

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.44 Silverdale North

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

Refer to clause 8 below for definitions that are specific to this precinct.

1. Activity table

1. The following table specifies the activity status of activities in the precinct.
2. Except as specified, the activities in the underlying General Business (sub-precinct A), Single House (sub-precinct B), Town Centre (sub-precinct C) and Neighbourhood Centre (sub-precinct D1, D2 and D3) zones apply.

Table 1: Activity table sub-precinct A

Activity	Activity Status
Accommodation	
Visitor accommodation	D
Commerce	
Drive-through facilities	NC
Food and beverage up to 100m ² GFA	P
Food and beverage greater than 100m ² GFA	NC
Garden centres	NC
Offices	P
Research and development	P
Retail accessory to an activity on the site, where the goods sold are manufactured on site and the retail GFA does not exceed 200m ²	P
Retail up to 200m ² GFA per site	D
Retail up to 450m ² GFA per site	NC
Retail greater than 450m ² GFA per site	NC
Storage and lock up facilities	NC
Supermarkets	NC
Trade suppliers	NC
Community	
Care centres	P
Healthcare facilities	P
Industrial	
Industrial activities	RD
Development	

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Construction, additions, alterations to or relocation of buildings complying with an approved framework plan	RD
Subdivision complying with an approved framework plan	RD

Table 2: Activity table sub-precinct B

Activity	Activity Status
Accommodation	
Two dwellings on a site	P
Three or more dwellings on a site complying with an approved framework plan	RD
Development	
Construction, additions, alterations to or relocation of three or more dwellings on a site complying with an approved framework plan	RD
Buildings and works in a Physical Limitations area shown on precinct plan 1	D
Development in the Weiti Landscape area complying with an approved framework plan	RD
Subdivision complying with an approved framework plan	RD

Table 3: Activity table sub-precinct C

Activity	Activity Status
Commerce	
Drive-through facilities complying with an approved framework plan	RD
Garden centres	D
Motor vehicle sales	NC
Supermarkets	NC
Trade suppliers	NC
Industrial	
Light manufacturing and servicing	NC
Warehousing and storage	NC
Development	
Construction, additions, alterations to or relocation of buildings complying with an approved framework plan	RD
Subdivision complying with an approved framework plan	RD

Table 4: Activity table sub-precinct D

Activity	Activity Status
Accommodation	
Visitor accommodation	D
Commerce	
Drive-through facilities	NC
Food and beverage up to 100m ² GFA	P

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Food and beverage greater than 100m ² GFA	D
Retail Boutique Food up to 1500m ² GFA in sub-precinct D3	RD
Development	
Construction, additions, alterations to or relocation of buildings complying with an approved framework plan	RD
Subdivision complying with an approved framework plan	RD

Table 5: Framework plans and development in all sub-precincts

Activity	Activity Status			
	Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D
Framework plan				
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3.1 below	RD	RD	RD	RD
A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clause 3.1 below	NC	NC	NC	NC
Development				
Any buildings, subdivision or development complying with an approved framework plan	RD	RD	RD	RD
Any buildings, subdivision or development not complying with an approved framework plan	NC	NC	NC	NC

2. Notification

1. Restricted discretionary resource consent applications for framework plans, and amendments to framework plans, will be considered without the need for public notification. However, limited notification may be undertaken, including notice being given to any land owner within the sub-precinct who has not provided written approval to the application.

3. Land use controls

1. Any activity that does not comply with the land use controls is a non-complying activity unless otherwise stated.
2. Except as specified, the land use controls in the underlying zones apply in the sub-precincts.

3.1 Framework plan

1. A resource consent application for a framework plan amendments to a framework plan or a replacement framework plan must:
 - a. be prepared for each development area identified in Precinct Plan 2; and
 - b. apply to the whole of the development area except that sub-precincts D1, D2 and D3 may be developed in a separate framework plan.
 - c. be consistent where relevant with the Silverdale North precinct plan in Precinct Plan 3, the Development Areas and Road Layout plan in Precinct Plan 2 and the Silverdale North Development Area 9A and 9B plan in Precinct Plan 3.

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- d. comply with:
 - i. the general rules and information requirements applying to framework plans specified in Chapter G [clause 2.6](#)
 - ii. the special information requirements for framework plans specified in clause 7 below.
- e. seek consent for the following land uses and subdivisions:
 - i. earthworks associated with the development
 - ii. the design and location roads and pedestrian linkages
 - iii. stormwater management devices
 - iv. the design and location of vehicle accessways
 - v. subdivision lot sizes in the Physical Limitations area.

3.2 Staging

1. All activities must comply with the Silverdale North staging provisions below.
2. All activities that do not comply with the staging provisions clauses 3.3-3.5 are a non-complying activity.

3.3 Activities in sub-precinct A

1. Any retailing of any goods manufactured on the site must not exceed 25 per cent of the gross floor area set aside for manufacturing or 250m² whichever is less.
2. Development that does not comply with clause 1 above is a non-complying activity.

3.4 Activities in sub-precinct B

1. Densities are those allowed in the Single House zone except for the following:
2. The number of dwellings on a site must not exceed the limits specified below:

Table 1

Density – site size per dwelling	Percentage of dwellings in development area
150m ² -449.9m ²	20 per cent
450m ² -649.9m ²	25-45 per cent
650m ² +	45-65 per cent

3. Where two dwellings are proposed on a site, each dwelling must front a street.
4. Where two to four dwellings are proposed on a site, the site must be at least 15m wide:
 - a. at the site frontage
 - b. for at least 80 per cent of the length of its side boundaries.
5. Where five or more dwellings are proposed on a site, the site:
 - a. has a minimum net site area of 1200m² and
 - b. is at least 20m wide:
 - i. at the site frontage
 - ii. for at least 80 per cent of the length of its side boundaries.

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6. Development that does not comply with clause 3.4 is a discretionary activity.

3.5 Activities in sub-precinct C

1. Individual tenancies must not exceed 400m² gross floor area.
2. Development that does not comply with clause 1 above is a non-complying activity.

3.6 Activities in sub-precinct D

1. Individual tenancies must not exceed 200m² gross floor area, with the exception of one site in sub-precinct D3 which may be used and developed for the purpose of a boutique food retail establishment to a maximum gross floor area of 1500m².
2. Development that does not comply with clause 1 above is a non-complying activity.

