

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.43 Silverdale 2

1. Activity table

1. The activities in the relevant underlying zone apply in the Silverdale 2 precinct unless otherwise specified in the table below.

Activity	Activity Status
Accommodation	
Home occupations	P
Dwellings	NC
Visitor accommodation	RD
Community	
Artworks	P
Childcare centres	RD
Community facilities	RD
Education facilities	NC
Rural	
Farming	P
Commerce	
Parking ancillary to a permitted or restricted discretionary activity	C
Organised sport and recreation excluding golf courses	RD
Commercial services	NC
Conference facilities	D
Dairies	RD
Drive-through facility	NC
Major recreation facility	D
Offices ancillary to a permitted or restricted discretionary activity	RD
Offices not ancillary to a permitted or restricted discretionary activity	NC
Restaurants and cafes	RD
Retail of specialist sporting goods up to 600m ² GFA	D
Retail for the sale of goods ancillary to the main activity on the site	RD
Retail not provided in this table	NC
Service stations	D
Storage and lock up facilities	NC
Supermarkets	NC
Industry	
Industrial activities	NC

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Mana Whenua	
Marae complex	NC
Development	
Construction, additions or alterations to buildings	RD
Demolition or removal of buildings except those protected by any Rule in this Plan	P
Internal alterations to buildings	P
Subdivision	
Subdivision	RD

2. Land use controls

2.1 Retail for the sale of goods ancillary to the main activity on the site

- Any retail of goods (except for specialist sporting goods) must:
 - be ancillary to the main activity on the site
 - not exceed 25 per cent of the gross floor area set aside for the activity, or 200m², whichever is the lesser.
- Any retail of goods that is ancillary to the main activity on the site, but does not comply with clause 1.b above is a discretionary activity.
- Any retail that does not comply with clauses 1 and 2 above is a non-complying activity.

2.2 Retail of specialist sporting goods

- Any retail of specialist sporting goods must not exceed 600m² of the gross floor area.
- The specialist sporting goods being sold must comprise one or more of the following:
 - Bicycle equipment
 - Camping equipment
 - Canoe equipment
 - Equestrian equipment
 - Fishing tackle equipment
 - Golfing equipment
 - Gun or rifle equipment
 - Sail and surf board equipment
 - Snow ski equipment
 - Wetsuit equipment
 - Clothing and footwear ancillary to sporting goods being sold.
- Development that does not comply with clauses 1 and 2 above is a non-complying activity.

2.3 Home occupations

- For a homestay activity, the number of guests must not exceed 10.

3. Development controls

3.1 Height

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1. The maximum height of any buildings must be 10m for 95 per cent of any site.
2. The maximum height of any buildings must be 15m for 5 per cent of any site.

3.2 Yards

1. Buildings must be set back:
 - a. 7.5m from the front yard
 - b. 5m from any side yard and a rear yard
2. All yards must be unoccupied and unobstructed by any buildings, parts of buildings, decks, terraces, steps, storage of refuse, except that:
 - a. eaves may overhang any yard by not more than 0.3m;
 - b. parking, access and manoeuvring areas may occur in those parts of yards not required for landscape planting.
3. Front yards must not be used for the storage of materials.
4. Development that does not comply with clause 3.2 is a non-complying activity if the infringement is more than 50 per cent.

3.3 Height in relation to boundary

1. No part of any building shall exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any boundary.

3.4 Landscaping

1. The Landscape Buffer Area as set out in precinct plan 1 must have a minimum width of 5m.
2. A minimum of 10 per cent of the net site area, which can include the Landscape Buffer Area, must be landscape-designed and planted in grass, trees and shrubs subject to maintaining sight lines.
3. All of the part of the area shown as Landscape Buffer Area in precinct plan 1 must be landscape-designed and planted in grass, trees and shrubs.
4. Where the ground level parking spaces are not enclosed in a building the parking spaces must be predominantly screened from the street frontage by a landscape planting area.
5. A security or other fence must not be constructed along the outside boundary of or within the landscape planting required in a front yard.
6. Each of the above required landscape area (together with other landscaped parts of a site) must be subject to a landscape plan required as part of any resource consent required for an activity or a building on the site.

