

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.25 Takanini

The activities, controls and assessment criteria in the relevant underlying zones and Auckland-wide rules apply in the following precinct and sub-precincts unless otherwise specified. Refer to Takanini Precinct Plan 1 for the location and extent of the precinct and sub-precincts.

Introduction

The underlying zones for the sub-precincts are:

- sub-precinct A Light Industry, Mixed Housing and Public Open Space - Informal Recreation zones
- sub-precinct B Local Centre zone
- sub-precinct C Mixed Use zone
- sub-precinct D Mixed Housing zone
- sub-precinct E Single House zone.

The Papakura Military Camp encompasses LOT 1 DP 329779 SECS 1-4 SO 317074, PT LOT 1 DP 168748 SECS 3-4 SO 70474 and PT LOT 1 DP 170957

1. Activity table

The activities in the relevant underlying zones apply in the Takanini precinct unless otherwise specified in the activity table below.

Activity	Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D	Sub-precinct E
Any activity with vehicle access from road frontages marked as vehicle access restriction in Takanini Precinct Plan 1	RD	NA	RD	RD	RD
Development					
The modification of the indicative overland flowpaths depicted on Takanini Precinct Plan 1	RD	NA	NA	NA	NA
A framework plan, amendments to an approved framework plan, or a replacement framework plan complying with clause 3 below, provided that in sub-precinct B the total GFA for commercial activities in the sub-precinct will not exceed 10,000m ²	NA	RD	NA	RD	RD
A framework plan, amendments to an approved framework plan, or a replacement framework plan not complying with clause 3 below, or that would result in a total GFA for commercial activities in excess of 10,000m ² in sub-precinct B	NA	NC	NA	NC	NC
Any development in compliance with an approved framework plan	NA	RD	NA	RD	RD
Any development not in compliance with an approved framework plan, or prior to the approval of a framework plan	NA	NC	NA	NC	NC
Commerce					

The Proposed Auckland Unitary Plan (notified 30 September 2013)

One supermarket up to 3500m ² GFA	NA	C	NA	NA	NA
One service station	NA	C	NC	NA	NA
Retail greater than 450m ² per site	NA	NC	NA	NA	NA
Commercial activities that will result in the cumulative total GFA for the sub-precinct exceeding 10,000m ²	NA	NC	NA	NA	NA
In Area 1 of sub-precinct C (Takanini Precinct Plan 3), retail greater than 1000m ² GFA per premise, not exceeding a total GFA for Area 1 of 11,000m ²	NA	NA	P	NA	NA
In Area 1 of sub-precinct C (Takanini Precinct Plan 3), retail greater than 1000m ² GFA per premise in Area 1 of sub-precinct C, exceeding a total GFA for Area 1 of 11,000m ²	NA	NA	NC	NA	NA
Retail greater than 1000m ² GFA per premise, exceeding a total GFA for the sub-precinct of 11,000m ²	NA	NA	NC	NA	NA
Retail no greater than 3,500m ² GFA in Area 2 of sub-precinct C (Takanini Precinct Plan 3) provided that the maximum GFA of any individual retail activity within Area 2 shall be limited to 250m ² , but with the exception of one individual retail activity of up to 1,000 m ²	NA	NA	P	NA	NA
Retail in Area 2 of sub-precinct C (Takanini Precinct Plan 3) which: a. provides retail greater than 3,500m ² GFA, or b. involves individual retail activity exceeding the 250m ² limit, or c. otherwise does not fall within the exception for one individual retail activity of up to 1,000 m ²	NA	NA	NC	NA	NA
Retail within 10m of the Arion Road frontage with a GFA not exceeding 250m ² per premise	NA	NA	P	NA	NA
Retail within 10m of the Arion Road frontage with a GFA exceeding 250m ² per premise	NA	NA	NC	NA	NA
Subdivision					
Subdivision that is in compliance with Takanini Precinct Plan 1, and (in sub-precinct A) Takanini Precinct Plan 2	RD	NA	NA	RD	RD
Subdivision not in compliance with Takanini Precinct Plan 1, or (in sub-precinct A) Takanini Precinct Plan 2	NC	NA	NA	NC	NC
A framework plan, amendments to an approved framework plan, or a replacement framework plan complying with clause 3 below	NA	RD	NA	RD	RD
A framework plan, amendments to an approved framework plan, or a replacement framework plan not complying with clause 3 below	NA	NC	NA	NC	NC
Any subdivision in compliance with an approved framework plan	NA	RD	NA	RD	RD
Any subdivision not in compliance with an approved framework plan, or prior to the approval of a framework plan	NA	NC	NA	NC	NC

2. Notification

The Proposed Auckland Unitary Plan (notified 30 September 2013)

1. Council will consider restricted discretionary resource consent applications for framework plans for sub-precincts B, D and E (including amendments to any approved framework plan or replacement framework plans) without the need for public notification. However, limited notification may be undertaken, including notice being given to any owner of land within the sub-precinct(s) who has not provided their written approval.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

3. Framework Plans

1. A resource consent application for a framework plan, amendments to a framework plan, or a replacement framework plan must:
 - a. apply only to land within sub-precinct B, D or E that the applicant is the owner of, or to sites in multiple ownership where the landowners in either of those sub-precincts make a joint application.
 - b. implement Takanini Precinct Plan 1.
 - c. comply with:
 - i. the general rules and information requirements applying to framework plans specified at [clause 2.6](#) - General Provisions
 - ii. the special information requirements for framework plans specified in [clause 2.7.3](#) - General Provisions
 - iii. any relevant controls in this precinct.
 - d. in respect of development, seek consent for the following land uses:
 - i. the design and location of roads
 - ii. the layout of buildings
 - iii. the location of public open space
 - iv. landscaping.
 - e. in respect of subdivision, demonstrate:
 - i. in geotechnical terms, that it will create sites suitable for the development of a permitted activity or an activity for which resource consent has been obtained
 - ii. that it will be consistent with the recommendations of the approved Stormwater Catchment Management Plan for the area, or an approved discharge consent
 - iii. in relation to sub-precinct B, that direct vehicle access to any new site from the proposed east-west link road between Porchester and Takanini School Roads, or from Porchester Road itself can be provided for.