4. Development controls

1. Development controls 4.1-4.7 below apply in sub-precinct B.
2. Development control 4.8 below applies in sub-precinct A, C and D.
3. Development control 4.9 below applies in sub-precinct A.
4. Development control 4.10 below applies in sub-precinct C.
5. Development control 4.11 below applies in sub-precinct D.

Development within sub-precincts A, C and D that do not comply with clauses 4.9-4.11 is a discretionary activity unless provided for as part of an approved framework plan.

4.1 Height

1. Buildings must not exceed a height of 9m.

4.2 Yards

1. Buildings must be set back:
 - a. 3m from one side yard
 - b. 1m from any other side yard except where a wall is located on a boundary as provided for in [clause 6.5](#) in the Single House zone.
 - c. 6m from rear yard.

4.3 Building coverage

1. Building coverage in the Physical Limitations area: 11.5 per cent unless the physical constraints are removed as provided for in clause 4.2.4.
2. Development that does not comply with clause 1 above is a discretionary activity.

4.4 Private outdoor living space

1. For two or more dwellings, each dwelling must have an outdoor living space with a minimum area of 40m² that:
 - a. is free of buildings, car parking, servicing and manoeuvring areas
 - b. excludes any area with a dimension less than 1m.
2. The 4.5m by 4.5m square of outdoor living space required in the Single House zone is deemed to be private outdoor living space and:

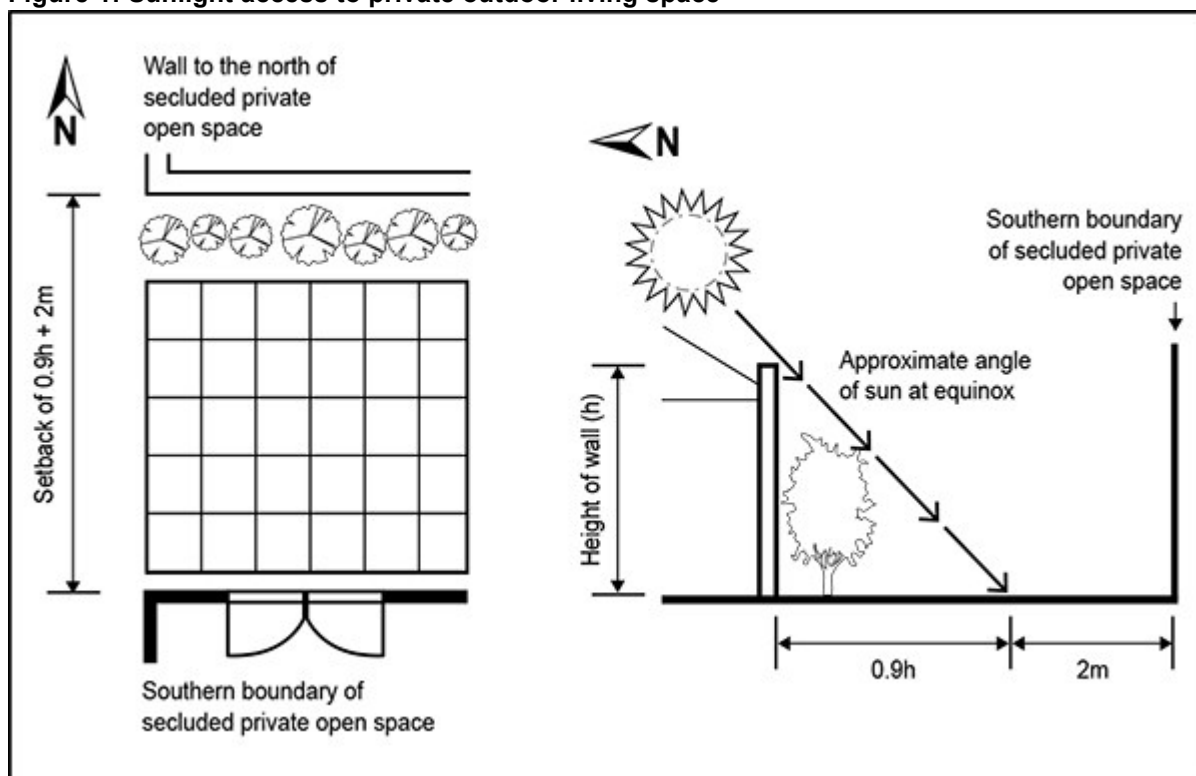
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- a. must be located behind the street façade of a dwelling
- b. must not exceed 1.5m above ground floor level.

4.5 Sunlight access to the private outdoor living space of proposed and existing dwellings

1. Private outdoor living space must be located to receive at least five hours of sunshine between 9am and 3pm on 22 March/September.
2. A wall or building on a side or rear boundary allowed by [clause 6.5](#) in the Single House zone must not reduce sunlight to the private outdoor living space of another dwelling to less than five hours between 9am and 3pm on 22 March/September. The private outdoor living space of another dwelling is deemed to be any area behind the front facade of the dwelling that contains a square measuring at least 4.5m by 4.5m. If existing sunlight to the private outdoor living space of another dwelling is already less than required by this rule, the amount of sunlight must not be further reduced.
3. The southern boundary of any private outdoor living space must be set back from a wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall (Refer Precinct Plan 1) .

Figure 1: Sunlight access to private outdoor living space



4.6 Additional controls for sites 450m2 to 650m2 sub precinct B

4.6.1 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 site boundary, except a front boundary and except that on side boundaries within 14m of the road frontage the maximum height of a building shall not exceed a height equal to 5m plus the horizontal distance between that part of the building and the side boundary.
2. This rule shall not apply to:
 - a. chimneys, radio and television aerials, domestic satellite dishes less than 1m in diameter;
 - b. the apex of any roof or gable end not exceeding 1m² in area;
 - c. dormers not exceeding 2m in width (not more than two per building facing the same boundary);

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- d. those parts of buildings that share a common wall on a site boundary
3. Where a site boundary adjoins a site in the precinct with a site size of 650m² or greater that is not part of a multi unit development then rule single house height in relation to boundary rule shall apply to that boundary.

4.6.2 Yards

Table 2

Yard	Dimension
Front	3m
Side	One yard of 1m and one yard of 3m
Rear	See 4.6.3 below

Front Yards: The siting of the building does not cause vehicles parked on site to protrude over the front boundary of the site.

Notwithstanding the above, the following additional rules also apply.