3.5 Maximum impervious surfaces

1. No more than 50 per cent of any site may be covered in an impervious surface, except where the site (or any part of a site) is located within the East Coast Road Area.
2. No more than 40 per cent of the area of a site or that part of a site, within the East Coast Road Area may be covered in an impervious surface.

3.6 Roof types

1. All roofs must be made of materials other than an uncoated galvanized material.

3.7 Access to activities and sites

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1. Access to the Hibiscus Highway must be via the new road shown in precinct plan 1.

3.8 Indicative roads

1. The location of any formed road may vary from the alignment of the Indicative Road shown on the Planning Maps by a maximum of 20m, except that:
 - a. The point or points at which the Indicative Road links in with any existing road, or any other Indicative Road, must not be varied
 - b. The alignment of the road at the point where any Indicative Road intersects with a site boundary must not be varied.
2. Any new roads intersecting with East Coast Road must be formed and vested so as to connect or be capable of connecting to the indicative road depicted within precinct plan 1.

3.9 Earthworks

1. Existing landforms should be retained as far as is practicable.
2. If landform modification is required then the resulting landform should closely reflect the natural landform. (This means that ridges may be partially lowered and valleys of intermittent streams partially filled but the original pattern of folds and creases in the landform should remain).
3. All works must comply with the provisions of the Silverdale South Catchment Management Plan.

4. Subdivision controls

1. The subdivision controls in the Silverdale 2 precinct are those listed in the Auckland-wide rules – [subdivision](#) except as specified below.
 - a. Except as provided in clause 2 below, the minimum site size is 10,000m²
 - b. Except as provided in clause 2 below, the minimum width of site frontage is:
 - i. 75m for front sites
 - ii. 9m for rear sites
 - c. Except as provided in clause 2 below, subdivision must comply with the layout shown on precinct plan 1.
2. There is no minimum site size or site frontage for sites complying with the following:
 - a. A land use resource consent has been granted for one or more of the activities in Rule 3.5.1 on the site except:
 - i. Any activity listed as a Permitted Activity
 - ii. Earthworks; and
 - b. All activities listed as accessory or ancillary to other activities in Rule 3.5.1, remain on the same site as the main activity; and
 - c. The activity has been established and is in operation
 - d. The site is of sufficient size and dimension, so that the activity remains compliant with the development controls and car parking rules for the zone or has a resource consent to depart from those rules
 - e. All outdoor areas, landscaping, car parking and manoeuvring areas and any other land required to be associated with the activity by a resource consent, remain on the site of the activity
3. Subdivision not complying with clauses 1 or 2 above is a discretionary activity.

5. Assessment - Controlled activities

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5.1 Matters of control

1. The council will reserve its control to the matters, below for the activities listed as controlled in the precinct activity table:

Table 1

Activity	Compliance with the precinct plan 1	Design and external appearance	Site layout	Landscape elements	Servicing	Allocation, design and management of parking
Car parking ancillary to a permitted or restricted discretionary activity	X	X	X	X	X	X

5.2 Assessment criteria

The Council will consider the relevant assessment criteria below for the controlled activities listed above:

1. The proposal should be consistent with the precinct plan 1.
2. Design and external appearance
 - a. The design and appearance of the car parking area and its visual impact should contribute to high levels of amenity within the precinct.
 - b. The use of high quality permanent materials and street furniture should contribute towards high levels of amenity within the precinct.
3. Site layout
 - a. The site is laid out in such a way as to contribute to the creation of a woodland like environment in the precinct and mitigates any potential adverse visual effects of car parking areas when viewed from any public road or open space.
 - b. Parking should be screened and punctuated by landscaped areas and provides for safe pedestrian movement or it is screened by being located within the building envelope.
 - c. The site layout is in accordance with the precinct plan 1.
 - d. Buildings and hardstand areas are minimised within the East Coast Road Area.
4. Landscape elements
 - a. The site should be landscaped to soften and assist with the visual screening of car parking and the landscaping maintains or enhances the overall cohesiveness of the urban and landscape form for the zone.
 - b. The landscaping assists in the creation of a woodland landscape with a limited palette of trees.
 - c. The site landscaping is in accordance with the precinct plan 1.
5. Stormwater
 - a. A riparian margin should be provided on each side of the perennial streams identified in the precinct plan 1.
 - b. Piping of streams (other than road crossings) should be avoided.
 - c. Structures should be outside of the flood plain areas.
 - d. Swales should be used for the conveyance of road runoff.
6. Adverse Effects
 - a. The site should be screened so that the amenity values of nearby zones are not diminished by

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effects such as the glare from vehicle lights or noise from vehicles stopping and starting.