4. Development controls

The development controls in the relevant underlying zones apply in the Takanini precinct and sub-precincts unless otherwise specified below.

4.1 Building height

1. Buildings within sub-precinct B must not exceed 12m in height.
2. Within the Papakura Military Camp Height Restriction Area development must comply with the following controls:
 - a. Buildings must not exceed 9 metres in height
 - b. The maximum upper-floor floor-level of any building shall be 3.8 metres above natural ground level (the surveyed Reduced Level pre-development).
3. Any development within the Papakura Military Camp Height Restriction Area that cannot comply with the above clause is a non-complying activity.

4.2 Yards

1. Sub-precinct E – landscape strip
2. Each new site adjacent to Papakura-Clevedon Road in sub-precinct E must provide in compliance with

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Takanini Precinct Plan 1 a minimum of a 3m wide landscape strip planted in grass, trees and shrubs, parallel and adjacent to Papakura-Clevedon Road or landscaping in compliance with a landscape plan approved as part of subdivision.

3. Sub-precinct A – Mahia Branch Sewer Line Network Utility Yard
 - a. a Network Utility Yard of 10m must be provided on both sides of the proposed Mahia Branch Sewer Line shown on Takanini Precinct Plan 1.
 - b. the yard is to be measured (in a horizontal plane at right angles) from both sides of the centre line of the proposed sewer.
 - c. this yard control only applies prior to the construction of the proposed Mahia Branch Sewer Line, and will cease to have effect upon completion of its construction.
 - d. any development which is unrelated to the construction/provision of the sewer line, and which does not comply with the above yard requirement is a restricted discretionary activity.

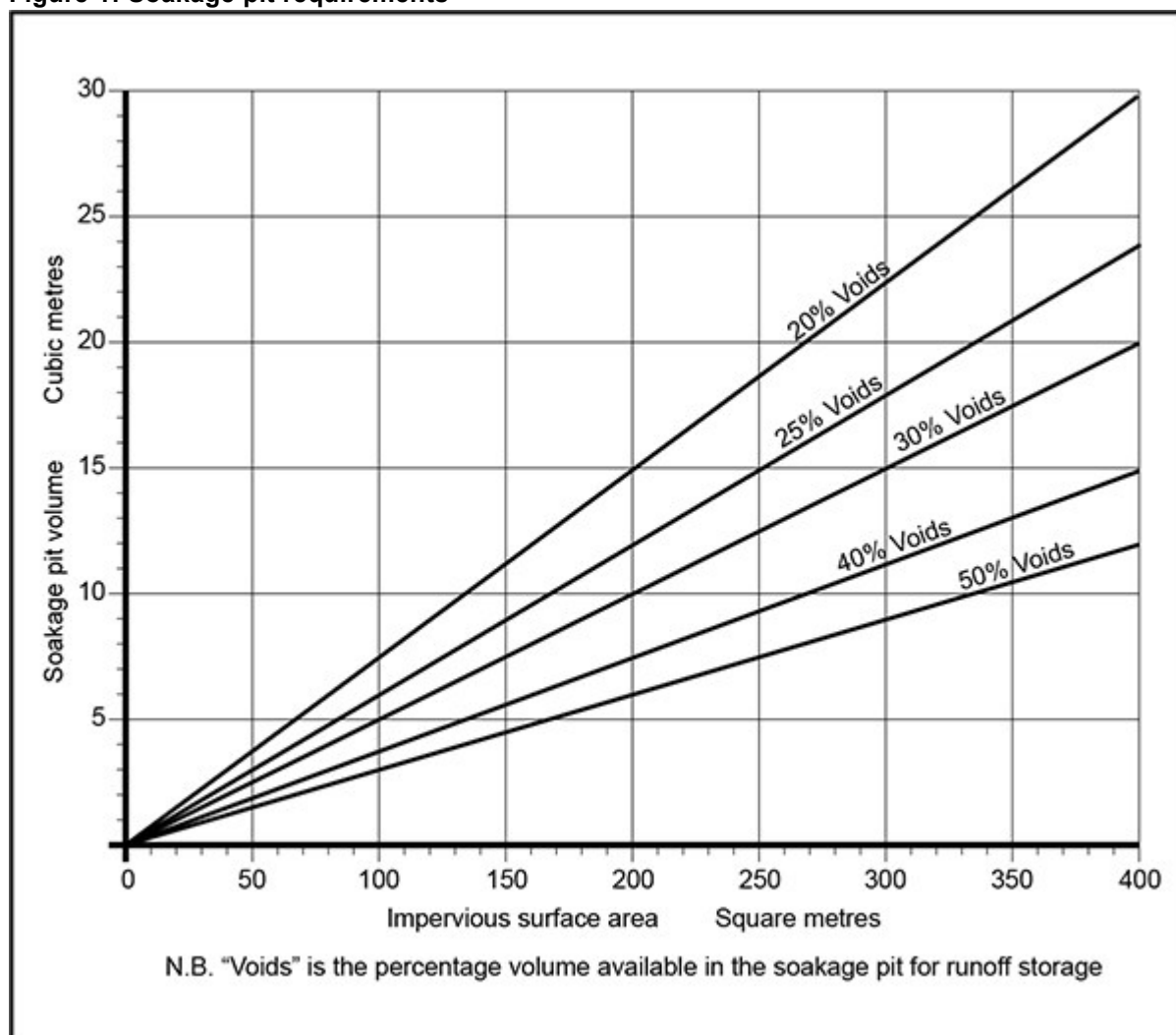
4.3 Impervious area threshold

1. Impervious area threshold within sub-precincts B and C: 85 percent.
2. Where the impervious area threshold is exceeded refer to Auckland-wide, Natural Resources [section 4.14](#) - stormwater management.

