newly created lots is maintained to a stockproof standard
 - ii. that the margin remains undisturbed from any earthworks or structures
 - iii. that restoration planting occurs in the areas identified on the plan of subdivision in accordance with the approved planting plan

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- iv. that weeds and pests are controlled
- v. that any revegetation of the margin is protected;

Or a consent notice under s.221 of the Act must be entered into and registered against the title in order to secure the same outcomes as the covenant.

6.7 Park Interface Protection Area

1. Prior to any s.224(c) certificate being issued for sites within the North Vaughans Development Area, except for a balance site, the following requirements apply:
 - a. A ridgeline with natural form must be constructed meeting the requirements of clause 5.3.3 above.
 - b. The northern and eastern faces of the ridgeline must be vegetated in accordance with a planting and maintenance plan approved by the council, which must be consistent with planting in the adjoining land within the Long Bay Regional Park.
 - c. The planting is to be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced.
 - d. A stockproof fence must be provided along the northern and eastern boundaries with the Long Bay Regional Park.
 - e. Any fencing on the boundary of each site must be in accordance with clause 4.8 above.
 - f. Details of the ownership mechanisms and obligations for the ongoing protection and management of the Park Interface Protection Area must be provided and approved by the council.
 - g. A covenant must be registered against the titles of the sites to be created through subdivision. The mechanism must define the boundary of the Park Interface Protection Area within Long Bay sub-precinct B and the Ridgeline Height Control Line, being the physical location of the crest of the ridgeline as formed, and require that:
 - i. planting and maintenance occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan
 - ii. pest and weeds are controlled in the planted area
 - iii. the maximum height of buildings or structures within the Protection Area, south or west of the Ridgeline Height Control Line are to be 2m below the lowest point of the ridgeline.
 - iv. no buildings, structures, site works, development or infrastructure is permitted on the crest or to the north or east of the Ridgeline Height Control Line, except for permitted fencing and revegetation
 - v. fencing on the boundary of the Long Bay Regional Park is maintained to a stock proof standard.

6.8 Piripiri Point Protection Area

1. Any application for a framework plan, earthworks or subdivision in the North Vaughans Development Area must provide for:
 - a. the design of a ridgeline with a natural form in the Protection Area and/or contouring of land to the south of the Ridgeline Height Control Line as required by clause 5.3.3 above to be undertaken in conjunction with the ridgeline and contouring of land in the Park Interface Protection Area and Long Bay sub-precinct B to the south.
 - b. that the ridgeline be constructed prior to the issues of any s.224(c) certificates for sites in Long Bay sub-precinct B in the North Vaughans area.
2. Prior to the issue of any s.224(c) certificates for sites in Long Bay sub-precinct B in the North

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Vaughans Area the following must occur:

- a. A single site subdivision with one title must be created for the whole of the area shown as Piripiri Point Protection Area on the precinct plans and this must include an area of land of approximately 1.17ha incorporating the nominated building platform shown on Precinct Plan 1, to be subdivided from Lot 26 DP 66117.
- b. Provision must be made for a public access road to the Piripiri Reserve.
- c. Details must be provided to and approved by council of the ownership mechanism and obligations for the on-going protection and management of the Piripiri Point Protection Area.
- d. A covenant in perpetuity must be registered against the title of the lot to be created through subdivision and the covenant must require that:
 - i. buildings, structures, above ground infrastructure and access ways to these buildings be confined to the nominated building platform shown on Precinct Plan 1
 - ii. activities in the Piripiri Point Protection Area are limited to grazing and other pastoral uses, indigenous revegetation and a public road to the Piripiri Reserve
 - iii. fencing will be limited to farm type, post and wire fences
 - iv. no further subdivision will occur, except for the purposes of a public road to the Piripiri Reserve
 - v. the Ridgeline Height Control Line be defined, being the physical location of the crest of the ridgeline as formed, and that the ridgeline may not reduced in height
 - vi. a ridgeline with natural form meeting the requirements of clause 5.3.3 above or as set out in any approved framework plan or subdivision consent for the land in the North Vaughans Area must be constructed in conjunction with the ridgeline within the Park Interface Protection Area and appropriately maintained.

Or a consent notice under s.221 of the Act must be entered into and registered against the title in order to secure the same outcomes as the covenant.

6.9 Ecology/Stormwater Management Area

1. For any subdivision of sites containing land in an Ecology/Stormwater management area and where development is proposed within the Management Area, the following must apply:
 - a. No less than 50 per cent of the Ecology/Stormwater management area within any new site must be planted for revegetation purposes in accordance with an approved planting plan.
 - b. The planted area referred to in clause 1(a) above may include areas revegetated for the purposes of on-site stormwater mitigation.
 - c. In the Ecology/Stormwater Management Area identified at the head of stream 1C the whole of this area must be planted for revegetation purposes in accordance with an approved planting plan.
 - d. The planted area referred to in clause 1(a) above must be located within the Ecology/Stormwater Management area or be contiguous with land identified as Vegetation - Conservation or riparian margin on the precinct plans.
 - e. The planting plan must be in accordance with clause 10.3 below, and must be approved by council.
 - f. Planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced.
 - g. All building platforms, accessways and services must be located wholly outside of riparian margins and any land identified for revegetation.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- h. In the case of the headwaters of stream 1C, all development and earthworks must be kept wholly outside the Ecology/Stormwater Management area.
- i. An agreement to covenant in perpetuity the revegetation area required above must be entered into before the issue by council of a certificate of compliance pursuant to S. 224 (c) of the Act.
- j. Covenants must be registered against the titles of the revegetation lots and any lots related to the revegetated lots to be created through the subdivision and require that:
 - i. the revegetation area is planted in accordance with an approved planting plan
 - ii. fencing is maintained to a stockproof standard
 - iii. the area remains undisturbed
 - iv. weeds and pests are controlled.

Or a consent notice under S.221 of the Act must be entered into and registered against the title in order to secure the same outcomes as the covenant.

6.10 Landscape Enhancement Area

- 1. Any subdivision application to create sites containing land within the Landscape Enhancement area must comply with the following:
 - a. All the Landscape Enhancement area contained within the boundaries of the lots to be created must be revegetated in accordance with a planting plan.
 - b. The replanting referred to in clause 1(a) above may include planting required for riparian margins or on site stormwater management.
 - c. The planting plan must be in accordance with clause 10.3 below and must be approved by council.
 - d. Planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced.
 - e. A weed and pest management strategy must be submitted to and approved by council. Weed and pest management must be undertaken in accordance with the approved strategy.
 - f. An agreement to covenant in perpetuity the area of Landscape Enhancement must be entered into before the issue by council of a certificate pursuant to S.224 (c) of the Act.
 - g. Covenants referred to in clause 1(g) must be registered against the titles of all affected lots to be created through the subdivision and require:
 - i. fencing on both the original lot and newly created lots is maintained to a stockproof standard, and remains undisturbed from any earthworks or structures.
 - ii. that planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan and
 - iii. weeds and pests are controlled and that any revegetation of the area must be protected.

Or a consent notice under S.221 of the Act must be entered into and registered against the title in order to secure the same outcomes as the covenant.