7. Parking management
 - a. The parking area should be marked, signposted and managed in such a way that is consistent with any consent, and submitted traffic assessment and management plan, or where appropriate an Integrated Transport Assessment for the activities that will utilise it.

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6. Assessment - Restricted discretionary activities

6.1 Matters of discretion

1. The council will reserve its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table

Table 2

Activity	Compliance with the precinct plan 1	Traffic, transport effects and roading	Noise effects	Design and external appearance	Site layout	Landscape elements	Servicing	Lighting	Earthworks
Organised sport and recreation excluding golf courses, childcare facilities, dairies, community facilities, ancillary offices, restaurants, takeaway food bars, ancillary retail, visitor accommodation	X	X	X						
Construction, additions or alteration to buildings	X			X	X	X	X	X	
Subdivision					X	X	X		X

6.2 Assessment criteria

1. Organised sport and recreation excluding golf courses, childcare facilities, dairies, community facilities, ancillary offices, restaurants, takeaway food bars, restaurants, ancillary retail, visitor accommodation
 - a. The council will consider the relevant assessment criteria below for the restricted discretionary activity listed above:
 - i. The proposal should be consistent with the precinct plan 1.
 - ii. Traffic and transport effects
 - The traffic generated should not adversely affect the safe and efficient operation of the adjoining road network including having regard to the cumulative effects of traffic from the area and any interim traffic effects arise from the extent to which the indicative road network is in place at the time of establishment of an activity.
 - There should be sufficient space on site for queuing, parking and manoeuvring of vehicles to meet the expected need of vehicles using the site.
 - Entry and exit points to the site and parking areas should not have an adverse effects on the amenity values of adjoining sites.
 - The proposal should include travel demand measures, as appropriate, which optimise

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the use of modes such as shared parking arrangements, cycling, walking and carpooling in order to reduce the use of single purpose/occupant vehicle trips.

- The proposal should provide for the safe movements of pedestrians using the facilities as well as those passing by and moving between sites.
 - Adequate cycle facilities should be provided on site and in a location to encourage cycle use having regard to anticipated levels of demand.
 - The parking areas provided should be managed, marked and signposted so as to give effect to the above and the recommendation contained within any submitted traffic assessment and management plan or Integrated Transport Assessment (ITA).
 - The proposal should include provisions for the ongoing monitoring of parking supply and demand and the effectiveness of any travel demand measures. For the avoidance of doubt this may entail review conditions to ensure measures are in place over the lifetime of the consented activities.
- iii. Noise Effects
- The activity should not generate adverse noise effects, including from amplified music, do not detract from the amenity values of adjoining sites, streets and open spaces. Measures such as building design to incorporate noise attenuation methods should be provided.
 - The activity should not create a nuisance for adjoining zones from noise and the movement of people entering and leaving the site. Such effects should not be generated at night and on weekends.

7. Assessment - Development and subdivision

1. Construction, additions or alteration to buildings
 - a. The council will consider the relevant assessment criteria below for the restricted discretionary activity listed above:
 - i. The proposal should be consistent with the precinct plan 1.
 - ii. Design and external appearance of buildings
 - Any adverse visual effects resulting from the orientation, design and appearance of the proposed building should be avoided, or where these cannot be avoided due to the nature of the building, are suitably mitigated. In particular the council will consider whether the building presents an attractive facade, avoiding the use of blank walls, to State Highway 1 or the Hibiscus Coast Highway.
 - The lighting proposed on site and on buildings should not have adverse effects on traffic safety and on the general night time amenity values in the area. Generally the area should not be dominated by artificial lighting and there should be minimal glare and light overspill to adjoining properties.
 - iii. Site layout
 - The site should be laid out in such a way as to mitigate any potential adverse effects of car parking, storage areas and outdoor activities and provides for legible and safe access for pedestrians.
 - Buildings and hardstand should be minimised within the East Coast Road Area.
 - iv. Landscape elements
 - The site should be landscaped to assist with the visual screening of car parking and storage areas, and landscaping should maintain or enhance the overall cohesiveness of the site as viewed from State Highway 1 or the Hibiscus Coast Highway.