4.4 Stormwater

1. Within sub-precincts A, D and E:
 - a. development of all sites must provide for groundwater recharge by providing for soakage disposal of stormwater runoff from buildings and other impervious surfaces.
 - b. a groundwater recharge pit providing temporary storage for stormwater runoff is required for all development sites underlain by the peat soil aquifer. The design of groundwater recharge pits must provide a storage volume between 1.5m below ground level and 0.5m below ground level. The groundwater recharge pits must be designed to be capable of holding the first 15mm of stormwater runoff from the impervious surface areas of any proposed development. The contributing catchment for each individual recharge pit must be limited to a maximum of 500m² to encourage an even spatial distribution of groundwater recharge across the site. The recharge pits must be kept at least 3m away from the edge of any building foundations and at least 2m away from the site boundaries.
 - c. overflow from the soakage system must be provided for with a piped connection to the public stormwater drainage system.
 - d. the required volume of soakage pit in relation to the buildings and other impervious surface area for each development is shown in Figure 1: Soakage pit requirements.
2. Within sub-precincts B and C, development of all sites must provide for groundwater recharge by providing for soakage disposal of stormwater runoff from buildings and other impervious surfaces and long-term monitoring of factors critical to maintaining ground stability.
3. Within sub-precincts D and E, development of all sites within the area identified as Kirikiri on Takanini Precinct Plan 1, must be consistent with the recommendations of the approved Stormwater Catchment Management Plan for the area or an approved discharge consent.

Figure 1: Soakage pit requirements



4.5 Fences

1. The following controls apply to the land adjoining Transpower's Electricity Substation shown in Takanini Precinct Plan 1 as subject to environmental noise constraints:
 - a. a solid fence is to be erected and maintained along the full length of the common boundary with Transpower's Electricity Substation at 65 Airfield Road and the land shown in Takanini Precinct Plan 1.
 - b. the fence is to be a minimum standard of 1.8m in height, without gaps and of a minimum thickness of either 20mm boarded and battened timber, or 9mm fibre cement, or other material having equivalent acoustic performance.
 - c. evidence that the fence has been erected and maintained is to be provided to (and required by) council prior to the grant of any building consent for any building containing a habitable room.
2. Any development not complying with the above clause is a non-complying activity.
3. Fences on the Papakura-Clevedon Road boundary must be constructed of visually permeable materials and must not exceed 1.8m in height.

4.6 Noise

1. The following controls apply to the land adjoining Transpower's Electricity Substation shown in Takanini Precinct Plan 1 as subject to environmental noise constraints:

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- a. All buildings with habitable rooms are to be designed and constructed so that the noise level in all habitable rooms must not exceed a level of 30dBA L10 (includes 5 decibel adjustment for tonal component as provided for in New Zealand Standard NZS6802:1991 "Assessment of Environmental Sound"), with any required ventilation system (including windows) in operation. All measures to achieve this standard are to meet the provisions of the New Zealand Building Code.
 - b. At the time of lodging a Building Consent Application with the Council, a certificate from a suitable qualified and experienced acoustic consultant is to be provided to the Council stating that, in respect of all habitable rooms, the buildings will achieve the acoustic performance specified in subclause a. above. If that certificate states that the building will achieve the acoustic performance without any special modifications, the certificate may also state that further testing under subclause c. below is not required.
 - c. Prior to occupation of habitable rooms, representative testing of the rooms is to be undertaken by a suitably qualified and experienced acoustic consultant to confirm that the design criterion of 30dBA L10 is being met (unless it has been certified under subclause b. above that further testing is not required), with any required ventilation system (including windows) in operation. Noise levels from any mechanical ventilation system shall be measured at least 1m away from any diffuser.
 - d. Where the results of any testing carried out in the preceding condition demonstrates that the 30dBA L10 criterion is not achieved, remedial action must be undertaken such that the criterion is met and compliance subsequently is to be certified in compliance with subclause c. above prior to the occupation of the building or the transfer of ownership of the building, whichever occurs first.
2. Any development not complying with the above clause is a non-complying activity.

4.7 Landscaping and planting in sub-precinct A

1. Development in sub-precinct A must comply with the landscape plan in Takanini Precinct Plan 2.
2. Any development not complying with the above clause is a non-complying activity.

5. Subdivision controls

The subdivision controls in the Auckland wide rules – subdivision apply in the Takanini precinct and sub-precincts unless otherwise specified below.

1. Sub-precinct A – Mahia Branch Sewer Line Network Utility Yard
 - a. a Network Utility Yard of 10m must be provided on both sides of the proposed Mahia Branch Sewer Line shown on Takanini Precinct Plan 1.
 - b. the yard is to be measured (in a horizontal plane at right angles) from both sides of the centre line of the proposed sewer.
 - c. this yard control only applies prior to the construction of the proposed Mahia Branch Sewer Line, and will cease to have effect upon completion of its construction.
 - d. any part of a proposed lot (other than a lot created for a road, service lane, or reserve) that is unrelated to the construction/provision of the sewer line, and which lies partly or wholly within the Mahia Branch Sewer Line Network Utility Yard is a restricted discretionary activity.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6. Assessment - Controlled activities

6.1 Matters of control

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

Table 1

Activity/Matters of control	Intensity and scale	Traffic	Noise, lighting and hours of operation	Design of car parking, access and servicing	Pedestrian access and vehicle linkages
One supermarket up to 3500m ² GFA	X	X	X	X	X
One service station	X	X	X	X	

6.2 Assessment criteria

In addition to the assessment criteria for supermarkets and service stations in [clauses 6 and 8](#) of the Business zone rules, the following assessment criteria apply.

1. Intensity and scale of the activity

The intensity and scale of the land use activity, in particular, the number of people involved and traffic generated by the activity, should be compatible with the planned future form and character of the surrounding area.