1. Bay windows, steps, verandas, porches and balconies may protrude into the 3m maximum front yard but shall not be closer than 1.5m to the front boundary;
2. No fence, wall, or screen located within the front yard must exceed 0.8m in height;
3. Where a garage faces the street, then the front wall (containing the garage door) of the garage shall be set back a minimum of 6m from the front boundary.

4.6.3 Rear Yards/Open Space

1. The minimum rear yards dimensions must be as follows;
 - a. For sites accessed from street frontages oriented between NW (315o) and NE (45o) of the lot:
 - i. The minimum rear yard depth extending across the entire width of the site shall be sufficient to accommodate a 6m wide by 10m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.
 - b. For sites accessed from street frontages oriented between SW (225o) and SE (135o) of the site:
 - i. The minimum rear yard depth extending across the entire width of the site must be sufficient to accommodate a 6m wide by 6m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.
 - c. For site accessed from street frontages oriented between NE (45o) and SE (135o) and NW (315o) and SW (225o) of the site:
 - i. The minimum rear yard depth extending across the entire width of the site shall be sufficient to accommodate a 4.5m wide by 8m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.

4.6.4 Building Frontages

1. The total area of all attached or detached garages doors or the open façade of a carport fronting the street shall not occupy more than 35 per cent of the active building frontage.

The active building frontage is defined as;

The front façade of a dwelling including any attached or detached garage that faces the street but excludes;

- Any vertical faces that are located more than 3m to the rear of the garage door;

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- Any roof.

4.7 Additional controls for two or more dwellings sub Precinct B

1. The Mixed Housing Suburban zone development controls except for building height apply in sub-precinct B where two or more dwellings are proposed on a site.

4.8 View Protection

1. Buildings and structures (including a parapet, chimney, communication device, tank or building services component, ornamental tower or lift tower) on any land identified within the view shafts shown on Precinct Plan 3 must not exceed the height limits specified in the development control rules for the underlying zone.
2. Development that does not comply with clause 1 above is a non-complying activity.

4.9 Sub-precinct A

1. Buildings must not exceed 15m in height unless 35 per cent of the required parking is provided within the envelope of the building in which case the maximum height is 20m.
2. No more than 85 per cent of the site may be covered by impervious surfaces.
3. Buildings must be set back at least 5m from the front yard.
4. Buildings must be set back at least 3m from each side yard or 6m from one side yard.
5. All buildings on sites adjoining State Highway 1A must be set back from that boundary by at least 18m.
6. All buildings must be set back at least 6m from a residential site or a stormwater detention pond.
7. A minimum of 50 per cent of the front yard must be landscaped and each landscaped area must have a minimum dimension of 3m. Fencing must not be constructed along the outside boundary of or within the area required to be landscaped.
8. Any storage or service areas must be fully enclosed or screened from public view by a wall not less than two metres in height or must be screened by densely planted landscaping with a minimum dimension of 3m.
9. Retaining walls must not exceed a maximum height of:
 - a. 1.5m in a front yard
 - b. 3m in a side or rear yard.

4.10 Sub-precinct C

1. Buildings in sub-precinct C must not exceed 13m in height except if a site is proposed for a service station on the Hibiscus Coast Highway in which case it must not exceed 9m in height.
2. No more than 85 per cent of a site in sub-precinct C may be covered by impervious surfaces.
3. The front yard along Silverdale Parkway must not be used for car parking.
4. Retaining walls must not exceed a maximum height of:
 - a. 1.5m in a front yard
 - b. 3m in a side or rear yard.
5. A minimum of 60 per cent of the area of each site between 5m and 10m from the boundary with Silverdale Parkway or Silverdale Street must be built upon. Where a building is within 10m of the road boundary, at least 50 per cent of the lineal length of the building within 10m must be 5m from the road

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boundary.

6. Any part of the land referred to in clause 5 above that is not built on must be landscaped for 20 per cent of its area. Fencing must not be constructed along the outside boundary of or within the area required to be landscaped.
7. The facade of buildings facing Silverdale Parkway must contain at least 40 per cent glazing on each floor level.

4.11 Sub-precinct D

1. Buildings in sub-precinct D1 must not exceed 10.5m in height and buildings in sub-precinct D2 must not exceed 9m in height.
2. Buildings in sub-precinct D2 must be setback 5m from Silverdale North Parkway and must be landscaped except for land used for ingress and egress.
3. Where any site adjoins a residential zone, buildings must be set back 3m.
4. Yards must include a 2m wide strip planted with trees, shrubs and grasses. Fencing must not be constructed along the outside boundary of or within the landscape area required to be planted.
5. The maximum setback from any street frontage must be 1m (although a site boundary may be set back to allow a single row of on-street angle parking).
6. Where the front or part of the front of a site is occupied by car parking, the building must be setback a minimum of 2m and that area must be landscaped.
7. At least 75 per cent of the site frontage at road level must be devoted to display areas or windows.
8. Each site in sub-precinct D1 and D2 must provide a veranda along the full extent of its frontage. The veranda must:
 - a. be related to its neighbours to provide continuous pedestrian cover of the footpath, excluding vehicle access
 - b. have a minimum height of 3m, a maximum height of 4m above the footpath immediately below
 - c. be set back no greater than 600m from the kerb.

5. Subdivision controls

1. The subdivision controls in the Silverdale North precinct are those listed in Chapter H Auckland-wide rules – [subdivision](#) except as specified below.

5.1 General

1. A framework plan must be prepared in accordance with the special information requirements in this precinct.
2. Subdivision must comply with an approved framework plan and the Silverdale North precinct plan in Precinct Plan 1 and Silverdale North Development Areas and Road Layout Plan in Precinct Plan 2.
3. An application for subdivision consent may be made for all or part of the land contained within a framework plan.

5.2 Sub-precinct A

1. The following subdivision controls apply in sub-precinct A.
2. Sites must comply with the following minimum road frontage width
 - a. Front sites: 25m

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- b. Rear sites: 9m.
3. A landscape plan must accompany every application for subdivision.
4. Landscaping must be provided on land contained in the Gateway area on Precinct Plan 1 to screen development from State Highway 1A. The landscaping must:
 - a. include a densely planted landscaped strip at least 6m wide
 - b. be landscape designed and planted with specimen trees at a maximum of 10m. The trees should exceed a height of 3m at the time of planting and should be selected to achieve a height of 10m after 10 years.
 - c. incorporate mounding at least 1m high except where it may interfere with an overland flow path.
5. Landscaping proposed on land surrounding stormwater detention ponds and the Gateway area must be implemented prior to the issue of a certificate under s. 224(c) of the RMA.
6. Landscaping of streets must provide for the planting of one tree on each side of the road at 15m intervals.
7. Landscaping proposed on publicly owned land must be implemented prior to the issue of a certificate under s. 224(c) of the RMA.
8. A consent notice must be registered on the title of each new site requiring landscaping prior to occupation of any buildings.

