

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.32 Orewa 3

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

1 Activity table

- The activities in the Single House zone apply in the Orewa 3 precinct unless otherwise specified in the activity table below.

Activity	Activity status
Development	
Earthworks	RD
Dwellings - 2 or more per site	RD
Subdivision	
Subdivision	RD

2. Land use controls

- For dwellings as listed in the table above see the land use controls for the Mixed Housing Suburban Zone.
- Development that does not comply with clauses 2.1- 2.9 is a discretionary activity.
- The development controls in the Single House zone apply in the Orewa 3 precinct unless the application is for dwellings in the table below in which case the development controls for the Mixed Housing Suburban zone shall apply in addition to the controls specified below.

2.1 Number of sites

- The maximum number and density of dwellings per development area other than as provided for in clause 2.1.2 below must not exceed the numbers as set out below:

Table 1

Table 1. Maximum number of dwellings	
Development area	Dwellings
1	65
2	151
3	242
4	15
5	40
6	120
7	41
8	162
Total	836

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2. The maximum number of dwellings within a development area may be altered by transferring rights from one development area to another if:
 - a. the total number of dwellings within a development area is not varied by more than 20%
 - b. an equivalent number of dwellings is offset in another development area(s) owned or controlled by the applicant
 - c. an appropriate legal mechanism is registered to restrict development within the development area from which rights have been transferred from, to ensure development does not exceed the reduced quantum for that development area.
3. Residential development exceeding the total dwellings for the applicable development area in the above table is a non-complying activity.

2.2 Precinct Plan

1. The esplanade reserves shown on Precinct Plan 1. Orewa 3 must be vested.
2. Public open spaces shown on Precinct Plan 1. Orewa 3 must be protected.
3. The areas to be planted with native vegetation shown on the precinct plan must be planted with native vegetation in accordance with the native vegetation replanting standards in clause 2.10 below.

2.3 Framework Plan

1. A framework plan must be prepared in accordance with the special information requirements in clause 2.6 and 2.7 in the general provisions and in this precinct.
2. A framework plan must be prepared for the development area that the application relates.
3. A revised framework plan in association with a land use or subdivision consent must be submitted where changes to the existing applicable framework plan are required and it:
 - a. must identify where it is inconsistent with the applicable framework plan and include the rationale for the amendments.
 - b. will become the applicable framework plan upon granting of the consent.
4. Written agreement of all landowners within the relevant development area must accompany the framework plan where the land included in the plan is not in single ownership.

2.4 Buildings and building platforms

1. All buildings and building platforms must be sited within the development platforms identified in Precinct Plan 1. Orewa 3. This includes any building and is not limited to buildings associated with a residential development.
2. Any building or building platform that does not meet clause 2.4.1 above is a non-complying activity.

2.5 Roads

1. Road A1 and A2 must be constructed according to the general alignment shown in the Precinct Plan 1. Orewa 3 in accordance with council's engineering standards, including Auckland Transports Code of Practice and shall be vested in council provided that:
 - a. Only Road A1 as shown on Precinct Plan 1. Orewa 3 must be constructed in association with any subdivision, or prior to the occupation of any building within development areas 1, 2 or 3.
 - b. Only Road A2 as shown on Precinct Plan 1. Orewa 3 must be constructed in association with any subdivision, or prior to the occupation of any buildings within development areas 5, 6, 7 or 8.

2.6 Stormwater

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1. All stormwater ponds shown on the precinct plan must be constructed and commissioned:
 - a. prior to impervious surfaces being formed within development areas 2-7, and
 - b. prior to impervious surfaces being created for either Road A1 or Road A2 as shown on Precinct Plan 1. Orewa 3, and
 - c. prior to the issuing of under s224(c) of the RMA a certificate for any subdivision for the creation of a precinct site and or for any subdivision within areas 2-7.

2.7 Significant Ecological Areas

1. The Significant Ecological Areas shown on the precinct plan must be protected by covenant in accordance with the protection of native bush requirements in section 2.3.3 Auckland-wide subdivision rules at the time of the first subdivision for the creation of a site within a development area and or for any subdivision within a development area.
2. Where any SEA vegetation outside of the SEA defined on the precinct plan is removed, an equivalent area or greater of native vegetation must be replanted within the esplanade reserve adjacent to or within development area 1 contiguous to the existing SEA shown on Precinct Plan 1. Orewa 3.
3. Replanting must be to the standard specified in rule 2.10 within 12 months of the completion of earthworks within the relevant area.
4. The area shown on the precinct plan as open space at the eastern extremity of the spur in development area 2 must be replanted to the exotic re-vegetation planting standard in clause 2.10 below within 12 months of the completion of earthworks.

2.8 Earthworks

1. Earthworks must not intrude into the SEA or esplanade reserve shown on Precinct Plan 1. Orewa 3.

2.9 Water supply

1. All sites other than:
 - a. sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity or
 - b. sites to be used exclusively for utility services (i.e. stormwater ponds and pump stations) where no occupation will occur or
 - c. roads and access sites;must be connected to the public reticulated sewerage scheme.
2. Subdivision which does not comply with this control is a prohibited activity.