6.11 Long Bay Sub Precinct A Area 1 and 2

- 1. The minimum site area must be 2ha.
- 2. Notwithstanding clause 1 above, the Council may permit subdivision into sites of less than 2ha where the proposed subdivision proposes to protect all land on the existing site identified as Vegetation - Conservation area and Vegetation- Restoration area, in which case the minimum site areas must be:

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Table 6

Long Bay sub-precinct A Area1	2500m ²
Long Bay sub-precinct A Area 2	5000m ²

Provided that:

- a) The minimum area must be clear of any land identified as Vegetation - Conservation and Vegetation – Restoration Areas.
- b) For sites that contain land identified as Landscape Enhancement Area, accessways and any building platforms must be clear of this area.
- c) The total surface area of earthworks associated with subdivision must not exceed an average of 2000m² per site to be created (this area may exclude areas of trench excavation that remain open for no more than 3 days to provide for counterfort or subsoil drains and stormwater or wastewater pipes).
- d) The gradient of the accessway must not exceed 1 : 8

6.12 Long Bay Sub-Precinct B

1. Subdivision for stand alone dwellings must comply with the following site area requirements:

Table 7

	Minimum net site area	Minimum average net site area within any sub-precinct
Stream Protection A Area	600m ²	NA
Stream Protection B Area	450m ²	500m ²

2. The Council may permit subdivision into sites less than 450m² for Integrated Housing developments where:
 - a. The proposed integrated housing development area and associated housing typology is in accordance with an approved framework plan; and
 - b. The number of dwellings to be provided for in all integrated housing areas within a Development Area will not exceed 20 per cent of the likely total number of dwellings within Long Bay sub-precinct B in the whole of that Development Area
 - c. The Integrated Housing development is located fronting proposed roads or fronts a neighbourhood reserve of at least 2000m² in area
 - d. In the case of the North Vaughans Development Area:
 - i. Integrated housing to the south and west of the Vaughans Road extension is to be located to below the 50m contour line.
 - ii. To the north and east of the Vaughans Road extension, integrated housing is to be located below the 40m contour line and no further than 30m east of the eastern side of Vaughans Road extension (as these features are shown Precinct Plan 5); and
 - e. The site is not to be a rear site
 - f. Vehicle access can be provided by a rear access lane or a joint driveway
 - g. The site is not located within the Stream Protection A Area.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

3. Where the requirements of clause 2 above are met, integrated housing developments must comply with the following minimum net site areas:

Table 8

House Typology	Minimum net site area of integrated housing area
Single townhouse (with zero lot line except where abuts a lot of 450m ² or greater)	300m ²
Duplex (Two units side by side sharing a common wall)	400m ²
Triplex (Three units side by side sharing a common wall between each unit)	600m ²
Comprehensive (terraced housing)	1500m ² or greater

4. Subdivision of integrated housing sites to create individual sites for dwellings may only occur once land use consent has been granted in respect of a development. In such cases, the number, size and location of all sites must be in accordance with the land use consent granted in respect of the development.
5. For stand alone dwellings on sites of 450m² or greater, no more than 10 per cent of sites created per subdivision must be rear lots.
6. Within protection and management areas:
- a. The proposed subdivision must protect, in accordance with clauses 6.4 to 6.10 above that area of land identified in the clauses as required to be set aside from development.
 - b. Sites may incorporate land identified as Park Interface Protection Area, Vegetation– Conservation Area, and Ecology/Stormwater Management Area in Precinct Plan 4 where the provisions of clauses 6.4 to 6.10 above are met. In such cases at least 400m² of the site must be clear of these areas.
 - c. In the North Vaughans Development Area, for sites created north and east of the Vaughans Road extension as shown in Precinct Plan 1, a consent notice under section 221 of the Act must be entered into and registered against the titles setting out the natural ground level from which maximum building height must be measured.

6.13 Long Bay Sub-Precinct C

1. Subdivision must comply with one of the following site area requirements:
 - a. Minimum net site area of 300m² or
 - b. The net site area is 1500m² or greater for comprehensive housing developments,
2. There must be no rear sites in Long Bay sub-precinct C Area 1.
3. In addition to the above, in sub-precinct C Area 2 sites must be of sufficient size to ensure that no structures or planting, including associated earthworks, will encroach into Long Bay sub-precinct G.

6.14 Long Bay Sub-Precinct D

1. Subdivision must comply with the following site area requirement:
 - a. The net site area is 1500m² or greater for comprehensive housing developments
2. There must be no rear sites in Long Bay sub-precinct D.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.15 Long Bay Sub-Precinct E

1. Subdivision within Long Bay sub-precinct E Area 1 must comply with one the following site area requirements:
 - a. Minimum net site area of 1500m² for comprehensive housing developments
2. There is no minimum subdivision size within Long Bay sub-precinct E Area 2 and there must be no rear sites

6.16 Long Bay Sub-Precinct F

1. Council must only approve the subdivision of land within Long Bay precinct F if it is needed to provide for infrastructure in general accordance with the land use strategy and Precinct Plan 1 including:
 - i. stormwater management wetlands and other stormwater management facilities
 - ii. roading
 - iii. pedestrian walkways and cycleways
 - iv. landscaping and revegetation
 - v. works associated with the realignment of stream 1B in the Vaughan Flats.
2. In the Vaughan Flats, the Esplanade Reserve must be reduced to the area covered by Long Bay sub-precinct F where:
 - i. all land in Long Bay sub-precinct F is vested in council
 - ii. on completion of earthworks, subdivision or development the landowner must plant riparian margin within the Vaughan Stream Corridor in native vegetation according to an approved planting plan and as shown on an approved framework plan. This includes planting from the edge of the Vaughan Stream to the top of the bank and no less than 5m beyond the top of the bank on either side.

6.17 Long Bay Sub-Precinct G

1. There is no minimum site area within Long Bay sub-precinct G.
2. The Council must limit subdivision to the following:
 - a. Creation of any site identified through the approved Heritage Management Plan for the purposes of education and interpretative activities for the public of the heritage resources.
 - b. Creation of one site identified through the approved Heritage Management Plan for the purposes of the existing dwelling and minor household unit.
 - c. For the purposes of public reserve or public access.
 - d. Subject to a protective heritage covenant under the Historic Places Act for Long Bay sub-precinct G having been agreed between the landowner and the Historic Places Trust.

6.18 Long Bay Sub-Precinct H

1. There must be no subdivision, except for the provision of a public road.

7. Assessment - Controlled activities

Matters of control

Activities/development

1. For activities/development that is a controlled activity in Activity Table 1, the council will reserve its control to the following matters, in addition to the matters specified for the relevant controlled activities in the underlying zones of the sub-precincts outlined in the precinct description:
 - a. stormwater management

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- b. wastewater disposal

Subdivision

- 2. For the single site subdivision into Long Bay sub-precinct H that is a controlled activity in Activity Table 4, the council will reserve its control to the following, in addition to any matters specified for the activity in [clause 3.1](#) of the Auckland-wide – subdivision rules:
 - a. the effects of subdivision on the Piripiri Point Protection Area.

Assessment criteria

Activities/development

- 1. For activities/development that is a controlled activity in Activity Table 1, the following assessment criteria apply in addition to any criteria specified for the relevant controlled activities in the underlying zone:
 - a. The following principles should apply to the selection and design of on-site stormwater techniques:
 - i. The natural drainage patterns of the site must be retained wherever possible.
 - ii. There must be no direct piping of stormwater discharges to streams.
 - iii. Modifications to natural waterways should be avoided in the Stream Protection A area, and ensure that stream flows, including base flows are not adversely affected.
 - iv. Stormwater works should not be undertaken on steep or unstable slopes.
 - v. Runoff from the site should be discharged into the primary stormwater system and not to the street
 - vi. Runoff from residential driveways and parking areas should, where practicable, enter the primary stormwater system via a sump to trap silt and floatable debris.
 - vii. Runoff from outdoor car parking areas and vehicle accessways in Long Bay sub-precinct E should be treated on-site to remove a minimum of 75 per cent of total suspended sediment on a long term average basis prior to entering the primary stormwater system.
 - viii. Bio retention should be used in preference to proprietary stormwater treatment systems.
 - ix. The extent of perviousness of paving, green roofs, uncovered slatted wooden decks and swimming pools.
 - x. The degree of imperviousness of areas earthworked and compacted should be taken into account when considering stormwater runoff.
 - b. In Stream Protection A Areas, development should involve a combination of:
 - i. Water reuse with 'dual purpose' rainwater tanks. These tanks and their associated plumbing should be designed for stormwater peak flow attenuation and rainwater reuse by the dwelling.
 - ii. One or more of the following methods to mitigate stormwater generated by other hard surfaces such as driveways, paths, patios and decks:
 - Revegetation, bioretention including rain gardens, stormwater planters, tree pits, and pervious paving and other similar devices.
 - c. Planting within the Ecology/Stormwater Area, in particular any riparian areas should be prioritised over other parts of the site.
 - d. Appropriate ongoing maintenance and management systems should be arranged.
 - e. On-site wastewater disposal systems, used as an interim solution on sites in Long Bay sub-precinct A should be advanced secondary treatment systems with ultraviolet disinfection and surface dripper irrigation land disposal.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- f. On-site wastewater disposal systems should be designed to enable connection to the public wastewater system once it becomes available.
- g. A covenant capable of registration under the Land Transfer Act 1952 and approved by council should be registered against the title of every site with an on-site wastewater treatment system. This is to ensure the efficient future functioning and ongoing maintenance of the system and to require the property owner to enter into a programmed maintenance contract to council's satisfaction.