5.3 Sub-precinct B

1. The following subdivision controls apply in sub-precinct B.
2. Site sizes must comply with the net site area specified in the table below:

Table 3

Sub precinct or management area	Minimum net site size
Sub-precinct B (excluding the Physical Limitation and Weiti Landscape areas)	150m ² for 20 per cent of sub-precinct B 450m ² for 25-45 per cent of sub-precinct B 650m ² for 45-65 per cent of sub-precinct B
Physical Limitations area in Development Area 2	1500m ² with an average of 5000 ²
Physical Limitations area in Development Area 9B	4000m ²
Weiti Landscape area	3000m ² with an average site size of 4000m ²

3. A smaller site area or average site area may be approved in a Physical Limitations area if approved in an application for a framework plan or it can be demonstrated that a smaller site area or average site area is justified in geotechnical terms.
4. Within Development Area 9A and 9B (excluding land covered by the Weiti Landscape area), the minimum net site area must exclude protected vegetation shown in the Silverdale North Development Area 9A and 9B plan in Precinct Plan 3 .
5. All residential sites must have:
 - a. a minimum frontage and access of 6m.
 - b. a minimum 0.5m landscaped strip on each side of a carriageway within a jointly owned accessway or right of way.

5.4 Public Open Space

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1. Public open space adjoining the Orewa Estuary, excluding riparian reserves, must be bounded for their full perimeter by estuary and streets.
2. Sites provided as public open space sites must be bounded by public streets for 75 per cent of their entire perimeter excluding any coastal frontage.
3. Development that does not comply with clauses 1-2 above is a discretionary activity.

5.5 Roads

1. A road connection must not be provided over the Weiti River to East Coast Road in advance of Penlink being constructed or completion of the Whangaparaoa Road widening.
2. Vehicle access (including roads) must not be provided
 - a. from land within Development Area 9B to Wainui Road, or
 - b. which links Silverdale North Parkway to Wainui Road through Development Areas 9A and/or 9B.
3. Development that does not comply with clauses 1-2 above is a prohibited activity.

5.6 Staging

1. Subdivision and development in development areas 2-10 in Precinct Plan 2 is a non-complying activity unless the road network improvements for each of the following stages is completed in the order specified below. If road improvements required at Stage 3 and 4 are not completed by 1 January 2016 the activities for those stages are discretionary activities.

Stage One

2. The following road network improvements must be completed prior to commencement of activities listed in Table 1, or they will be considered as non-complying activities:
 - a. Design work for the south facing ramps to State Highway 1A at Wainui Road and improvements to the local road network that connects to the ramps. In the event that this infrastructure cannot proceed due to issues of tenure, an alternative site for the south facing ramps will be accommodated on adjoining land to the north.

Table 4

Development area	Activities
4	Earthworks, civil works, subdivision and construction of buildings equating to the creation of 200 dwellings
4, 5, 6 and 7	Earthworks, civil works and subdivision of additional lots equating to the creation of 200 dwellings (this does not include construction of buildings)
8A1	Earthworks, civil works, subdivision and construction of buildings on lots equating to 8ha net site area
8A2	Earthworks, civil works and subdivision
8A3	Earthworks and civil works only

Stage Two

3. The following road network improvements must be completed prior to commencement of activities listed in Table 2, or they will be considered as non-complying activities:
 - a. Completion of construction of the south facing ramps and local road network improvements referred to in Stage One.

Table 5

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Development area	Activities
4, 5, 6 and 7	Construction of buildings on the lots provided for in Stage One
4, 5, 6 and 7	Earthworks, civil works, subdivision and construction of buildings equating to the creation of 200 dwellings
8A2	Construction of buildings on sites created in Stage One
8A3	Subdivision and construction of buildings

Stage Three

4. The following road network improvements must be completed prior to commencement of activities listed in Table 3, or they will be considered as non-complying activities:
 - a. Commencement of construction of Penlink and associated local road improvements on the Whangaparaoa Peninsula including widening Whangaparaoa Road to four lanes between Hibiscus Coast Highway and Arklow Lane. Contractual arrangements must be in place so that those improvements will be completed within three years of the commencement of construction. (Note: this control does not oblige the Council to construct Penlink).

Table 6

Development Area	Activities
2 and 3	Earthworks, civil works, subdivision and the construction of buildings on all sites
4, 5, 6 and 7	Earthworks, civil works, subdivision and construction of buildings. Lots for the equivalent of up to 180 dwellings may be developed in development area 3 in lieu of the same number of lots being developed in development area 7.
9C	Earthworks, civil works, subdivision and construction of buildings

Stage Four

5. The following road network improvements must be completed prior to commencement of activities listed in Table 4, or they will be considered as non-complying activities:
 - a. Construction of the southern connection to East Coast Road including contractual arrangements to ensure that the connection will be completed and operational within one year of commencement of construction. This connection must not be operational until Penlink or the alternative Whangaparaoa Road widening project is completed and operational.

Table 7

Development Area	Activities
9A, 9B	Earthworks, civil works, subdivision and construction of buildings
10	Earthworks, civil works, subdivision and the construction of buildings

6. Assessment - Restricted discretionary activities

6.1 Matters of discretion

1. The council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary land use activities in the relevant underlying zones:
 - a. all activities in a framework plan
 - b. industrial activities in sub-precinct A.
2. The council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary development activities in the relevant underlying zones:
 - a. all activities in a framework plan
 - b. the siting, design, appearance and landscaping of buildings and development

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- c. protection of views as identified by the view shafts in Precinct Plan 1
 - d. protecting the visual amenity values of the Weiti Landscape area
 - e. within sub-precinct B:
 - i. siting, scale, form, design, appearance and landscaping of buildings and development
 - ii. side and rear setbacks
 - iii. sunlight access to outdoor living space
 - iv. additional development controls applying to two or more dwellings.
3. The council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary subdivision activities in the Auckland wide rules - subdivision:
- a. subdivision in accordance with an approved framework plan
 - b. road layout
 - c. site frontage widths
 - d. landscaping
 - e. stormwater management
 - f. appropriate location of building platforms in the Weiti Landscape area.