2.10 Planting

1. The planting of native vegetation required by rule 2.7 must meet the following standards:
 - a. a survival rate such that planting will be established to a minimum 90 per cent of the original density specified before the project is signed off as complete
 - b. a density of 5,100 stems per hectare at approximately 1.4m centres in former forest areas, reducing to 1m centres (10,000 stems per hectare) in kikuyu and wetland environments, and riparian margins
 - c. all stock must be fenced within grazing areas using a stock-proof fence to avoid potential access into existing native vegetation or new native planting
 - d. all plants must be sourced from the ecological district and be appropriate for the soil, aspect, exposure and topography

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- e. at planting each plant must be fertilised in accordance with the recommendations of the revegetation report submitted as part of the planting plan assessment
 - f. planting undertaken must reflect the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession.
2. The maintenance of native plantings must meet the following standards:
 - a. maintenance must occur for a minimum of five years or until canopy closure has been achieved within 5 years
 - b. maintenance must include the on-going replacement of plants that do not survive
 - c. all invasive weeds shall be eradicated from the planting site both at the time of planting and on an on-going basis and plants released from kiuyu as necessary to ensure adequate growth
 - d. animal pest control must occur
 3. The first subdivision application must include a pest and weed control management plan for all of the land within the precinct which details the methods, timeline, monitoring and maintenance of an on-going programme and include possum, rodent and mustelid control and the control of plant pests.

3. Subdivision controls

1. The subdivision controls in the Auckland wide rules – [subdivision](#) apply in the Orewa 3 precinct unless otherwise specified below.

3.1 Rear sites

1. Proposed site with an net site area of 600m² or less, shall contain a square measuring 15m x 15m and shall not be a rear sites.
2. Rear sites must be a non-complying activity.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will reserve its discretion to the matters below for the activities listed as restricted discretionary activities, in addition to the matters specified for the relevant restricted discretionary activities in the Single House zone and the Mixed Housing Zone for dwellings.

Table 2

Matters for discretion	Earthworks	Dwellings	Subdivision
1. Development areas	X	X	X
2. Development platforms	X	X	X
3. Roads	X	X	X
4. SEAs	X	X	X
5. Esplanade reserve and open spaces	X	X	X
6. Stormwater management	X	X	X
7. Earthworks and methods for managing geotechnical restraints	X	X	X
8. Legal mechanisms	X	X	X

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9. Retaining walls over 1.5m	X	X	X
10. Development design		X	
11. Building interface with the public realm		X	
12. Design of car parking, access and servicing		X	
13. Dwelling design		X	

4.2 Assessment criteria

The council will consider the relevant assessment criteria below for in addition to the criteria specified for the relevant restricted discretionary activities in the Single House zone:

1. Development areas should be staged in accordance with the precinct plan. Development areas do not need to be staged consecutively.
2. Development should occur within the development platforms provided for in Precinct Plan 1. Orewa 3.
3. Roading, streets and accessways should be provided in accordance with Precinct Plan 1. Orewa 3.
 - a. Sites should generally have direct access and frontage to the roads shown in Precinct Plan 1. Orewa 3 or new through roads.
 - b. Short cul-de-sac's and access sites should be avoided except where necessary to manage site constraints, such as topographical constraints.
 - c. Rear sites should be avoided
4. SEAs located on the precinct plan should be protected.
5. Esplanade reserves located on the precinct plan should be vested and the open spaces should be protected.
6. Stormwater management methods and types should minimise lifecycle and maintenance costs.
 - a. Infrastructure should be privately owned and managed.
 - b. Leachate from any old landfill must not enter the stormwater ponds.
7. Earthworks and methods for managing geotechnical restraints
 - a. The earthworks should be in accordance with the precinct plan.
 - b. The earthworks should be necessary to enable integrated residential development in accordance with the precinct plan and the framework plan where one exists.
 - c. The earthworks should result in a cut/fill balance over the area of the precinct plan.
 - d. Methods for managing geotechnical constraints should be designed to minimise long term maintenance requirements and avoid this infrastructure being vested or maintained as a public asset.
8. Appropriate legal mechanisms such as consent notices and covenants should be registered to restrict development within the development area from which rights have been transferred.
9. Potential adverse effects of retaining walls over 1.5m in height, in particular extensive and unrelieved blank faces, should be avoided or mitigated by methods such as the location and design of buildings, landscaping and or the design, orientation and treatment of the walls.
10. The location, scale, and external appearance of buildings should achieve integration with roads and other land uses within the development site.

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5. Assessment - Discretionary activities

5.1 Assessment Criteria

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

1. The reasons why the proposal does not comply with one or more of the assessment criteria in clause 4.2 above.
2. Whether the approval of affected persons within other development areas has been obtained where the number of dwellings within a precinct exceeds the maximum number of sites in clause 2.2.1 above.

6. Special information requirements

6.1 Pre-planting site assessment

1. The pre-planting site assessment must contain the following information:
 - a. the characteristics of the soil (ie. clay, silt, loam etc)
 - b. soil drainage and wetness
 - c. topography of the area to be planted
 - d. aspect of the area to be planted
 - e. exposure of site to wind, sunlight and salt spray
 - f. presence of animal pests and weeds
 - g. any restrictions on planting, such as safety issues, maintenance of views etc.

6.2 Planting plan assessment

1. The planting plan assessment must contain the following information:
 - a. purpose of the planting, including hill country erosion control, streambank erosion control, buffer planting to protect edges of existing bush, water quality enhancement, retirement of marginally economic land
 - b. location and extent of planting
 - c. site preparation for planting, including stock-proof fencing of planting areas, weed and animal pest control
 - d. site planting, including species to be planted, size of plants, and where they are to be planted, density of planting, and sourcing of plants
 - e. maintenance of planting, including releasing plants, fertiliser, animal pest, weed control and pruning
 - f. in relation to fertiliser, consideration must be had to potential effects on waterways.

6.3 Monitoring report

1. The monitoring report must include information on the following:
 - a. success rates, including growth rates and number of plants lost
 - b. recommendations for replacement of dead plants.

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7. Precinct Plan

Precinct Plan 1. Orewa 3



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