

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.34 Puhoi

The activities, controls and assessment criteria in the underlying Rural and Coastal Settlement, Neighbourhood Centre, Public Open Space – Informal Recreation, and Public Open Space - Community zones rules and the Auckland-wide rules apply in this precinct and its sub-precinct unless otherwise specified below.

Refer to planning maps for the location and extent of the precinct and sub-precincts.

1. Activity table

1. The activities in the underlying zone apply in the Puhoi precinct and sub precinct A unless otherwise specified in the activity table below.

| Activity | Activity Status |
|---|-----------------|
| Development | |
| New buildings | RD |
| Alterations and/or additions to buildings | RD |

2. Subdivision controls

1. The subdivision controls in the Auckland wide - [Subdivision](#) rules apply in the Puhoi precinct unless otherwise specified below.

3.1 Minimum site size

1. The minimum site size for subdivision in the Puhoi precinct is 4,000m².
2. The minimum site size for subdivision in Puhoi sub-precinct A is 4 hectares.
3. Subdivision not complying with the minimum site size in clause 3.1.1 - 2 above is a non-complying activity.

3. Assessment - Restricted discretionary activities

3.1 Matters of discretion

In addition to the matters in the underlying zone, the council will reserve its control to the matters below for the activities listed as restricted discretionary in the activity table above:

1. building siting, design and external appearance
2. landscape and landform modification.

3.2 Assessment criteria

In addition to the assessment criteria in the underlying zone, the council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Whether buildings, structures and any related access are sited so that they do not require extensive landform modification, but use the existing landform as far as is practicable, to minimise adverse effects on landscape.
2. Whether the location, scale and form of buildings and structures, including their colour and materials, complements Puhoi's low key and low intensity village character and the particular elements making up the precinct's character.
3. Whether the location, scale and form of buildings and structures, including the colour and materials are

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complementary to and do not derogate from or dominate the listed heritage buildings and structures within the precinct, and in particular sub precinct A.

4. Whether the scale, design and external appearance of new buildings on the four lots near the shrine on Puhoi Road dominate the shrine.
5. Whether buildings and structures will adversely impact upon trees or bush which make a significant contribution to the visual and environmental qualities in the vicinity of the site.
6. Whether buildings and structures visually intrude on any significant ridgeline or skyline, and adversely affect landscape values when viewed from any public road or other public land.

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