6.2 Assessment criteria

1. The following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary land use activities in the relevant underlying zone:
- a. Land use activities should be consistent with an approved framework plan and the Silverdale North Design Guidelines in [Appendix 11.5.8](#)
 - b. Industrial activities in sub-precinct A should not:
 - i. Involve outdoor storage areas
 - ii. Create any discharges to air or water which require a resource consent
 - iii. Include any vehicle servicing and vehicle component and accessory fitting which is not accessory to a permitted activity.
2. The following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary development activities in the relevant underlying zone:
- a. General
 - i. Activities should be consistent with an approved framework plan and the Silverdale North Design Guidelines in [Appendix 11.5.8](#).
 - ii. Landscaping and planting should enhance the amenity values and character of the streetscape and surrounding area and mitigate the visual effects of building and development.
 - iii. The location and height of any buildings or structures within the view shafts identified in Precinct Plan 1 should not obscure views to features or public places protected by the relevant view shaft.
 - iv. Additional building coverage or impervious surface area should not affect stormwater flows. Consideration will be given to the need.
 - b. Sub-precinct A
 - i. The construction, additions, alteration or relocation of any buildings should achieve high standards of urban design and should be developed and landscaped to comply with policy 15.

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- ii. Buildings should have active edges to the street.
 - iii. The design and external appearance of a building should not have a visual impact when viewed from State Highway 1A.
 - iv. The signage, colours and materials of a building should be designed to create an attractive campus-like environment and minimise the use of bright corporate colours.
 - v. Outdoor storage areas should not compromise the high quality built environment envisaged in the sub-precinct.
 - vi. Sites should be landscaped to soften the appearance of development and create an attractive working environment.
 - vii. Building heights and the height of a building in relation to the boundary should not compromise the campus like character of the sub-precinct or reduce sunlight to outdoor areas provided for the use of employees or customers.
 - viii. Activities and buildings should be consistent with the Silverdale North Design Guidelines in [Appendix 11.5.8](#).
- c. Sub-precinct B
- i. The construction, additions, alterations or the relocation of any buildings should be developed and landscaped to comply with policy 20
 - ii. The bulk, shape and design of buildings:
 - should be consistent with the buildings in the neighbourhood
 - should not adversely affect public enjoyment of public open space, including the street
 - should not adversely affect the provision of landscaping on the site, on neighbouring sites or on the street.
 - iii. The setback of a building from a side or rear boundary should allow for the efficient use of the site while respecting the character of the neighbourhood and the amenity of adjacent sites.
 - iv. The location of buildings:
 - should not result in significant shading effects
 - should not result in a significant reduction in visual and/or aural privacy
 - should not result in significant adverse visual impacts
 - should not adversely affect the safe and efficient operation including maintenance of any utility or network utility
 - should not adversely affect practical access to the rear of the site.
 - v. Any additional building coverage should not compromise the character of the streetscape and surrounding neighbourhood and should be off-set by additional landscaping.
 - vi. Garage(s) should not dominate the street frontage.
 - vii. Street frontages of dwellings should provide potential for surveillance of the street.
 - viii. Private outdoor living space should be located on the north side of the dwelling if practicable, and if not, should be oriented to the side or rear of the dwelling to maximise solar access and avoid unreasonable overshadowing from a wall on its northern boundary. Consideration will also be given to:
 - whether the private outdoor living space receives adequate levels of sunlight

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- the usability and amenity of the private outdoor living space based on the sunlight it will receive
 - whether the private outdoor living space is directly accessible to and part of the associated dwelling.
- ix. The location of any wall on a boundary should not unreasonably overshadow any north facing windows or the private outdoor living space of any adjacent property.
- x. Development of two or more dwellings will be assessed against the relevant assessment criteria in the Mixed Housing Suburban zone in addition to the following:
- xi. Direct views from habitable room windows balconies, decks or patios into the private outdoor living space of another dwelling should be limited.
- xii. In the Weiti Landscape area consideration will be given to:
- The extent to which site development is landscaped to avoid or mitigate adverse effects on the visual amenity values of the Weiti Landscape area.
 - The extent to which proposed planting will grow to a height that will screen or soften the appearance of the proposed buildings and structures when viewed from the Hibiscus Coast Highway.
 - The amount of native bush or other significant vegetation to be retained.
- xiii. Activities and buildings should be consistent with the Silverdale North Design Guidelines in [Appendix 11.5.8](#).
- d. Sub-precincts C and D
- i. The construction, additions, alteration or relocation of all buildings should achieve high standards of urban design and should be developed and landscaped to comply with policy 24.
 - ii. Yard reductions should not adversely affect the amenity values and visual character of adjacent sites. Opportunities for landscaping within side or rear yards should be retained.
 - iii. Front yards and impermeable surfaces should not compromise the creation of a campus-like environment and provision should be made to mitigate any potential adverse visual effects of car parking and storage areas when viewed from any public road.
 - iv. Landscaping and retaining walls within yards should soften and assist with the visual screening of buildings, car parking and storage areas, and maintain or enhance the overall cohesiveness of the urban and landscape form.
 - v. Verandas in sub-precincts D1 and D2 should avoid breaks in cover. Breaks should not adversely affect the appearance and integrity of the streetscape as a whole.
3. The following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary subdivision activities in the Auckland-wide rules - subdivision:
- a. Subdivision applications should be consistent with an approved framework plan and the Silverdale North Design Guidelines in [Appendix 11.5.8](#).
 - b. The proposed layout of roads including roads to be stopped, should follow the alignment and extent of the road layout shown on the Silverdale North Development Areas and Road Layout Plan in Precinct Plan 2 and Roads to be Stopped in Precinct Plan 4.
 - c. Site frontage widths should be designed to respect the pattern of subdivision and where applicable, the character of residential development in the surrounding neighbourhood.
 - d. The frontage, width and landscaping of rear sites in residential areas should respect the character