2. Traffic

- a. The expected traffic generated by the activity should not create adverse effects on the surrounding transport network, particularly at peak times. Adverse effects may be mitigated by upgrades to road and intersection design, but activities likely to generate high volumes of traffic are not encouraged on local roads.
- b. The potential conflict between circulating service traffic, heavy traffic movements, general traffic, pedestrians and cyclists should be managed.

3. Noise, lighting and hours of operation

- a. Noise and lighting from the activity should not adversely affect the amenity of surrounding residential properties. In determining this, consideration will be given to the location of any potentially noisy activities and any proposed measures to mitigate noise including:
 - i. locating noisy activities away from neighbouring residential boundaries
 - ii. screening or other design features
 - iii. the proposed hours of operation
 - iv. the times of goods deliveries.

4. Design of car parking, access and servicing

- a. The assessment criteria in [clause 3.3](#) of the Auckland-wide Transport rules apply.

5. Pedestrian access and vehicle linkages

- a. The site design should provide for pedestrian access and vehicle linkages between the supermarket, its car parking and the balance of the sub-precinct.

7. Assessment - Restricted discretionary activities

7.1 Matters of discretion

The council will restrict its discretion to the matters below for the restricted discretionary activities in the precinct activity table, in addition to any matters specified for the activity in the underlying zones or Auckland-wide rules:

The Proposed Auckland Unitary Plan (notified 30 September 2013)

1. Vehicle access restriction
 - a. the matters in [clause 3.4.1](#) Auckland-wide Transport rules.
2. Modification of indicative flow paths
 - a. design, location and operation of overland flowpaths.
3. Framework plans within sub-precinct B that set out:
 - a. layout and design of streets in the sub-precinct
 - b. location of main retail streets in the Local Centre zone and the identification of key frontages where verandahs will be provided
 - c. location of activities
 - d. location of public open space and design principles
 - e. landscaping
 - f. relationship of buildings, open space, streets and the ability to accommodate land uses provided for in the underlying zoning
 - g. staging of development and subdivision
 - h. the provision of infrastructure
 - i. the general matters of discretion for framework plans in [clause 2.6.5- General Provisions](#) also apply.
4. Framework plans within sub-precincts D and E that set out:
 - a. layout and design of streets in the sub-precinct
 - b. location of public open space and design principles
 - c. landscaping
 - d. relationship of buildings, open space, streets and the ability to accommodate land uses provided for in the underlying zoning
 - e. staging of development and subdivision
 - f. the provision of infrastructure
 - g. the general matters of discretion for framework plans in [clause 2.6.5- General Provisions](#) also apply.
5. Subdivision in compliance with Takanini Precinct Plan 1
 - a. geotechnical.
6. Subdivision in compliance with Takanini Precinct Plan 2 (for sub-precinct A)
 - a. landscaping and planting.
7. Subdivision in compliance with an approved framework plan in sub-precincts B, D and E
 - a. geotechnical
 - b. stormwater and catchment management.
8. Subdivision in compliance with an approved framework plan in sub-precinct B
 - a. vehicle access.
9. Development in compliance with an approved framework plan

When considering a restricted discretionary resource consent application for development that complies with an approved framework plan, the council will restrict its discretion to the matters set out for the activity in the

The Proposed Auckland Unitary Plan (notified 30 September 2013)

underlying zone, precinct or Aucklandwide rules.

7.2 Assessment criteria

The following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the underlying zone or Auckland-wide rules:

1. Vehicle access restriction
 - a. refer to the assessment criteria in [clause 5.2.6](#) - Auckland-wide (Infrastructure) Transport.
2. Modification of indicative flowpaths
 - a. the overland flowpaths should be capable of adequately accommodating events up to the 1 in 100-year ARI in compliance with the Catchment Management Plan.
 - b. any modification(s) to the indicative overland flowpaths should have a less than minor impact on the downstream and upstream properties in terms of increased flood hazards and erosion potential.
 - c. sites in the upstream and downstream catchment should have the ability to continue to provide for the overland flowpaths in terms of reasonable engineering efforts, constructability and ease of maintenance and operation of the overland flowpaths.
 - d. activities should not obstruct the overland flowpaths.
 - e. any modification(s) to the general alignment of the overland flowpaths should be limited to the boundaries of the properties included in the resource consent application.
3. Framework plans in sub-precinct B which provide for the following:
 - a. layout and design of streets in the sub-precinct
 - i. any potential conflict between circulating service traffic, heavy traffic movements, general traffic, pedestrians and cyclists should be managed through the layout and design of streets.
 - provide for safe pedestrian and vehicular access
 - ensure adequate connections are provided to adjoining land, particularly the east-west link road that will bisect the sub-precinct to connect Porchester Road
 - facilitate the creation of a strip shopping environment in the Local Centre zone
 - facilitate the efficient provision of public transport services within the sub-precinct and accommodate bus stops.
 - ii. Location of main retail streets in the Local Centre zone and the identification of key frontages where verandahs will be provided
 - The location of the main retail streets should facilitate the creation of convenient and safe pedestrian environments with high amenity values.
 - iii. Location of activities
 - The inter-relationship between commercial activities and residential activities within the sub-precinct and the adjoining land should avoid conflict between activities.
 - The mix of activities should achieve a compact retail, commercial and community focused centre that will provide for the day-to-day needs of residents in sub-precinct D.
 - iv. Location of public open space and design
 - Provision should be made for high quality public open space, including communal open spaces, seating areas, or similar facilities that enhance the community focus of the sub-precinct.
 - visibility and accessibility of public open space
 - integration with surrounding development
 - appropriate sizing and features to meet community and neighbourhood needs Landscaping