Subdivision

- 2. For the single site amalgamation subdivision into Long Bay sub-precinct H that is a controlled activity in Activity Table 4, the following assessment criteria apply in addition to any relevant criteria specified in [clause 3.2](#) of the Auckland-wide - subdivision rules:
 - a. The design of the subdivision should provide for a single site to include the house site identified on Precinct Plan 1, unless separate sites are needed to provide for public road access to Piripiri Reserve.
 - b. No other house sites should be substituted for the nominated house site.
 - c. The protection in perpetuity of the entire Piripiri Point Protection Area should be secured by way of a covenant or similar mechanism, as approved by Council.
 - d. All buildings and structures should be kept wholly outside the Piripiri Point Protection Area.
 - e. All above ground infrastructure including electricity, wastewater, water supply, stormwater and wastewater disposal areas to service the building platform should be kept outside the Piripiri Point Protection Area.
 - f. The design and layout of the access road to the Piripiri Reserve should avoid an overly built appearance and retain the open character of the area.
 - g. The length of the access road to the Piripiri Reserve should be planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf.
 - h. The access road carriageway should be sealed but there should be no kerb and channelling and provision should be made for grassed/vegetated drainage swales either side of the road and generous provision for pedestrian access.
 - i. The subdivision should provide for the ongoing management and maintenance of land within the Piripiri Point Protection Area by methods approved by Council.
 - j. The ridgeline should be contoured so that any development (including structures and buildings) to the south and west of the Ridgeline Height Control Line and north and east of the Vaughans Road extension shown on Precinct Plan 5 is not visible from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve when viewed from the Park Interface viewpoints 2 and 3 shown on Precinct Plan 5.

8. Assessment - Restricted discretionary activities

Matters of discretion

- 1. Framework plans
 - a. For a framework plan that is a restricted discretionary activity in Activity Tables 1 and 2 the council will restrict its discretion to the following matters:
 - i. consistency with the special information requirements for framework plans in clause 10.2 below
 - ii. overall urban form and layout of design

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- iii. the design of proposed and secondary roads including stormwater treatment
- iv. street lighting on Vaughans Road extension
- v. Cycle and pedestrian routes
- vi. Proposed reserves
- vii. Effects on Protection and Management Areas

2. Activities/development

- a. For activities/development (except for framework plans) that is a restricted discretionary activity in Activity Tables 1 and 2, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant discretionary activities in the underlying zones of the sub-precincts outlined in the precinct description:
 - i. Neighbourhood Integration
 - ii. Streetscape and neighbourhood character
 - iii. Building design and appearance
 - iv. Outdoor living space
 - v. Privacy
 - vi. Landscaping
 - vii. Site facilities and storage areas
 - viii. Stormwater management
 - ix. Wastewater disposal
 - x. Visual impacts on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline
 - xi. In relation to Long Bay sub-precinct C Area 2, in addition to the above, the intensity of development south of the Awaruku ridgeline and the design of development north of the Awaruku ridgeline in relation to views into and across Long Bay sub-precinct G.

3. Earthworks

- a. For earthworks that is a restricted discretionary activity in Activity Tables 5a and 5b, the council will restrict its discretion to the following matters, in addition to the matters specified for the activity in clause 3.1 of the Auckland-wide - Earthworks rules:
 - i. consistency with an approved framework plan
 - ii. for earthworks within the bulk earthworks footprint:
 - iii. design of the ridgeline within the Park Interface and Piripiri Point Protection Areas.
 - iv. finished profile of the earthworks as they relate to the Protection and Management Areas.
 - v. site management techniques, including staging.
 - vi. adequacy of the temporary management plan for the Long Bay sub-precinct G.
 - vii. provision and planting of Protection and Management Areas.
- b. for all other earthworks in addition to the matters listed above:
 - i. the timing, size and extent of earthworks
 - ii. the amount and location of cut and fill.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

4. Subdivision
 - a. For subdivision in the Stream Protection B area that is a restricted discretionary activity in Table 4, the council will restrict its discretion to the following matters, in addition to any matters specified for the activity in clause 4.1 of the Auckland-wide - subdivision rules:
 - i. consistency with an approved framework plan
 - ii. streetscape design
 - iii. site sizes and dimensions
 - iv. design of rear lanes and accessways
 - v. landscape concepts for proposed reserves, public and other areas
 - vi. design of pedestrian and cycle routes
 - vii. Planting plans for Protection and Management Areas and any lizard conservation management plan
 - viii. stormwater management
 - ix. protective covenants
 - x. For Long Bay sub-precinct C, in addition to the above:
 - Subdivision design north and south of the Awaruku ridgeline
 - Effects of subdivision design, earthworks, retaining wall treatments and fencing on the interface with Long Bay sub-precinct G.

Assessment criteria

1. Framework plans
 - a. For a framework plan that is a restricted discretionary activity in Activity Tables 1 and 2 the following assessment criteria apply:
 - i. The framework plan should appropriately address the relevant matters set out in the special information requirements for framework plans in clause 10.2 below.
 - ii. The proposed layout should create a settlement pattern that respects and maintains the land use strategy shown on Precinct Plan 1 and integrates and connects well with development in adjoining sub-precincts and Protection and Management Areas
 - iii. There should be incorporation of a range of housing densities with higher intensity land uses (dwelling densities in excess of one unit per 450m²) located adjacent to reserves and open spaces, close to passenger transport routes and where they can support the proposed village centre
 - iv. There should be integration of stormwater mitigation devices with the urban form and roading network to ensure that the stormwater devices add to the amenity and landscaping of the area, while the urban form provides the space for both on-site and off-site stormwater mitigation areas.
 - v. The staging of the subdivision should provide for the infrastructure shown on Precinct Plan 1 and how this is attained within each precinct and between precincts.
 - vi. Within North Vaughans and the catchment of stream 1C, development should provide for interconnectivity between the Development Area and Long Bay sub-precinct B land outside the sub-precinct, such as walkways and cycleways.
 - vii. The design of proposed roads should achieve a high standard of amenity, in particular through the provision of appropriately designed footpaths, cycleways, berms, median strips and size and spacing of street trees.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- viii. The design of proposed roads should achieve appropriate mitigation of stormwater.
- ix. Stormwater treatment devices, utilising the best practicable option, should be provided to mitigate within the road reserve, the majority of stormwater generated by the road. The best practicable option should include the following:
 - bio-retention and pervious paving for shallow grades less than 5 per cent parallel to the roadway
 - Inclusion of check dams and other flow control methods with bio-retention for grades between 5 per cent and 8 per cent
 - Off-line treatment for grades greater than 8 per cent.
- x. Street lighting on the Vaughans Road extension should be designed so that this lighting has minimal visibility from the Grannys Bay catchment within the Long Bay Regional Park and from Piripiri Reserve
- xi. Where proposed roads are not provided in accordance with the alignments and design standards specified in clause 6.2 above, there should be alternative alignments that better serve the area, while still ensuring that the proposed road provides the same function as that intended in the precinct.
- xii. The existing section of Ashley Avenue (from the intersection of Ralph Eagles Place to the proposed road at the northern edge of Ashley Reserve) should be upgraded so that its design and layout is consistent to the design of the 24m wide proposed road to the north.
- xiii. Roads should be designed to provide a high degree of connectivity
- xiv. Road layouts should ensure that most, if not all, development has the ability to front a street (there should be limited use of rear lots in Long Bay sub-precinct B and no rear lots in Long Bay sub-precincts C and D and provide for informal surveillance of roads to promote safety and personal security streets on adjoining land.
- xv. The design of the road should achieve appropriate mitigation of stormwater and the integration of devices for this mitigation with driveways, parking areas, utility space, and pedestrian and vehicle movement.
- xvi. Rear vehicle access lanes should be privately owned and maintained.
- xvii. Street lighting in Long Bay sub-precinct B, east of Vaughans Road extension in the North Vaughans Area should be designed so that this lighting has minimal visibility from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve.
- xviii. Within Long Bay sub-precinct B within the Stream Protection A area adjacent to Vaughans Road, there should be no more than one street connection to Vaughans Road. In this area, the use of joint accessways/lots to access rear lots from Vaughans Road should be avoided, although individual driveway access is appropriate for lots that front Vaughans Road.
- xix. Roads and reserves should provide for the main pedestrian and cycle connections through the area, with dedicated off-street links provided where they would maintain and enhance connectivity where vehicle connections cannot be made.
- xx. East/west connections following the Vaughan Stream corridor from the Long Bay Regional Park towards East Coast Bays Road and north/south routes to the Torbay and Okura area should be provided.
- xxi. 80 per cent of homes in Long Bay sub-precincts B, C and D should be within 400m of an existing or proposed neighbourhood park/reserve of at least 2000m² in area.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- xxii. Proposed reserves should help to create linkages with other reserves and natural features in the Structure Plan area and provide a central valley link between the upper valley and the lower valley and the Long Bay Regional Park.
- xxiii. Land which has a solely stormwater or landscape protection function should not be vested as recreation reserve.
- xxiv. Development design and layout should be consistent with the precinct controls applying to the Protection and Management Areas (including the riparian margins).