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- of the surrounding residential area and be designed so that future development will not have an adverse effect on the amenity of adjacent properties.
- e. Landscaping and tree planting should be used to establish the emerging urban environment, soften its visual appearance from surrounding rural areas and motorway, and enhance the existing natural environment and the character of the neighbourhood.
 - f. Landscaping in the Gateway area should include densely planted vegetation that screens development from the motorway (State Highway 1A).
 - g. Landscaping and planting in the Weiti Landscape area should be located and use species that will minimise the visual impact of development when viewed from significant public viewing points.
 - h. The disposal of stormwater should:
 - i. be designed to use best practice water sensitive urban design in the attenuation and treatment of stormwater
 - ii. be consistent with the Silverdale North Integrated Catchment Management Plan and ARC Technical Publication 10
 - i. For sites in the Weiti Landscape area whether subdivision provides for the following:
 - i. sites in Development Area 9B should be located on the lower parts of the western facing slope rather than the highly visible upper slopes
 - ii. building platforms and access drives should be identified on each site proposed for a dwelling and located to minimise their visual prominence when they can be viewed from Hibiscus Coast Highway, State Highway 1A and Wainui Road.
 - j. Land outside areas identified for development should be protected from future buildings and earthworks by way of a consent notice registered on the certificate of title.
 - k. Where subdivision does not comply with the minimum site sizes in the Physical Limitations area, consideration will be given to whether:
 - i. the geotechnical constraints have been removed
 - ii. the site sizes proposed are appropriate given geotechnical constraints remaining.

7. Special information requirements

Subdivision

1. All subdivision applications must be submitted with the latest approved framework plan which relates to the site.

Framework plans - general

2. A framework plan must cover the whole of the development area in which the site is located and provide the following information whether or not that land is owned by the applicant.
3. In all cases a framework plan must show where relevant:
 - a. Existing site boundaries
 - b. The location, width and function of all proposed streets (including roads to be stopped) in accordance with the Silverdale North Development Areas and Road Layout plan in Precinct Plan 2 and Roads to be stopped in Precinct Plan 4
 - c. The location, width and function of cycle and pedestrian routes and the location, dimension and functions of public open spaces
 - d. The distribution of various densities/site sizes throughout the application area. Layouts that provide for significant grouping of like site sizes should be avoided

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- e. A landscape plan including:
 - i. The landscape theme
 - ii. Street tree planting
 - iii. Species types that provide identity to the neighbourhood and compatibility to the local urban context
 - iv. Proposed landscaping on sites proposed for three or more dwellings
 - v. Provision for street gardens or ecological corridors where appropriate
 - vi. In the case of sub-precinct A, the landscaping must show a minimum of 10 per cent of the net site area of all sites set aside for landscaping. The landscaping must be densely planted and the landscape plan must show the density, species, depth and height at maturity of all planting
 - f. The existing and proposed finished contours at 2m intervals and approximate long sections of roads.
 - g. The general nature of any earthworks proposed.
 - h. Physical Limitations areas shown on Precinct Plan 1.
 - i. Where a more intense subdivision is proposed in the Physical Limitations area, an engineering report must be prepared by an appropriately qualified and experienced person that demonstrates the land is suitable for building and any conditions of development, taking into consideration the geotechnical constraints in the area.
 - j. The location and extent of scheduled items or sites of significance to Maori and any other known archaeological or geological sites of significance.
 - k. Any protected trees, the location of existing significant vegetation in areas identified for vegetation protection and provision for planting in the Silverdale North Development Area 9A and 9B plan in Precinct Plan 3.
 - l. The location and extent of proposed trunk utility services.
 - m. Sites for non-residential activities where these are known.
 - n. Proposals for stormwater disposal, including any stormwater treatment areas and integration with the Silverdale North Integrated Catchment Management Plan.
 - o. Means of protecting native vegetation.
 - p. The location scale and appearance of signage which avoids the use of bright corporate colours to reduce the visual impact on the surrounding environment.
 - q. Details of how the development on the application site will be staged.
4. Where a site is in the Gateway area shown in Precinct Plan 1, a perspective sketch or photomontage must be prepared showing the proposed scale and form of buildings when viewed from State Highway 1A.
5. Where the site is within the Wainui Road area in Precinct Plan 1, a photomontage or perspective sketch must be prepared showing the proposed scale and form of buildings when viewed from the adjacent portion of Wainui Road within the Silverdale North precinct plan.
6. Where three or more dwellings are proposed a design statement equivalent to that required for more than five dwellings in the Mixed Housing Suburban zone must be prepared in accordance with the Special Information requirements of the residential zones (refer to Chapter I clause 12).

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Framework plans - sub-precinct A

7. A framework plan within sub-precinct A must include the additional information specified below.
8. Prepare conditions to control the location, scale, design and appearance of signs to establish a visual identity which supports policies 9-15.
9. How development within sub-precinct A will integrate with land in sub-precinct D3.
10. The proposed utility layout, including provision for incorporating new technology within the sub-precinct as it becomes available.
11. Any proposals to limit or restrict types of activities within any part of the land affected.
12. Any proposal to limit building design or scale within any part of the land affected.
13. Identify how development can occur in sub-precinct A that achieves objective 9 and policies 9-15.

Framework plans - sub-precincts C and D1, D2 and D3

14. A framework plan within sub-precincts C and D1, D2 and D3 must include the additional information specified below.
15. Site development information, including plans showing:
 - a. Topographic land contours
 - b. Building platforms and footprints
 - c. Building subdivision including individual shop and business tenancy sizes where practicable
 - d. Pedestrian walkways
 - e. Car parking areas and vehicular circulation
 - f. Vehicle access points between the site and public roads
 - g. Landscaping areas
 - h. Service areas with appropriate screening
 - i. The position of adjacent properties in terms of contributing to an overall urban design and streetscape character including treatment of building frontages appropriate to the objectives and policies for the relevant sub-precinct or development area.
16. Carpark layout and accessways information, including plans showing:
 - a. The number of car parks to be provided
 - b. The layout and vehicle circulation within the site
 - c. Dimensions of car parks carriageways and accessways
 - d. The provision of landscaping and stormwater swales within the car park, and any artificial lighting within these areas.
17. Landscape elements, including plans/reports showing:
 - a. The type of landscaping to be provided in yards, car park areas, and other landscape areas and any artificial lighting to be used in these areas
 - b. A landscape management plan should identify plant and tree species to be used, the number and spacing of plants, appropriate garden preparation techniques and the on-going management of proposed landscaping.
18. Pedestrian areas, including plans showing:

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- a. The position of walkways
 - b. Linkages to adjacent sites
 - c. Veranda cover, and the position of street furniture such as public seating, rubbish bins, cycle racks, and protective bollards (including the intended design and materials to be used for such street furniture), and any artificial lighting to be used in these areas.
19. Elevations showing:
- a. Building exterior design features including roofs, facades, verandas, exterior building materials, colours and finishes, any artificial lighting to exterior walls and features
 - b. How the proposal integrates with adjacent properties in terms of contributing to an overall urban design and character of the streetscape appropriate to the sub-precinct or development area.
20. Street furniture, including policies, designs and specifications to demonstrate that proposed street furniture will achieve a high amenity public environment.
21. A signage plan showing all external signs proposed on buildings and in any freestanding positions, and any artificial lighting proposed for such signs.