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- The landscaping should assist in the creation of a woodland landscape with a limited palette of trees.
 - v. Stormwater
 - A riparian margin should be provided on each side of the ephemeral streams identified in the precinct plan 1
 - Piping of streams (other than road crossings) should be avoided.
 - Structures should be outside of the flood plain areas.
 - Swales should be used for the conveyance of road runoff.
 - vi. Earthworks
 - The amount of earthworks should be minimised taking into account the existing landform.
2. Subdivision
- a. The council will consider the relevant assessment criteria below for the restricted discretionary activity listed above:
 - i. The subdivision should be consistent with and give effect to precinct plan 1.
 - ii. Staging
 - The proposed staging of the subdivision, servicing, or roads should result in integration of the subdivision with the surrounding infrastructure.
 - iii. Lot layout, size, frontage, orientation, earthworks and infrastructure.
 - The proposed lot layout reinforces the objectives and policies of the precinct and has regard to:
 - site topography,
 - existing vegetation,
 - solar orientation,
 - features of conservation or heritage interest
 - efficient access to utility services.
 - iv. Roading and Access
 - The road layout and pattern should provide sufficient space for planting of trees consistent with the overall landscape concept while also providing for safe and efficient pedestrian and cycle movement.
 - v. Stormwater
 - A riparian margin should be provided on each side of the ephemeral streams identified in the precinct plan 1
 - Piping of streams (other than road crossings) should be avoided.
 - Structures should be outside of the flood plain areas.
 - Swales should be used for the conveyance of road runoff.
 - vi. Cumulative Effects
 - The creation of a site should not result in a proliferation of small sites that may, individually or in combination, have adverse effects on the open landscaped environment required by the objectives and policies of the precinct.
 - In considering these effects the council will have regard to the following:

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- the effects of the proposed subdivision adding or acting together with existing sites and activities
- the effects of new sites and activities that may be created in the future which will add to act together with the proposed subdivision.
- In considering the likelihood that subdivisions resulting in cumulative effects may establish in the future, the council will consider (but not be limited to) the following:
 - the location of the site
 - the attractiveness of the area for similar subdivisions and activities
 - the pattern of land uses already established in the area.

8. Assessment - Development control infringements

8.1 Matters of discretion

1. The council will restrict its discretion to the matters below for the development control infringement.

Table 3

Infringement	Scale, siting and design of buildings	Location of access and services	The nature, type, area and dimensions of landscaping provided, including any earthworks proposed as a component of the landscaping	The nature and extent of stormwater generated from the site	The effects of water runoff on the stormwater disposal system receiving waters	The nature of any roofing material	Traffic effects/safety
Height in relation to boundary	X						
Infringement of yards	X	X					
A reduction in total landscaping			X				
A reduction in the width of any required landscaping			X				
Impervious surfaces				X			
Roof material					X	X	

8.2 Assessment criteria

In addition to the general assessment criteria in Chapter G, [section 2.3](#), clause 2 the council will consider the relevant assessment criteria below for the development control infringement.

1. Height in relation to boundary
 - a. The increase in height and the scale and design of the building should not have an adverse effect on:
 - i. the access of direct sunlight and daylight to adjoining sites