2. Activities/development

- a. For activities/development that is a restricted discretionary activity in Activity Tables 1 and 2 (with the exception of framework plans), the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the underlying zones of the sub-precincts and, the assessment criteria for controlled activities relating to stormwater management and wastewater disposal in clause 7.2.1 above:
 - i. The development should help to provide a well-connected public movement network, taking into account the following:
 - The development should provide for the proposed roads shown on Precinct Plan 1, and the secondary roads and pedestrian and cycle routes shown on an approved framework plan.
 - Development should front reserves and public open space areas on adjacent sites.
 - Fences, garages and the sides and rear of buildings should not dominate the views obtained from future open spaces, the Vaughans Corridor and the Long Bay Regional Park.
 - The layout of the development should allow for the majority of dwellings to front public streets.
 - The use of cul-de-sacs and internalised accessways should be minimised
 - Development in Long Bay sub-precinct C Area 2 , to the south of the Awaruku Ridgeline (as identified on the relevant framework plan), should consist of detached housing, similar to the intensity of the surrounding Long Bay sub-precinct B.
 - To the north of the Awaruku Ridgeline, where development in Long Bay sub-precinct C Area 2 is proposed opposite the termination of a public road that is orientated towards (perpendicular to) Long Bay sub-precinct G, the layout of the buildings should provide for a view shaft from such a road to continue through into Long Bay sub-precinct G where practicable and where grades allow.
 - With respect to clause vii above, landscaping within the relevant part of private lots in Long Bay sub-precinct C Area 2 must be kept low and sympathetic with the landscape character of Long Bay sub-precinct G. Yards are to be maintained unencumbered by accessory structures that would block a view shaft.
 - ii. The dwelling should integrate well with the immediate locality and contribute positively to the street scene.
 - iii. The architectural qualities of the dwelling should be of a high standard and, should achieve an appropriate degree of integration with neighbouring dwellings (existing or proposed) and variety through variation in building form and materials, relative to neighbouring dwellings (existing or proposed).
 - iv. The main living areas of the dwelling should be designed to achieve good sunlight access.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- v. Garage door position and design should ensure that it does not dominate the street elevation.
- vi. Rooflines should be articulated and varied to create visual interest.
- vii. The dwelling should allow for occupants to enjoy a reasonable outlook and quality outdoor living space
- viii. Private outdoor living spaces should be located, designed and screened to ensure good privacy from other dwellings.
- ix. Adequate separation should be provided between dwellings within the same street block, with at least 12m between the backs of development for those parts of the development that are above the ground floor.
- x. Landscaping should be used to enhance the overall appearance of the dwelling and provide an attractive living environment for its residents.
- xi. Site facilities should be provided to meet the needs of residents of the dwelling.
- xii. In addition to the assessment criteria in clauses (i) to (xi) above the following additional criteria apply to development in Long Bay sub-precinct E Area 1:
 - Buildings should be built to the street edge along the Beach Road and Glenvar Road extensions, with car parking located underground or to the rear of the building.
 - Buildings should incorporate ground floor uses that activate the street edge and provide weather cover over the adjacent footpath.
 - Buildings should display high quality urban design that contributes to a vibrant, safe and attractive town centre.
 - Development is expected to:
 - Orientate itself to the street, with doors, windows and balconies opening out to the street.
 - The ground floor of buildings should be distinguishable from upper floors by way of increased stud height, greater extent of glazing / openings and quality of finish.
 - The facades of buildings should be modulated and proportioned to present an interesting, fine grained and visually rich picture to the street.
 - Roof lines should be varied, with plant and machinery hidden where possible and corners accentuated.

3. Earthworks

- a. For earthworks that is a restricted discretionary activity in Activity Tables 5a and 5b., the following assessment criteria apply in addition to any criteria specified for the relevant activity in clause 3.2 of the Auckland-wide - Earthworks rules:
 - i. Sediment management for sites which expose more than 300m²
 - In all sub-precincts the mitigation of the effects of earthworks should include a combination of the following measures, so as to minimise sediment runoff and discharge:
 - stabilised construction entranceways
 - silt fences
 - clean water diversion drains
 - surface flow interception measures (contour drains and bunds)

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- sediment retention ponds (floating outlet)
 - decanting earth bunds (floating or fixed outlet)
 - progressive stabilisation of earth-worked areas with grass, straw or hay mulch following topsoil spreading as soon as final contours are established and/or when the exposed area will not be worked on for four weeks or more
 - additional contingency interception measures comprising: additional down slope earth bunds, super silt fencing and stormwater wetlands (pre-commissioning) as may be appropriate
 - essential elements of sediment retention pond design are:
 - a larger volume is beneficial as retention time is increased
 - a floating decant discharge system that discharges water from the surface of the pond
 - a discharge rate of 3 litres per second per hectare of catchment draining to the pond
 - a forebay pond
 - a wide level spreader at the inlet.
 - Once earthworks have been completed in the Stream Protection A Area and where parks and open spaces are created in the Stream Protection B Area, reconditioning of surface soils should occur in areas that will not be subject to subsequent secondary earthworks to ensure that these areas retain the ability to absorb rainfall. In general the minimum depth of reconditioning should be 400mm.
 - Earthworks should only alter or disturb a secondary flow path where a satisfactory alternative flow path is available.
- ii. Earthworks in the Park Interface and Piripiri Point Protection Areas to form the ridgeline shown in Precinct Plan 5:
- The eastern and northern slopes of the ridgeline should achieve and retain a natural transition in its landform profile with that of the adjacent landform in the Long Bay Regional Park and or Piripiri Point Ridge.
 - The profile of the earth works to the south and west of the ridgeline should align with the required contouring of land within Long Bay sub-precinct B.
- iii. Landscape Enhancement Area:
- Earthworks on sites which contain land identified as Landscape Enhancement Area should provide landscape enhancement planting in the enhancement area in accordance with an approved planting plan.
 - Planting should be maintained for a period of not less than two years and any plants that fail to thrive during that time should be replaced.
 - Planting should be undertaken in the planting season immediately following the completion of site works to the satisfaction of the council.
 - Any earthworks should not result in changes to the profile of the escarpment and works to create stable building platforms should be limited to the area of the site outside the Landscape Enhancement Area.
- iv. Earthworks in excess of 300m² of Surface Area of Bare Earth in Stream Protection B Area:
- The earthworks should integrate with the design contours shown in Precinct Plan 5 and

The Proposed Auckland Unitary Plan (notified 30 September 2013)

any framework plan for the development area, or where the earthworks are for only part of the development area.

