

I418. Kingseat

I418.1. Precinct Description

The Kingseat Precinct covers some 298 hectares. It adjoins the Whatapaka Creek of the Manukau Harbour (which is of significant importance to the Mana whenua of the area) and encompasses the existing Kingseat village, the former Kingseat Hospital site and parts of the surrounding rural area.

The purpose of the Kingseat Precinct is to provide for the integrated and comprehensively planned expansion of the rural village of Kingseat. The precinct provides the opportunity for an appropriately designed, managed, and environmentally sensitive village to serve this community and surrounding area.

The precinct should be of a sufficient size and mass to provide a range of facilities and services, and accommodate the demands of growth within a compact and walkable area for a population of approximately 5000 people. The precinct also gives recognition to the historic, cultural and environmental attributes, and character of the area, for example by providing for the adaptive reuse of the former Kingseat Hospital site and protecting environments of the Whatapaka Inlet.

The Kingseat Precinct incorporates the provisions of the Kingseat Structure Plan and modifies the underlying Plan zones where appropriate to provide for the precinct's integrated and sustainable management.

Sub-precinct A– Kingseat Hospital Buildings

Sub-precinct A encompasses the following buildings on the former Kingseat Hospital site and provides opportunities for their protection and reuse, as well as allowing for complementary new development:

- (a) a group of Heritage Buildings (Ancillary Hospital Buildings);
- (b) the Heritage Nurses Home; and
- (c) Heritage Villas 11, 12, and 13.

These buildings along with trees of merit are identified on Kingseat Precinct plan 3: Protected heritage place and /notable trees, in the map diagrams. Notable trees at the Kingseat Hospital site are identified in the general listing of Notable trees for the Auckland region in this Plan.

The zoning for Sub-precinct A, Residential - Mixed Housing Suburban Zone, is modified by specific provisions that promote the reuse of the heritage buildings on the former Kingseat Hospital site while recognising their heritage values. Sub-precinct A also provides for activities that are complementary to the local centre, and that do not undermine the commercial and retail functions of the local centre.

Sub-precinct B – Single House Zone

Sub-precinct B is zoned Residential - Single House Zone. It surrounds both the local centre and the medium density precincts (i.e. those in the Residential - Mixed Housing Suburban Zone). An area adjoining Linwood Road is zoned Open Space – Sport and

Active Recreation Zone. Two areas off McRobbie Road are zoned Open Space – Informal Recreation Zone.

Sub-precinct C – Medium Density Residential

Sub-precinct C is located within the former Kingseat Hospital site and partly surrounds the local centre. Its purpose is to provide for a more intensive form of housing and to consolidate and support the local centre while having regard to the amenity and heritage values of the former Kingseat Hospital site. It is zoned Residential - Mixed Housing Suburban Zone. Specific density provisions apply.

Sub-precinct D – Kingseat Village Centre

Sub-precinct D is zoned Business - Local Centre Zone. The local centre is identified on Kingseat Precinct plan 2 and Kingseat Precinct plan 8. The local centre's purpose is to serve both the settlement and wider surrounding rural areas. Activities and development in this area is required to be consistent with design elements.

Sub-precinct E - Kingseat Light Industry

Sub-precinct E is zoned Business - Light Industry Zone and is identified on Kingseat Precinct plan 2 and Kingseat Precinct plan 8. Light Industry areas are required to be consistent with design elements. The Light Industry zone provides for a range of employment activities that complement the local centre.

Sub-precinct F – Rural Transition

Sub-precinct F is zoned Residential - Single House Zone and is shown on Kingseat Precinct plan 1: Sub-precincts and areas. It provides a transition or rural interface area between the urban settlement in Sub-precinct B and the adjoining rural land. This sub-precinct provides for a more spacious type of residential development set within larger grounds than in Sub-precinct B, and reflects the relationship with the adjoining rural areas. The larger minimum site requirements for development in this sub-precinct are intended to reduce potential reverse sensitivity conflicts with adjoining rural activities and land uses, and recognise elements of rural character.

Sub-precinct G – Coastal Transition

Sub-precinct G is zoned [H3 Residential - Single House Zone](#) and is shown on Kingseat Precinct plan 1: Sub-precincts and areas. This plan identifies this area as being located along the length of the coastal environment of the Whatapaka Creek. It provides a buffer and a transition between the urban settlement area and the coastal edge and environment.

The provision of large spacious sites for subdivision and development in this sub-precinct maintains the cultural heritage and natural environmental values of this area, and reduces potential adverse impacts upon the coastal environment. An area of conservation reserve (existing and proposed esplanade reserve) is identified along the coastal edge of the sub-precinct providing a buffer to the coastal environment and is zoned Open Space – Informal Recreation Zone.