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- maintenance requirements.
- v. Landscaping
 - The landscaping concept plan should be designed to create visual interest and contribute to the amenities of the area.
 - The landscaping should be integrated throughout the sub-precinct and complement the landscaping in the surrounding sub-precinct D and Bruce Pulman Park.
 - The species proposed should take into account the long-term maintenance requirements and relationship to infrastructure.
 - The landscaping should provide for both winter sun and summer shade.
- vi. Relationship of buildings, open space, streets and the ability to accommodate land uses provided for in the underlying zoning
 - The street layout should create sites that can accommodate land uses provided for in the underlying zoning and sub-precinct.
 - The layout of buildings should meet relevant land use and development controls.
 - A coherent spatial structure should be formed by the relationship of buildings to the street, and, one building to another, and to the street
 - Consideration should be given to Crime Prevention Through Environmental Design (CPTED) principles, particularly for the design of streets, car parks, public open space and indicative building layouts.
- vii. Staging of development and subdivision
 - The potential adverse effects of any staging of subdivision and/or development should be satisfactorily avoided, remedied or mitigated.
- viii. Provision of infrastructure
 - The design of water, wastewater and stormwater services should be adequate to service the future development in the sub-precinct.
 - Stormwater management should meet the requirements of the stormwater catchment management plan and network discharge consent.
- ix. General
 - the general assessment criteria for framework plans in [clause 2.6.6](#) of the General Provisions also apply.
- 4. Framework plans within sub-precincts D and E:
 - a. Layout and design of streets in the sub-precinct
 - i. Street layout and design should provide for safe pedestrian and vehicle access.
 - ii. Street layout should facilitate the efficient provision of public transport services within the sub-precinct and accommodate bus stops.
 - b. Location of public open space and design
 - i. Provision should be made for high quality public open space, including communal open spaces, seating areas, or similar facilities that enhance the community focus of the sub-precinct.
 - ii. The design principles for public open space should adequately address the following matters:
 - visibility and accessibility of public open space
 - integration with surrounding development

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- appropriate sizing and features to meet community and neighbourhood needs
 - maintenance requirements.
- iii. Landscaping
- The landscaping concept plan should be designed to create visual interest and contribute to the amenities of the area.
 - The landscaping should be integrated throughout the sub-precinct and complement the landscaping in the adjacent mixed housing - suburban and public open space zones.
 - The species proposed should take into account the long-term maintenance requirements and relationship to infrastructure.
 - The landscaping should provide for both winter sun and summer shade.
- iv. Relationship of buildings, open space, streets and the ability to accommodate land uses provided for in the underlying zoning
- The street layout should create sites that can accommodate land uses provided for in the underlying zoning and sub-precinct.
 - The indicative layout of buildings should meet relevant land use and development controls.
 - A coherent spatial structure should be formed by the relationship of buildings to the street, and, one building to another, and to the street
- v. Staging of development and subdivision
- The potential adverse effects of any staging of subdivision and/or development should be satisfactorily avoided, remedied or mitigated.
- vi. Provision of infrastructure
- The design of water, wastewater and stormwater services should be adequate to service the future development in the sub-precinct.
 - Stormwater management should meet the requirements of the stormwater catchment management plan and network discharge consent.
- vii. General
- the general assessment criteria for framework plans in [clause 2.6.6](#)- General Provisions also apply.
5. Subdivision in compliance with Takanini Precinct Plan 1
- a. Geotechnical
- i. It should be demonstrated that the subdivision will create sites that are suitable for the development of a permitted activity or an activity for which resource consent has been obtained.
6. Subdivision in compliance with Takanini Precinct Plan 2 (for sub-precinct A)
- a. Landscaping and planting
- i. The following matters should be addressed:
 - Provision of footpaths on each side of any proposed street, connecting with wider walking and cycling networks;
 - Provision of cycle lanes where provided for as part of the Papakura Walking and Cycle Network;
 - Provision of street lighting;
 - Provision of trees and other vegetation within the public realm, which assist to add definition and amenity value to the area;

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- Location of main pedestrian entries and openings within industrial buildings to be located so as to be clearly visible from public streets, particular where a finer grain residential character exists on the other road side;
 - The extent to which existing trees are incorporated into any proposed development or subdivision to either enhance the amenity of the site and/or not compromise the amenity of the surrounding area;
 - Where the interface is with the open space surrounding Papakura Stream, demonstrate a programme for establishment of native species forming a strong connection with the stormwater basin and aiding in visual mitigation of proposed built form;
 - Have regard to any landscape concept plans for adjoining land.
7. Subdivision in compliance with any approved framework plan in sub-precincts B and E
- a. Geotechnical
- i. It should be demonstrated that the subdivision will create sites that are suitable for the development of a permitted activity or an activity for which resource consent has been obtained.
- ii. Stormwater catchment management
- It should be demonstrated that the subdivision will be consistent with the recommendations of the approved Stormwater Catchment Management Plan for the area, or an approved discharge consent.
8. Subdivision in compliance with any approved framework plan in sub-precinct B
- a. Vehicle access
- i. Direct vehicle access to any new site from the proposed east-west link road between Porchester Road and Takanini School Road, or from Porchester Road itself, should be consistent with an approved framework plan.

8. Assessment - Development control infringements

8.1 Matters of discretion

In addition to the matters set out in [clause 2.3](#) - General Provisions and the specific matters set out for the infringement in the relevant underlying zone, the council will restrict its discretion to the matters below for the relevant development or subdivision control infringement.

Table 2

Infringement	Building scale and dominance	Rural character	Geotechnical matters	Subdivision design	Location of building platforms	Location of tree planting and landscaping
Building height	X					
Yards in sub-precinct E		X				
Network Utility Yard in sub-precinct A			X	X	X	X
Stormwater			X			

8.2 Assessment Criteria

The Proposed Auckland Unitary Plan (notified 30 September 2013)

In addition to the general assessment criteria in [clause 2.3](#) General Provisions and the specific assessment criteria for the infringement in the relevant underlying zone, the council will consider the relevant assessment criteria below for the infringement listed.