- The staging of the earthworks should comply with Table 5a and clause 5.2 above.
- The earthworks plan should be consistent with an approved framework plan
- Appropriate mitigation methods are installed as per clause 3(a)(i) above
- Within the North Vaughans Development Area the earthworks profile within Long Bay sub-precinct B, in association with the ridgeline within the Park Interface and Piripiri Point Protection Areas, should ensure that development can comply with the standards under clause 5.3 above
- In the case of the temporary management plan for the Long Bay sub-precinct G required by clause 5.3.4 above an assessment by a suitably experienced and qualified archaeologist approved by the Council as to the adequacy of the management plan.

4. Subdivision

- a. For subdivision in the Stream Protection B Area that is a restricted discretionary activity in Activity Table 4, the following assessment criteria apply in addition to any relevant criteria specified in clause 4.2 of the Auckland-wide – subdivision rules:
 - i. Matters should be accordance with an approved framework plan
 - ii. Minor variations in secondary roading and reserve layout that improves urban design and environmental outcomes may be appropriate
 - iii. The streetscape design including carriageway design, footpaths, berms, vehicle crossing, parking bays, street lighting and street trees, utilities and on-site stormwater management for roads and shared pedestrian/vehicle spaces should provide for an integrated, safe and high quality environment.
 - iv. Site sizes and dimensions should be appropriate for the intended housing typology, ensure appropriate orientation of development in terms of fronting streets and ensuring privacy between dwellings, and able to accommodate stormwater treatment devices (such as rain tanks)
 - v. The design and management of rear lanes and accessways should consider the need for access by emergency vehicles, delivery and rubbish collection and whether they provide thoroughfare for pedestrians and cyclists
 - vi. Detailed landscape concepts for proposed reserves and public areas, and areas to be set aside and protected and/or vested in the council
 - vii. The design of pedestrian and cycle routes should include appropriate landscaping, fencing, pavements and lighting
 - viii. The required planting plans for all Protection and Management Areas and any Lizard Conservation Management Plan should provide sufficient detail to ensure that sustainable outcomes can be achieved.
 - ix. On site and off-site stormwater management techniques should be appropriate to the Stream protection Area and integrated with other activities.
 - x. In addition to the above, in the Long Bay sub-precinct C Area 2:
 - The subdivision design north of the Awaruku ridgeline should provide, for sites that can accommodate an intensity of development similar to that of the Long Bay sub-precinct C Area 1 (terrace housing and low-rise apartments) and for less intensity of development south of the Awaruku ridgeline where development should provide for

The Proposed Auckland Unitary Plan (notified 30 September 2013)

detached dwellings with gaps between buildings.

- Subdivision design should provide for views into and through the Long Bay sub-precinct G to the Hauraki Gulf.
- The design of subdivisions and building platforms, roads, accessways, driveways, underground and surface infrastructure, stormwater mitigation techniques, landscaping, planting and fencing should not adversely affect the archaeological sites within the Long Bay sub-precinct G.
- A consistent treatment of the boundary with the Long Bay sub-precinct G should be achieved through the subdivision design using either landscaped earth batters or low (less than 1m high) retaining walls or a combination of both.
- Retaining walls treatments should be consistent to avoid a clash along the interface with the Long Bay sub-precinct G.

9. Assessment - Development control infringements

Matters of discretion

1. In addition to the general matters set out in [clause 2.3](#) of the general provisions, the council will restrict its discretion to the matters below for the relevant development control infringement:
 - a. Neighbourhood Integration
 - b. Streetscape and neighbourhood character
 - c. Building design and appearance
 - d. Outdoor living space
 - e. Privacy
 - f. Landscaping
 - g. Site facilities and storage areas
 - h. Stormwater management
 - i. Visual impacts on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline
 - j. In relation to Long Bay sub-precinct C Area 2, in addition to the above, the intensity of development south of the Awaruku ridgeline and the design of development north of the Awaruku ridgeline in relation to views into and across Long Bay sub-precinct G.

Assessment criteria

1. In addition to the general matters set out in [clause 2.3](#) of the general provisions, the assessment criteria for stormwater management in [clause 7.2.1](#) above and the assessment criteria for activities/development in [clause 8.2.2](#) above, the council will consider the assessment criteria below for the relevant development control infringement:
 - a. Reduction in Rain Tank Size in a Stream Protection B Area:
 - i. In the Stream Protection B area, development that involves rain tanks of less than 3,000L per unit must utilise other on-site stormwater techniques so that no additional stormwater to that generated from permitted development occurs.
 - b. Buildings within the Vaughan Road Setback:
 - i. The site must have exceptional topographical or geotechnical constraints that require a building to be constructed within the setback.
 - ii. The proposal should be for small-scale development such as accessory buildings, garages,

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- swimming pools, decks and terraces, or where a dwelling is proposed, it should be no more than one storey high.
- iii. The proposed reduction in yard should have no more than a minor effect on the rural character of the ridgeline when viewed from the Long Bay Regional Park and from the Okura coastline.
 - iv. Wherever possible existing native trees and vegetation should be retained.
- c. Landmark Building in Long Bay Sub-Precinct C Area 2:
- i. The building should be of a high architectural design standard
 - ii. The building should positively acknowledge and reflect its location at the entrance to the more intensive areas of the precinct and its location on a prominent corner site.
- d. Front Yards, Long Bay Sub-Precincts B and D:
- i. In Long Bay sub-precinct B, the combined effect of the height, width and extent of building projection towards the street boundary on the visual amenity of the streetscape and neighbouring properties should not be adverse.
 - ii. In Long Bay sub-precinct B, car ports and garages should not be established in the front yard.
 - iii. In Long Bay sub-precinct D, at ground level, the building should contain non-residential activities that open to the street (that is, with doors, windows and display glazing fronting the street) and which help to activate the street environment.
 - iv. In Long Bay sub-precinct D the building should be designed to present a high quality, attractive frontage to the street.

10. Special information requirements

Stormwater management

All applications for subdivision and development must include the following information:

1. The amount of stormwater to be generated from the future development on the sites to be created, taking into account existing and future stormwater flows upstream and downstream of the site, where relevant. Relevant assumptions and calculations are to be provided.
2. How the design of the development (for example the layout of the lots, driveway locations, the design of roads and the protection of ecological features and stream riparian margins) takes into account stormwater-related limitations and incorporates the principles of low impact design.
3. The range of techniques to be used to manage the adverse effects of the stormwater to be generated by the development and the extent to which these techniques can be accommodated on-site in accordance with clause 4.7 above.
4. How sufficient space is to be provided for the required stormwater mitigation measures.
5. In areas where the groundwater levels need to be controlled to maintain stability, how proposed stormwater mitigation measures comprising sub-surface features are designed, in particular lined and drained, to avoid the adverse discharge of runoff to ground.
6. How development is to be managed to ensure that the integrity of any stormwater mitigation devices (such as bio-retention and pervious paving) will not be compromised during and after the subdivision, development, building and landscaping process.
7. Details of any covenants and/or consent notices under s 221 of the Act necessary to ensure the on-going retention and maintenance of on-site mitigation areas and facilities.