8. Definitions

Active building frontage

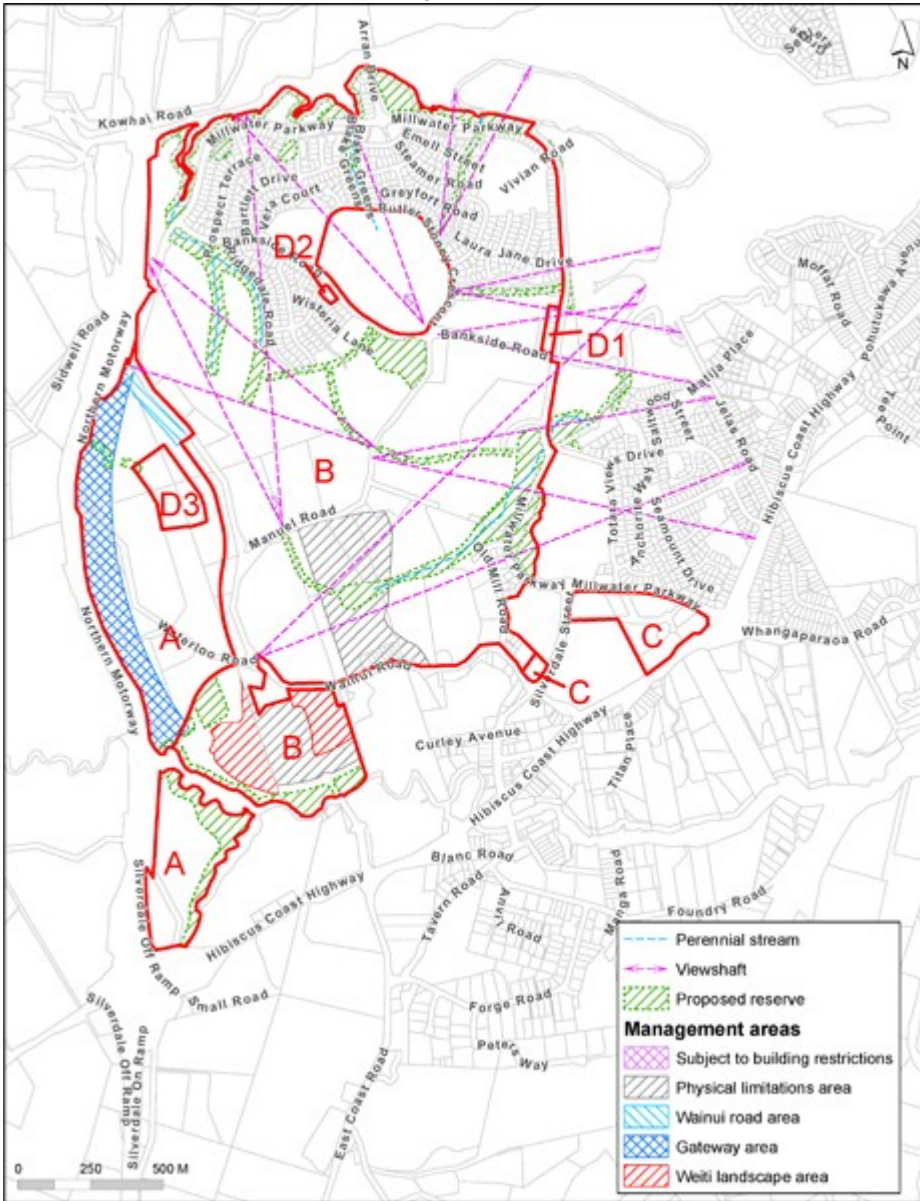
The front façade of a dwelling including any attached or detached garage that faces the street and excludes:

- any vertical faces that are located more than 3m to the rear of the garage door
- any roof.

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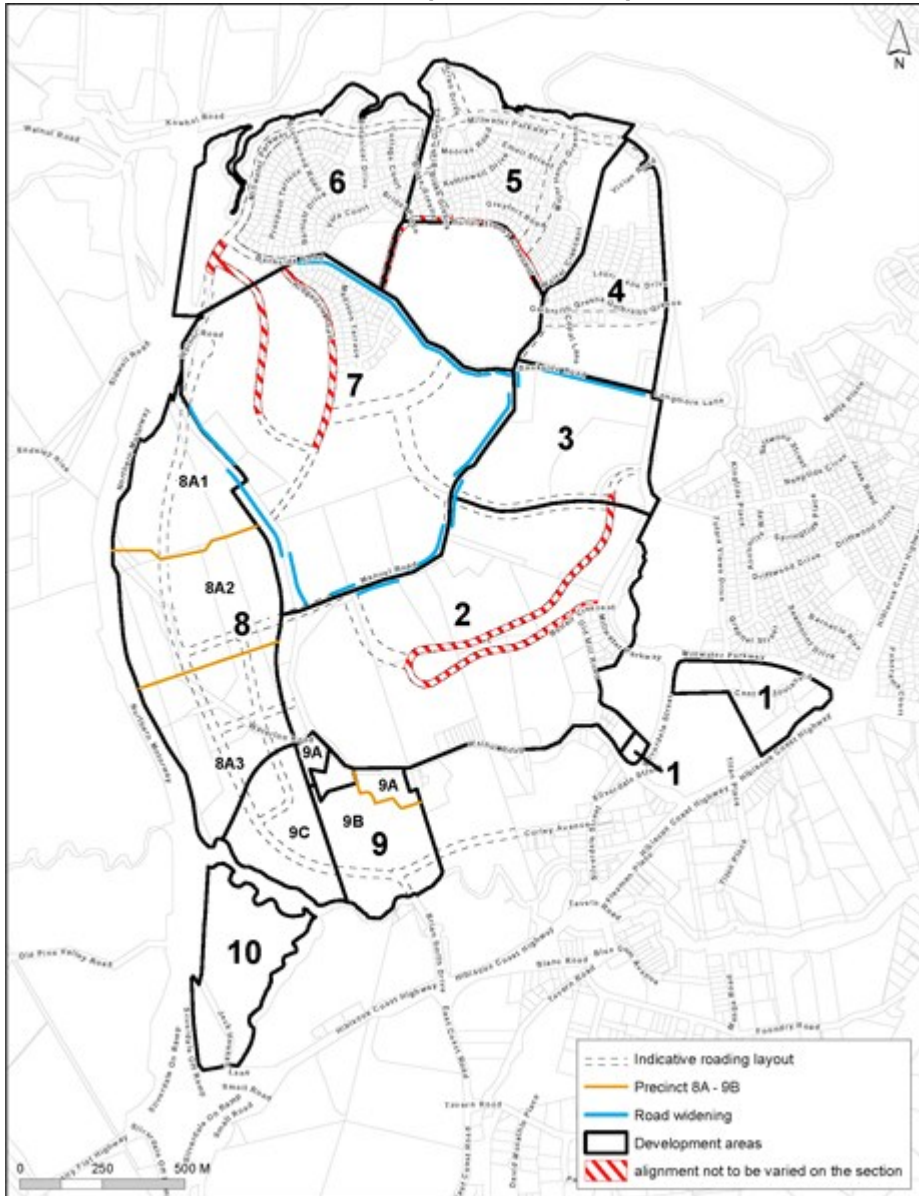
9. Precinct plans