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- ii. affect the amenity values and visual character of adjacent sites
 - iii. influence the wind environment to an extent that it will adversely affect the comfort of pedestrians at ground level.
2. Yards
 - a. The proposed yard reduction, and the scale and design of the buildings and structures, should not adversely affect the amenity values and visual character of the precinct and adjacent sites or the access of direct sunlight and daylight to adjoining sites.
 - b. Landscaping requirements should be able to be met with the yard reduction.
 - c. The yard reduction should not have an adverse effect on:
 - i. site access
 - ii. providing services to the site or have any adverse effects on stormwater disposal.
3. Landscaping
 - a. Circumstances
 - i. A reduction in total landscaping to not less than 75 per cent of the standard other than the landscaping required in the Landscape Buffer Area.
 - ii. A reduction in the width of any required landscaping in a front yard to not less than 3m. The proposed landscaping reduction should not adversely affect the amenity values and visual character of adjacent sites.
 - The proposed landscape reduction should not adversely affect the overall amenity values and visual character of the precinct.
 - The provision of public open space or the provision of landscaping in common with one or more adjoining sites should achieve a similar level of landscaping as a complying situation.
 - The proposed reduction in landscaping should be offset by other proposals to ensure there is no diminution of amenity values.
4. Impervious surfaces
 - a. Circumstances
 - i. Impervious surfaces not exceeding 60 per cent of net site area.
 - The amount of stormwater produced from the site should be similar to a complying situation with respect to volume, timing and peak flow through the use of best practice onsite mitigation and reduction measures in terms of long-term maintenance and operational risk and costs.
 - The adverse effects of stormwater generation should be avoided, remedied or mitigated.
5. Roof materials
 - a. The treatment of stormwater should be provided on site to remove adverse effects on receiving waters.

9. Assessment - Discretionary activities

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

1. Shops for the sale of specialist sporting goods with a gross floor area up to 600m²
 - a. The retail activity should be integrated with and related to a recreation and entertainment activity on the site.
 - b. The activity should not attract large numbers of people who would not already be visiting the area.

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- c. The application should be for a specific proposal and a specific form of retail.
 - d. Any clothing or footwear component should be ancillary to the sporting goods sold in the shop.
 - e. The activity should not generate adverse effects which would compromise the function and amenity values of town centre business areas which act as community focal points.
2. General Assessment criteria – Discretionary Activities
- a. The proposal should be consistent with the precinct plan 1.
 - b. The extent to which the activity should comply with the development controls in clause 3. As a general guide the activity should comply with those controls and standards unless it is not appropriate to do so because of: inherent site characteristics, particular site development considerations or unusual environmental factors.
 - c. The activity should not have an adverse effect on the amenity values of adjoining zones including from effects such as the glare from vehicle lights, noise and vibration, including from vehicles stopping and starting.
 - d. The activity should not have an adverse effect on the amenity values within the precinct in which it is proposed to be located.
 - e. If amplified music is to be provided, building design should incorporate noise attenuation methods, to ensure that adverse noise effects do not detract from the amenity values of adjoining zones.
 - f. The proposed hours of operation should not create a nuisance for adjoining zones from noise and the movement of people entering and leaving the site.
 - g. The activity should not expose people to high levels of risk to health or safety.
 - h. The personal safety of the employees and customers of activities in the area should not be at risk because of the hazardous or noxious nature of activities occurring on the site, and whether measures are proposed to minimise any potential adverse effects.
 - i. The activity should not have adverse effects on the safety and convenience of pedestrians.
 - j. Sufficient on-site parking should be provided to meet the needs of the proposed activity.
 - k. The entry and exit points to the site should be safe.

10. Special information requirements

An application for the following activities must be accompanied by the following additional information required to address the matters for discretion.