Framework Plans

The Proposed Auckland Unitary Plan (notified 30 September 2013)

A framework plan or amendment to an approved framework plan must be accompanied by the information requirements for framework plans specified in [clause 2.7.3](#) of the general provisions and the following information, where applicable to the Development Area:

1. Existing site boundaries, defining the Development Area and that of any adjoining Development Area of the sub-precinct bounding the site.
2. The location of Protection and Management Sub-Precincts.
3. Location, widths and cross sections of all roads, and the location of private rear lanes and accessways within the Development Area and how these will connect to roads in adjoining Development Areas, previously approved Development Area Plans and other sub-precincts of the Long Bay Precinct.
4. Layout of road intersections and provisions for pedestrians and cyclists at major intersections.
5. Proposed stormwater treatment for all roads within the Development Area.
6. Street frontages where vehicle access will not be provided and access will be provided by rear lanes and accessways (public or private).
7. Integrated housing areas within Long Bay sub-precinct B and the associated housing typology (town house / duplex / triplex / terrace).
8. Areas for small lots (300m²) in Long Bay sub-precinct C.
9. Where off-road cycleways or walkways are located and how these connect to a wider cycle or walkway network.
10. The location and dimensions of proposed reserves and how these relate to a wider open space network.
11. The proposed landscaping and planting concepts for the Vaughan and Awaruku Corridors (Long Bay sub-precinct F).
12. Details for the realignment of Stream 1B.
13. Design of the ridgeline in the Park Interface and Piripiri Point Protection Areas, the profile of the adjoining Long Bay sub-precinct B land, and analysis of the visibility of permitted development south and west of the ridgeline from the Park Interface Viewpoints.
14. The relationship between development in Long Bay sub-precinct C Area 2 and Long Bay G sub-precinct, including views into and across the sub-precinct.
15. The layout of development in the Stream Interface Management Area, including how views across the Vaughans corridor are to be retained, and the design of the interface with the Long Bay sub-precinct F and the Long Bay Regional Park.
16. Details of the earthwork staging process, including existing and proposed earth work contours for relevant stages; to at least a 5m contour interval for geotechnical remediation, stabilisation and other preparatory earthworks and indicative two metre intervals or less for finished ground levels.
17. The location of the Awaruku ridgeline, post bulk earthworks, for the purposes of interpreting clauses 4.1 and 4.2 above.
18. The location of proposed sediment control devices proposed during earthworks.
19. The location, extent and staging of proposed trunk utility services and the staging of development in accordance with essential infrastructure.
20. Locations where it is known infringements of development controls may occur (for example a “landmark” building has been proposed on the north western corner of the Beach Road Extension and the proposed road connecting the Beach Road extension and Ashley Ave in proximity to Long Bay

The Proposed Auckland Unitary Plan (notified 30 September 2013)

College).

Planting plan

An application for subdivision or development which requires that a planting plan be prepared must include the following information:

1. Identification of the area of land within the Protection or Management areas and riparian margin to be set aside for planting.
2. Identification of stream banks, slope, soil type and existing or potential erosion.
3. Details of areal extent of all existing and proposed development.
4. Identification of all existing areas of native and exotic bush and vegetation
5. Details of soil quality and depth including any required soil reconditioning of compacted areas as the result of previous land uses and site works.
6. Species types, source of plant material, maturity of planting and density of planting.
7. Details of noxious weed, pest and animal control.
8. Details of timing of planting and possible staging of planting.
9. Details of maintenance programme to be implemented and a programme for replanting where the survival rate of planting is less than 90 per cent.
10. Details of any fencing or alternative stock proof methods proposed.
11. Proposed means of ownership and ongoing management.
12. Identification of areas of land on which archaeological sites are located, and details of appropriate planting, fencing and ongoing management of those areas.

Lizard Conservation Management Plan

An application for earthworks over 300m² must include the following information for the management of lizards prior to any earthworks taking place:

1. Identification of sites containing indigenous lizard populations that may be threatened by proposed earthworks on a site.
2. Identifying alternative suitable receptor sites for the relocation of indigenous lizards found, to be approved by a qualified herpetologist. Consideration can be given to receptor sites located within the Ecology/Stormwater Management Area where revegetation will occur for stormwater mitigation.
3. Identifying suitable buffers for avoidance of earthworks and vegetation removal adjacent to the alternative receptor sites and suitable buffers adjoining any lizard habitat areas that will not be affected by the earthworks.
4. Identifying appropriate methodology for the capture and relocation of lizards into the receptor sites. The methodology for the capture and relocation will be prepared by a suitably qualified and experienced herpetologist. The actual relocation operation will be carried out by a suitably qualified and experienced herpetologist. Survey, capture and relocation must commence prior to any vegetation removal and should be done between September to December and/or from March to April.
5. Details for ongoing pest management within the receptor sites.
6. Details of fencing or alternative stock proof methods proposed.
7. Proposed means of ongoing management.

11. Definitions

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Dual purpose rain tank

A rainwater collection tank providing a portion of its volume for harvesting and a portion for detention. The tank shall be plumbed into a building providing non-potable water use for the purposes of harvesting, and the detention is to be used to attenuate peak stormwater flows. Any reference to the size of the rain tank refers to the working volume of the tank between the lowest outlet and the overflow.

Impervious area

Any part of a site which is covered in a surface constructed of materials which are resistant to water passing through them and includes any area which:

- Falls within the definition of building coverage
- Is paved with concrete, asphalt, pervious paving, roofed areas and areas covered by decks
- Is an unpaved or metalled driveway and/or parking area
- Is occupied by a swimming pools

But shall not include:

- Paths and paving stones less than 1m in width, provided they are separated from other impervious areas by at least 1m (including strip driveways with 0.5m between strips)
- Retaining or garden walls within garden / lawns
- Rain tanks up to 5m² in surface area

Integrated housing

A housing development providing for townhouse, duplex, triplex or terrace housing, which is provided for in a framework plan and for which land use consent is obtained before subdivision consent to create individual sites within the development.

Minor household unit

A residential unit on any site in addition to another larger residential unit on the same site provided that the minor residential unit shall not be disposed of independently or otherwise be given separate title from its associated larger residential unit.

Proposed road

The location of a road, as shown on Precinct Plan 1, which will be required in the future but which may or may not be designated.

Ridgeline height control line

A line that defines the top of the ridge identified on Precinct Plan 5. The specific location of the line for individual sites is as determined at the time of subdivision and as set out in the covenant required by development control relating to subdivision affecting the Park Interface Protection Area.