1. Building scale and dominance
 - a. The height, location and design of the building should allow reasonable sunlight and daylight access to:
 - i. adjoining sites, particularly those with residential uses
 - ii. streets and public open spaces.
 - b. The building should demonstrate that the additional height is appropriate in the location and makes a positive contribution to the streetscape.
 - c. The building should not be visually dominating when viewed from the street, neighbouring sites, public open spaces and distant locations.
2. Rural character
 - a. Development that does not comply with the yards will need to demonstrate that:
 - i. The landscaping should be designed to create visual interest and contribute to the amenity of the area
 - ii. The landscaping should be integrated throughout the sub-precinct and complement the landscaping in the adjacent mixed housing and public open space zones
 - iii. The species proposed should take into account the long-term maintenance requirements and relationship to infrastructure.
 - iv. The landscaping should provide for both winter sun and summer shade.
 - b. Development that does not comply with the landscaping control will need to demonstrate, where appropriate, that the proposed planting regime will, when mature will be of sufficient height, width and density to:
 - i. Fully block the proposed visually permeable, close boarded, solid or overheight fence from view from Papakura Clevedon Road; and
 - ii. Screen any other development from view from Papakura Clevedon Road.
 - c. The maturity of the plants when planted and their respective growth rates which will determine the length of time that the proposed planting will take to reach a sufficient height, width and density in clause (a) above.
 - d. Development that does not comply with the fence control will need to demonstrate that the construction timeframes for the proposed visually impermeable, closed boarded, solid or over height fence will allow the fence to be fully blocked by the proposed planting prior to completion.
3. Geotechnical matters
 - a. Stormwater
 - i. The specific soakage technique(s) proposed and corresponding design parameters must be supported by a detailed site specific stormwater and geotechnical investigation.
 - ii. The long term effects on the building foundations in close proximity to soakage areas should be less than minor.
 - b. Network Utility Yard in sub-precinct A
 - i. The effect of the proposed activity on the geotechnical conditions of land within the Network Utility Yard to the extent that it compromises the ability to construct, operate or maintain the Mahia Branch Sewer Line, taking into account the potential for ground instability, settlement and altering groundwater recharge.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

4. Subdivision design
 - a. The subdivision design, including the layout of lots and the location of roads, service lanes, and reserves, should recognise and provide for the construction, operation or future maintenance of the Mahia Branch Sewer Line.

Note: this will normally be effected by easement on the title to the land through which the line passes.

5. Location of building platforms
 - a. The horizontal separation between the outer walls of the building, the building platforms and curtilage to the building should be sufficient to enable the construction, operation or future maintenance of the Mahia Branch Sewer Line.
6. Location of proposed tree planting and other landscaping
 - a. The separation between the location of proposed trees or other landscaping and the proposed Mahia Branch Sewer Line should be sufficient to enable the construction, operation or future maintenance of the Sewer Line, taking into account:
 - i. the likely mature size and spread or drip line of the roots of the trees
 - ii. their potential to interfere with the proposed Sewer Line
 - iii. the appropriateness of locating trees elsewhere.

9. Special information requirements

1. Within sub-precinct A, an application for subdivision must be accompanied by:
 - a. A site specific geotechnical investigation report, prepared by a suitably qualified geotechnical engineer, confirming that the land will be suitable for development. The report must:
 - i. Make recommendations for future site development in respect of the following matters:
 - consolidation settlement
 - differential settlement
 - foundation bearing pressure
 - maintaining groundwater equilibrium
 - service lines.
 - Include a site specific groundwater recharge system design prepared by a suitably qualified stormwater engineer.
 - recommend appropriate specific structural and civil engineering design measures to be undertaken. These measures shall make provision for site specific geotechnical and groundwater recharge requirements, for example foundation design and pre-loading, if required.
 - ii. A landscape concept plan for streets and public open space.
2. An application for infringement of the stormwater development control must be accompanied by:
 - a. A site specific stormwater and geotechnical investigation report, prepared by a suitably qualified engineer, which identifies the proposed soakage technique(s) and corresponding design parameters.
3. Within sub-precinct B an application for development must be accompanied by:
 - a. A geotechnical investigation report, prepared by a suitably qualified geotechnical engineer, which is specific to the proposal and site and that:
 - i. demonstrates the land is suitable for the proposed development
 - ii. identifies how long-term stability will be monitored.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- b. An assessment and plans demonstrating consistency with any approved framework plan.
4. Within sub-precinct B, an application for a framework plan must be accompanied by:
 - a. An infrastructure assessment which demonstrates how compliance with an approved stormwater catchment management plan or discharge consent will be achieved and demonstrates adequate provision can be made for water, wastewater and stormwater reticulation.
 - b. The indicative location of activities, including a supermarket, retail activities, residential activities and shared parking.
 - c. The location and design of all streets, that lie within or are required to access the sub-precinct and including details provision for public transport, pedestrians, cycles and servicing.
 - d. The location of main retail streets in the Local Centre zone and the identification of key frontages where verandahs will be provided.
 - e. The location of public open space and design principles.
 - f. A landscaping concept plan.
 - g. The indicative location of buildings and design guidelines.
 - h. Details of the staging, if any, of subdivision and development.
5. Within sub-precinct B, an application for subdivision must be accompanied by:
 - a. A geotechnical report, prepared by a suitably qualified geotechnical engineer, confirming that the subdivided sites will be suitable for development. The geotechnical report must make recommendations for future site development and monitoring in respect of the following matters:
 - i. Consolidation settlement, including long-term monitoring of factors critical to maintaining ground stability
 - ii. Differential settlement
 - iii. Foundation bearing pressure
 - b. An assessment and plans demonstrating consistency with any approved framework plan.
6. Within sub-precinct C, an application for development must be accompanied by:
 - a. A geotechnical investigation report, prepared by a suitably qualified geotechnical engineer, which is specific to the proposal and site and that:
 - i. Demonstrates the land is suitable for the proposed development
 - ii. Identifies how long-term stability will be monitored.
7. Within sub-precinct C, an application for subdivision must be accompanied by:
 - a. A geotechnical report, prepared by a suitably qualified geotechnical engineer, confirming that the subdivided sites will be suitable for development. The geotechnical report must make recommendations for future site development and monitoring in respect of the following matters:
 - i. Consolidation settlement, including long-term monitoring of factors critical to maintaining ground stability
 - ii. Differential settlement
 - iii. Foundation bearing pressure.
8. Within sub-precinct D, an application for subdivision must be accompanied by:
 - a. A site specific geotechnical investigation report, prepared by a suitably qualified geotechnical engineer, confirming that the land will be suitable for development. The geotechnical investigation report must:
 - i. Make recommendations for future site development in respect of the following matters:

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- consolidation settlement
 - differential settlement
 - foundation bearing pressure
 - maintaining groundwater equilibrium
 - service lines.
- Include a site specific groundwater recharge system design prepared by a suitably qualified stormwater engineer.
 - Recommend appropriate specific structural and civil engineering design measures to be undertaken. These measures shall make provision for site specific geotechnical and groundwater recharge requirements, for example foundation design and preloading, if required.
9. Within sub-precinct D, an application for infringement of the stormwater development control must be accompanied by:
- a. A site specific stormwater and geotechnical investigation report, prepared by a suitably qualified engineer, which identifies the proposed soakage technique(s) and corresponding design parameters.
10. Within sub-precinct E, an application for a framework plan must be accompanied by:
- a. An infrastructure assessment which demonstrates how compliance with an approved stormwater catchment management plan or discharge consent will be achieved and demonstrates adequate provision can be made for water, wastewater and stormwater reticulation.
 - b. The location and design of all streets, that lie within or are required to access the sub-precinct and including details provision for public transport, pedestrians, cycles and servicing.
 - c. The location of public open space and design principles.
 - d. A landscaping concept plan.
 - e. The indicative location of buildings and design guidelines.
 - f. Details of the staging, if any, of subdivision and development.
 - g. A soil report that set out the results of soil sampling and testing to verify the presence (or otherwise) of contaminants associated with rural service activity, horticultural use or other contaminating land uses together with recommendations as to (if required) appropriate remedial works.
11. Within sub-precinct E, an application for subdivision must be accompanied by:
- a. A site specific geotechnical investigation report, prepared by a suitably qualified geotechnical engineer, confirming that the land will be suitable for development. The geotechnical investigation report must:
 - i. Make recommendations for future site development in respect of the following matters:
 - consolidation settlement
 - differential settlement
 - foundation bearing pressure
 - maintaining groundwater equilibrium
 - service lines.
 - Include a site specific groundwater recharge system design prepared by a suitably qualified

The Proposed Auckland Unitary Plan (notified 30 September 2013)

stormwater engineer.

- Recommend appropriate specific structural and civil engineering design measures to be undertaken. These measures must make provision for site specific geotechnical and groundwater recharge requirements, for example foundation design and pre-loading, if required.
- Include an assessment and plans demonstrating consistency with any approved framework plan.

12. Within sub-precinct E, an application for infringement of the stormwater development control must be accompanied by:

- a. A site specific stormwater and geotechnical investigation report, prepared by a suitably qualified engineer, which identifies the proposed soakage technique(s) and corresponding design parameters.

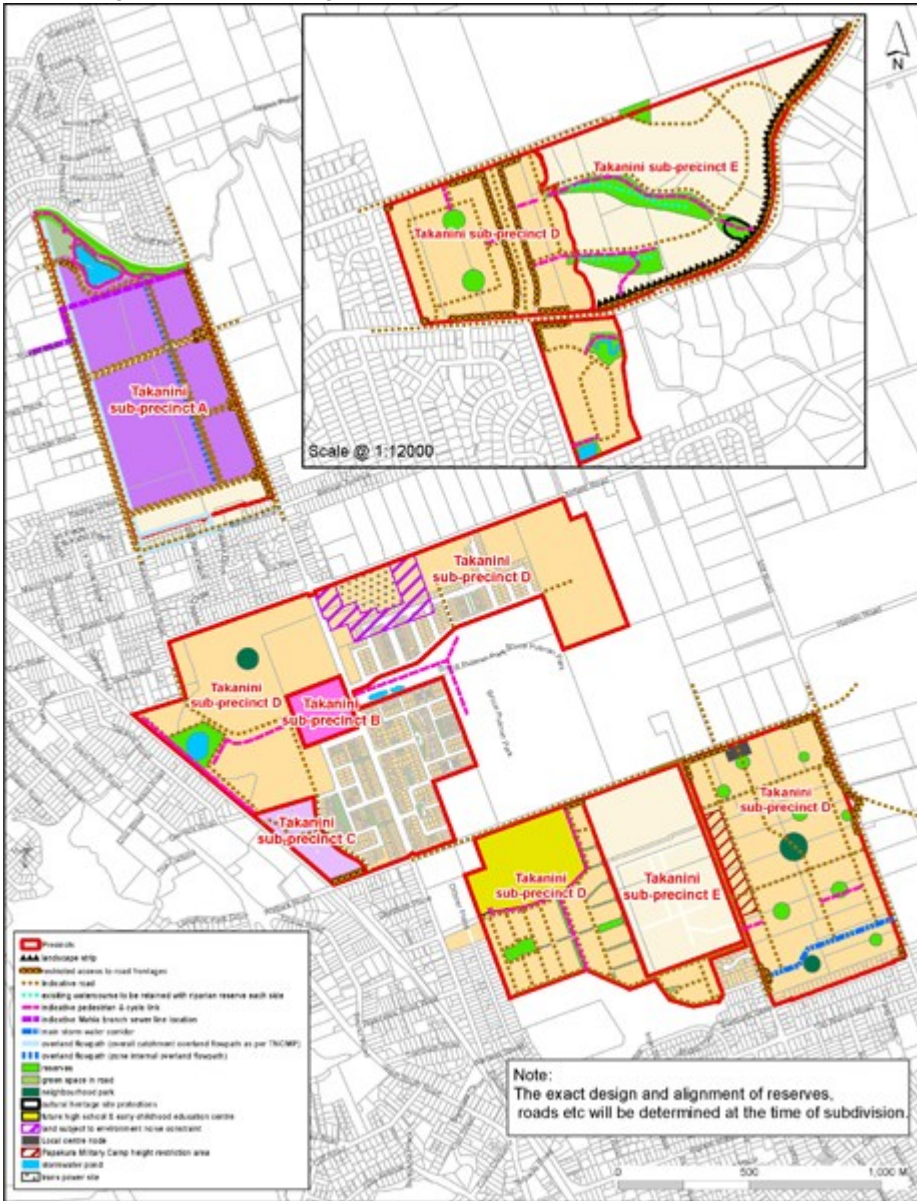
13. Within sub-precinct E, an application for subdivision in the area identified as Kirikiri on Takanini Precinct Plan 1 must be accompanied by:

- a. A landscape plan that:
 - i. Identifies the location of new vegetation and any existing vegetation to be retained, provides details about the species, height, width and density at maturity, growth rates, compatibility with site conditions and maturity on planting.
 - ii. Identifies the location of new fences and any existing fences to be retained, including details about the construction materials, form and height of fences.
 - iii. Sets out planting and fence construction timeframes and how they relate to each other.
 - iv. Identifies the significant elements of existing amenity values and character and demonstrate how these are to be maintained and integrated with any new landscaping.
 - v. The landscape plan must also identify appropriate types and locations, and timing of planting and fence construction to:
 - ensure a consistent landscaping theme along the length of Papakura Clevedon Road
 - create a planted landscape buffer between the Kirikiri Structure Plan, Papakura Clevedon Road, and the adjacent rural zone as a transition between urban and rural development
 - maintain identified significant elements of existing amenity values and character
 - ensure that any proposed visually impermeable, close boarded, solid or over height fences are fully blocked from view from Papakura Clevedon Road by proposed planting prior to the completion of the fencing.
- ii. An assessment and plans demonstrating consistency with any approved framework plan.

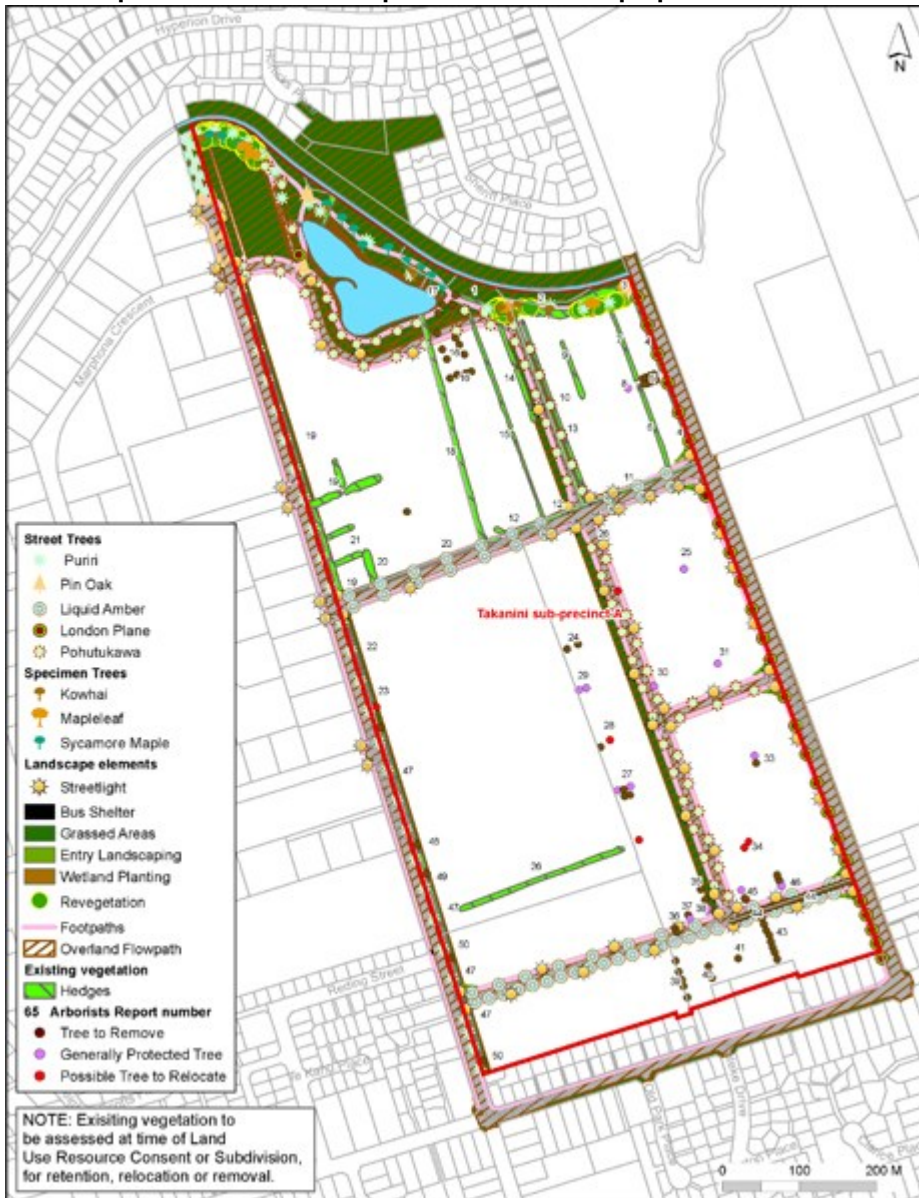
The Proposed Auckland Unitary Plan (notified 30 September 2013)

10. Precinct plans

Precinct plan 1: Takanini precinct



Precinct plan 2: Takanini sub-precinct A landscape plan



The Proposed Auckland Unitary Plan (notified 30 September 2013)

Precinct plan 3: Takanini sub-precinct C areas



The Proposed Auckland Unitary Plan (notified 30 September 2013)