Precinct Plan 1: Silverdale North precinct



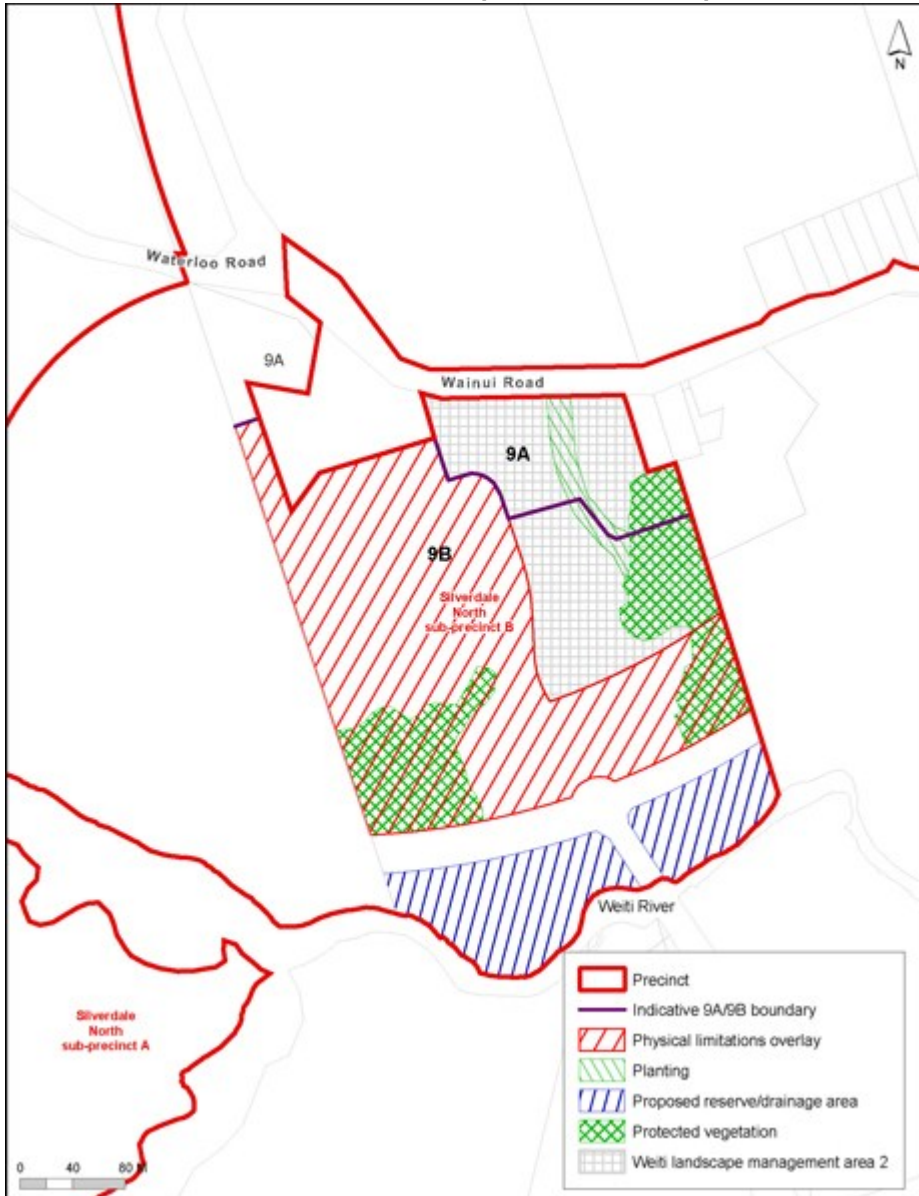
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Precinct Plan 2: Silverdale North precinct development areas and road layout



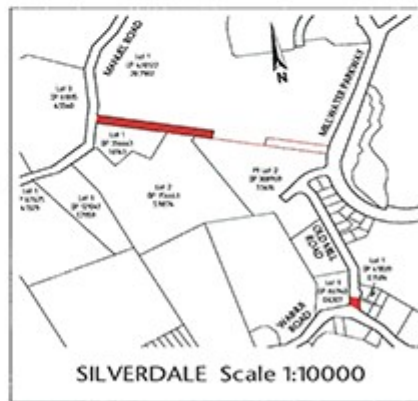
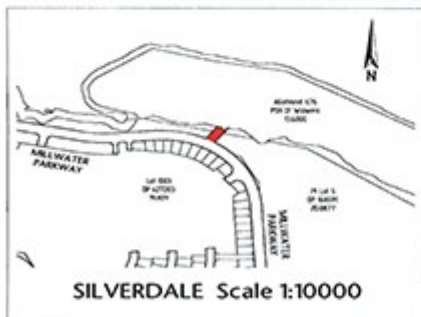
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Precinct Plan 3: Silverdale North sub-precinct B development areas





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Precinct Plan 4: Silverdale North precinct road to be stopped



Silverdale North precinct plan 4:
Roads to be stopped

 Section of Road to be Stopped
 Land Parcel Legal Description and Area



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