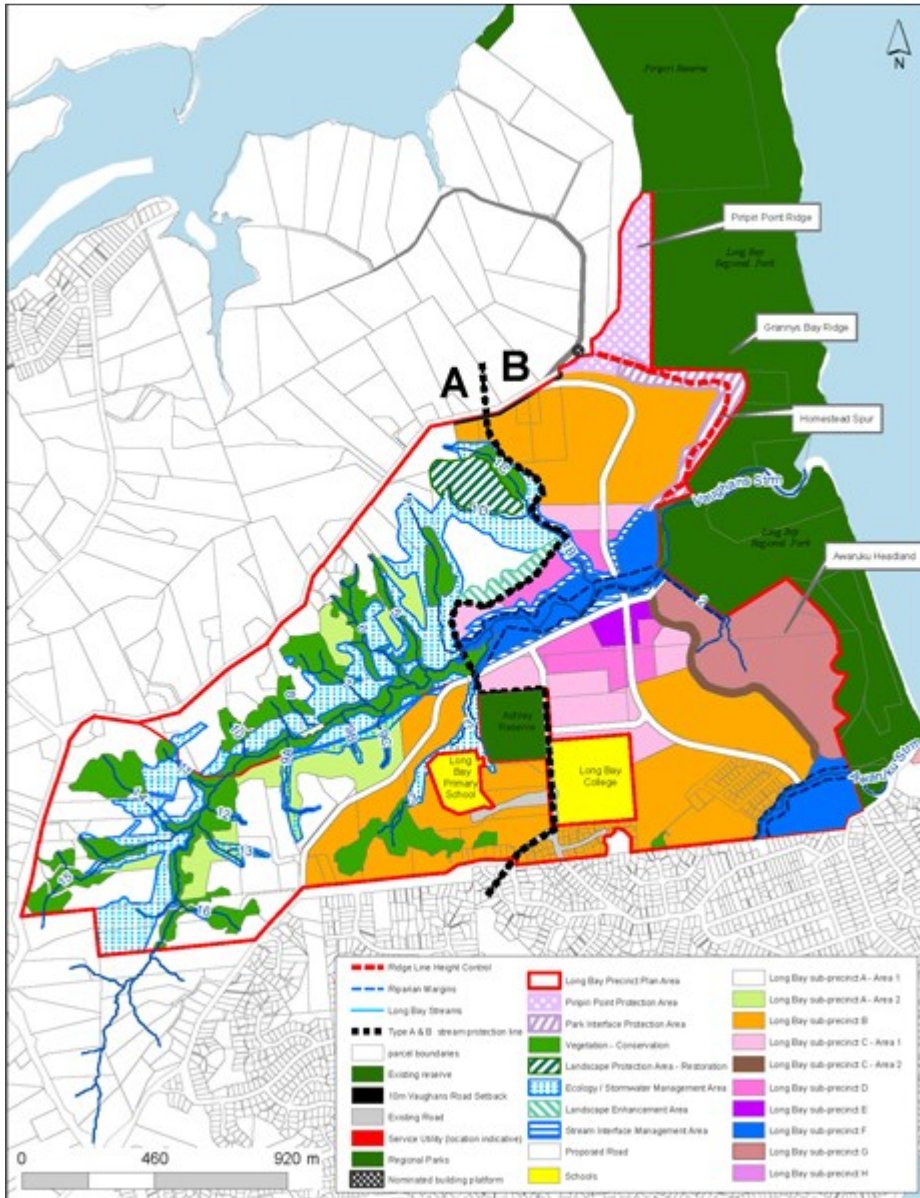
Comprehensive housing development

Development that provides in one comprehensively designed proposal, residential sites or residential units, whether in attached, detached semi-detached or any other form.

12. Precinct plans

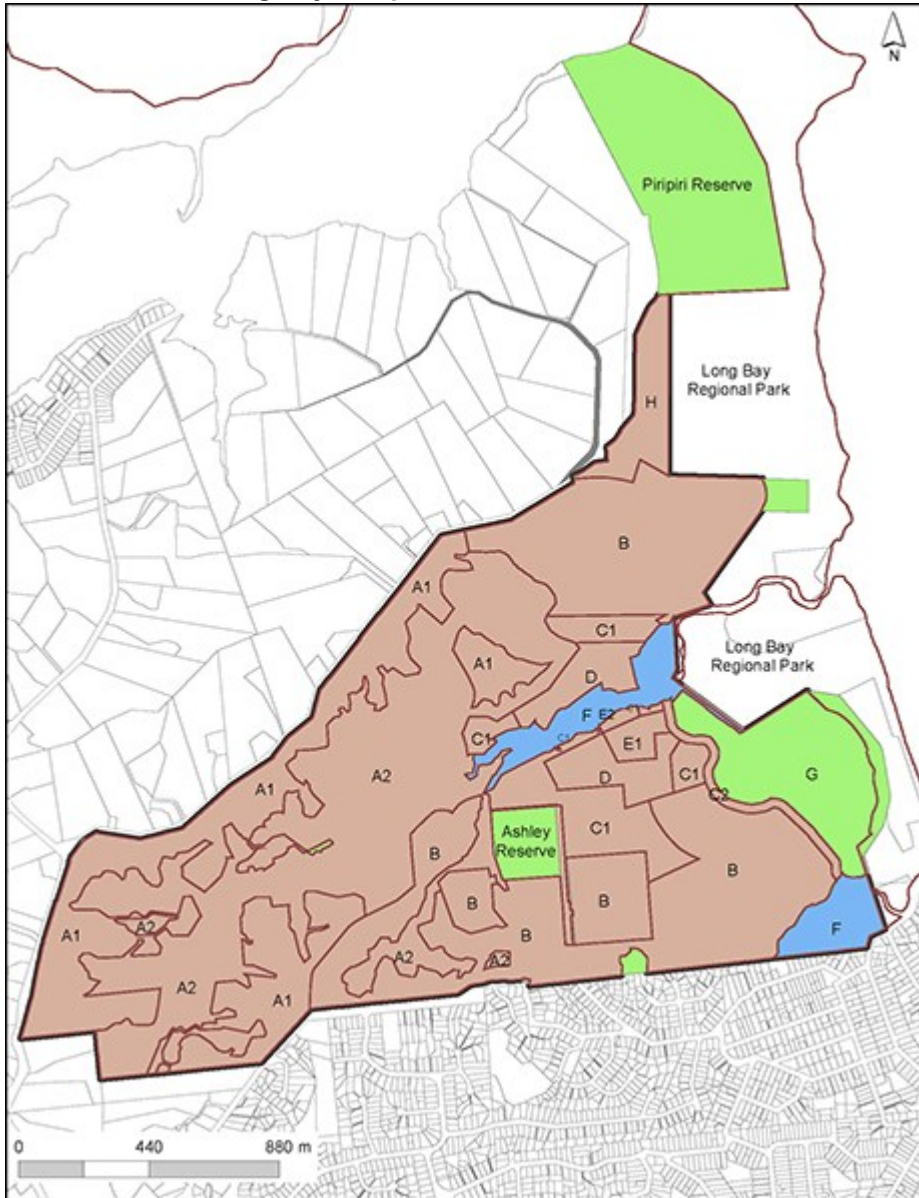
Precinct Plan 1: Long Bay precinct land use strategy

The Proposed Auckland Unitary Plan (notified 30 September 2013)



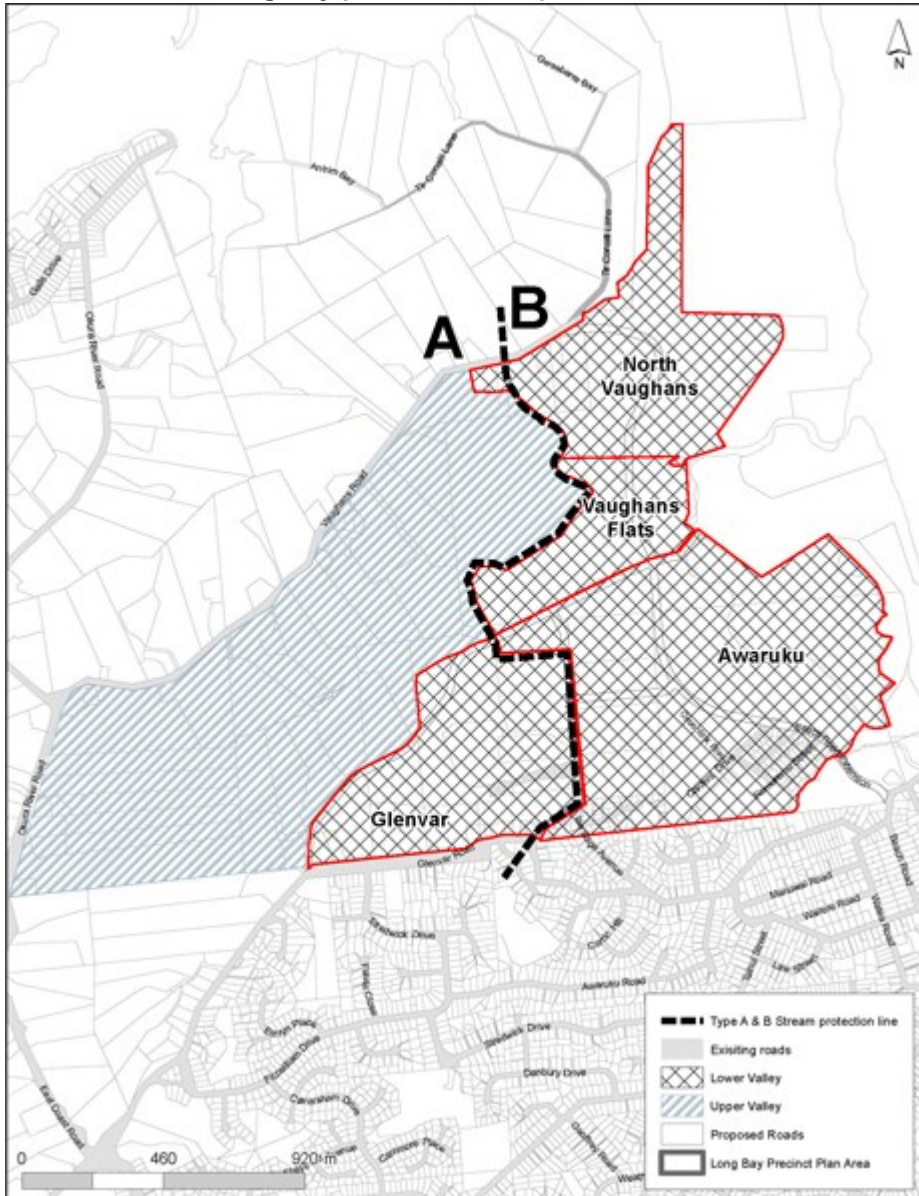
The Proposed Auckland Unitary Plan (notified 30 September 2013)