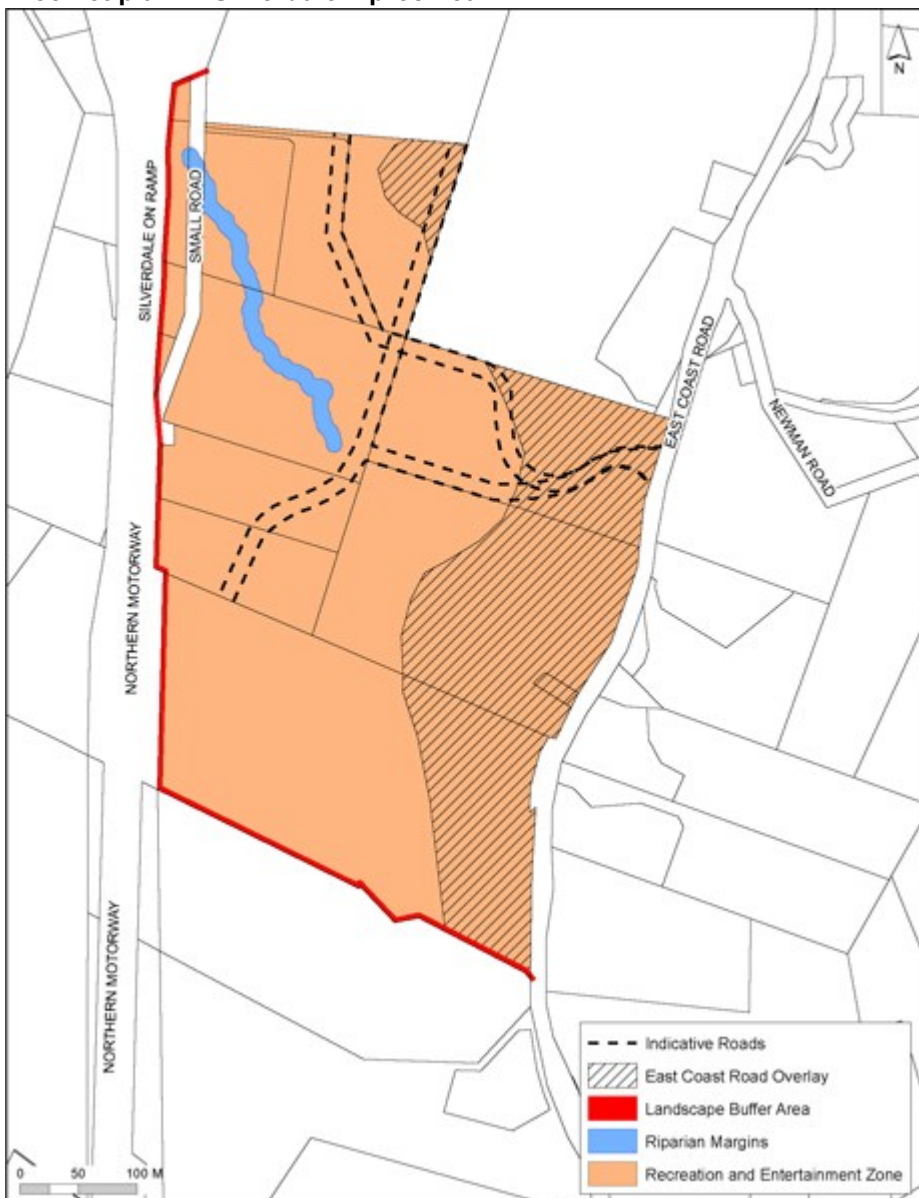
- 1. Resource consent application for car parking ancillary to a permitted or restricted discretionary activity
 - a. A detailed landscape plan (including fencing) and a site layout plan
 - b. A perspective of the site development from the site frontage
- 2. Resource consent application for commercial recreation, Childcare facilities, dairies, places of assembly, offices restaurants, takeaway food bars, retail, visitor accommodation
 - a. Accurate elevations and plans of buildings, a detailed landscape plan and a site layout plan.
 - b. Perspective sketch or photomontage showing the proposed building when viewed from State Highway 1 and the Hibiscus Coast Highway. The viewpoints for the photomontage or sketch shall be agreed with the Manager, Resource Consents, Auckland Council.
 - c. A traffic assessment and management plan, or where appropriate an Integrated Transport Assessment outlining:

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- i. The traffic likely to be generated by the activity,
 - ii. The effects of this on the transport network and traffic
 - iii. Traffic demand management measures proposed to be put in place to mitigate or manage any adverse traffic effects.
 - d. A noise assessment and management plan outlining:
 - i. The noise levels likely to be generated by the activity,
 - ii. The noise effects on other properties
 - iii. Measures to be put in place to mitigate any adverse noise effects if necessary.
3. Resource consent application for subdivision
- a. Appropriate plans showing the proposed staging of the subdivision
 - b. Sufficient engineering and other plans to allow the council to check the consistency of the application against the development controls

11. Precinct plan

Precinct plan 1: Silverdale 2 precinct



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