Precinct Plan 2: Long Bay sub-precincts A to H



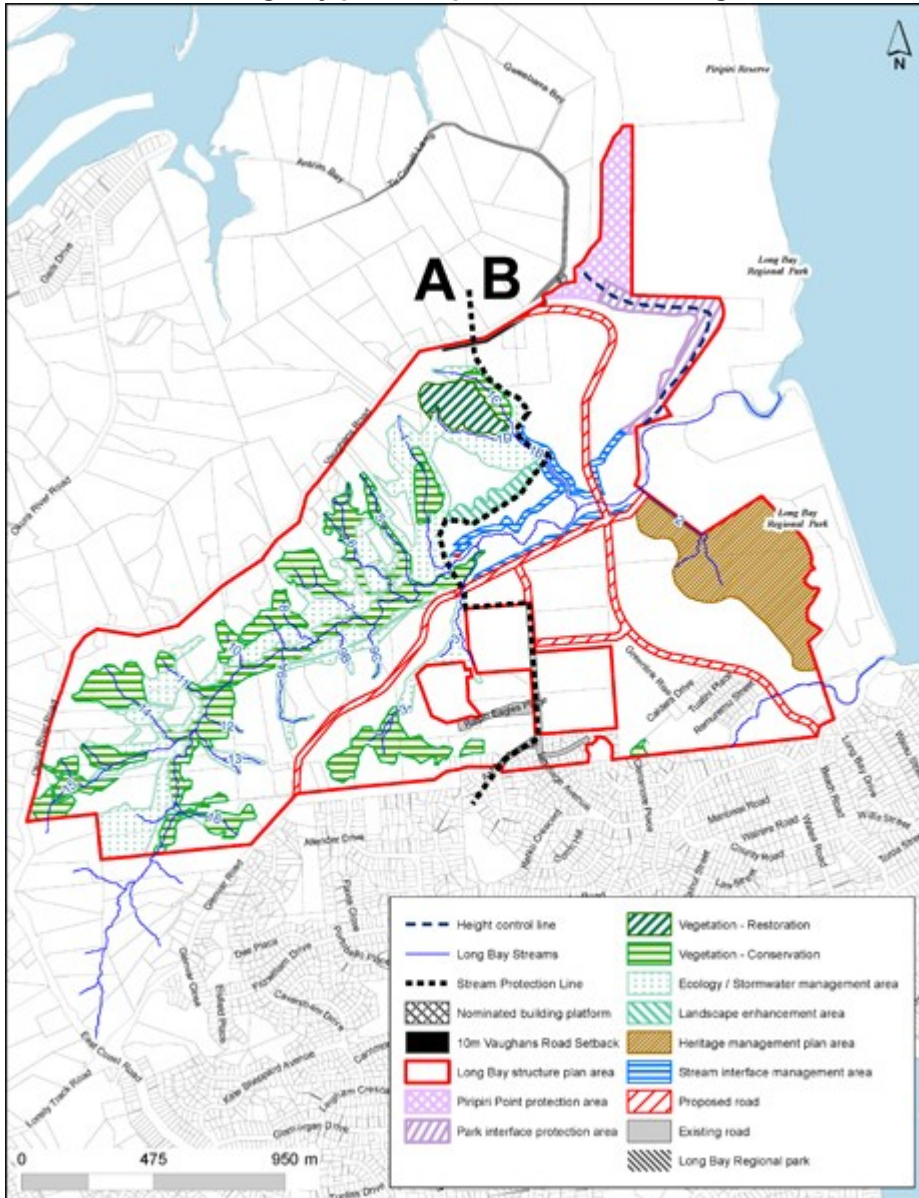
The Proposed Auckland Unitary Plan (notified 30 September 2013)

Precinct Plan 3: Long Bay precinct development areas



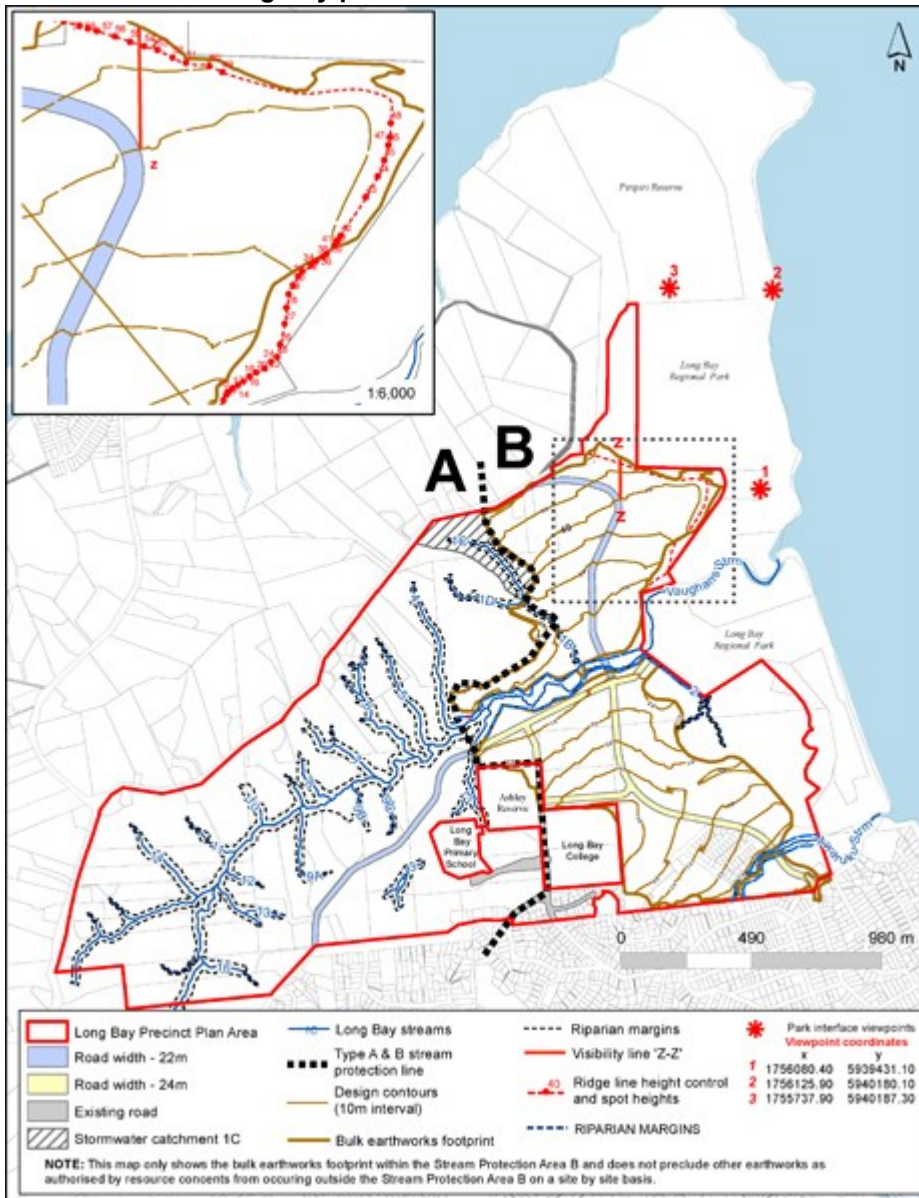
The Proposed Auckland Unitary Plan (notified 30 September 2013)

Precinct Plan 4: Long Bay precinct protection and management areas and special provisions



The Proposed Auckland Unitary Plan (notified 30 September 2013)

Precinct Plan 5: Long Bay precinct additional controls



Precinct Plan 6: Long Bay precinct heritage management areas

The Proposed Auckland Unitary Plan (notified 30 September 2013)