The zoning of land within this precinct comprises of the following sub-precincts and areas with the following underlying zones:

- Sub-precinct A: Residential - Mixed Housing Suburban Zone
- Sub-precinct B: Residential - Single House Zone, Open Space – Sport and Active Recreation Zone and Open Space – Informal Recreation Zone
- Sub-precinct C: Residential - Mixed Housing Suburban Zone
- Sub-precinct D: Business - Local Centre Zone
- Sub-precinct E: Business – Light Industrial Zone
- Sub-precinct F: Residential – Single House Zone
- Sub-precinct G: Residential – Single House Zone and Open Space – Informal Recreation Zone

I418.2. Objectives [rp/dp]

- (1) All stormwater and wastewater infrastructure is adequately serviced and appropriately managed for the type, location and extent of subdivision and development, and the cultural heritage values of the coastal and stream environments are recognised.
- (2) The significant heritage, environmental and cultural values of the former Kingseat Hospital site are recognised and enhanced.
- (3) Subdivision and development, as well as adaptive reuse activities, takes place in a manner that accounts for the heritage value of buildings in the precinct, particularly those on the former Kingseat hospital site.
- (4) The interface between urban, coastal and rural environments is recognised and protected.
- (5) The local centre is maintained or further developed in a way that achieves its key functions and role as a commercial and retail centre for the precinct.
- (6) A range of residential densities that support the development of an integrated multimodal transport system (private vehicles, public transport, horse riding, walking, cycling) is provided.
- (7) Protected heritage places and the relationship of Mana Whenua to the surrounding area and Whatapaka Creek is recognised, provided for and protected from inappropriate subdivision and development.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I418.3. Policies[rp/dp]

- (1) Undertake subdivision and development to achieve a compact and contained urban form that is consistent with the Kingseat Precinct plans and the controls that apply to the sub-precincts.

- (2) Undertake subdivision and development within the former Kingseat Hospital site in a manner consistent with Precinct plans 4 and 5.
- (3) Require developers of the Kingseat Precinct to provide appropriate stormwater infrastructure taking an integrated stormwater management approach to service developments at no cost to the council.
- (4) Avoid large self-serviced individual sites.
- (5) Undertake subdivision and development in a manner that maintains, protects and/or enhances those elements identified on the Kingseat Precinct plans and relevant planning maps that contribute towards protecting and/or enhancing:
 - (a) the existing amenity and character values of the coastal environment of the Whatapaka Inlet, significant watercourses and riparian margins, significant trees and vegetation;
 - (b) scheduled heritage places within the former Kingseat Hospital site; and
 - (c) the interface between the urban village / development areas and the adjoining rural and coastal environments.
- (6) The relationship of Mana Whenua with the coastal environment is recognised and protected, and in particular adverse effects on wāhi tapu and other taonga from inappropriate land use and subdivision activities in close proximity to the coastal edge.
- (7) Promote and support the development of a defined local centre with an appropriate range of accessible, walkable and conveniently-located retailing activities, service and commercial activities, and community facilities that serve the day-to-day needs of the precinct and of residents in the wider area.
- (8) Ensure that subdivision and land use activities establish a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians, horse riders (coastal and rural trails), and cyclists.
- (9) Provide for the co-ordinated upgrade of public roading infrastructure within the precinct so that such upgrades occur either before or concurrent with development.
- (10) Ensure infrastructure provision for public water supply and one public waste water system in the precinct is in advance of, or concurrent with, any resource consents for subdivision and development, provided that resource consent for the reticulated and treated waste water disposal and any required resource consents for storm water discharge have been granted.
- (11) Subdivision and development should avoid, remedy or mitigate any adverse effects of urban development in the Kingseat precinct by:

- (a) implementing the recommendations of any approved Stormwater Management Plan(s) (which will include analysis of best, most practical options) and any approved Stormwater Discharge Consent;
- (b) establishing open space, stormwater reserves, approved stormwater infrastructure (quality and detention) and approved wastewater infrastructure, in an appropriate and timely manner, cognisant of:
- (i) the full life cycle costs of the asset;
 - (ii) the need to establish approved low impact design stormwater solutions to limit the number, scale and maintenance requirements of stormwater infrastructure;
 - (iii) the need to establish approved stormwater infrastructure in an integrated and coordinated manner based on catchments rather than landholdings, while also accepting the role of individual lots and public places in effective stormwater management;
 - (iv) the need to avoid direct discharges from stormwater and from wastewater treatment to streams and the Whatapaka Creek and Manukau Harbour;
 - (v) the need to ensure that the discharge of treated wastewater from the Kingseat Precinct area occurs in an environmentally and culturally sensitive way and which is characterised by:
 - One public wastewater treatment plant (membrane bioreactor or similar) which treats wastewater to a high standard;
 - Avoidance of any discharge of treated wastewater directly, or by overland flow, into the Mana Whenua Management Precinct associated with the Whatapaka Creek;
 - Any direct discharge of treated wastewater from the Kingseat Precinct outside the Mana Whenua Management Precinct associated with the Whatapaka Creek having no more than a de minimis adverse ecological effect on the Mana Whenua Management Precinct;
 - Ngati Tamaoho being notified of any application to discharge wastewater collected from the Kingseat Precinct;
 - (vi) On-site management and the use of communal devices or facilities to reduce stormwater contaminants, volumes and peak flows and minimise adverse effects, focussing in particular on:
 - activities that have the potential to generate high contaminant concentrations (such as parking areas and road reserves) and loads;

- managing stormwater runoff to achieve hydrological mitigation through detention and retention in areas discharging to rivers and streams;
 - minimising the temperature effects of stormwater discharges on rivers and streams where practicable; and
 - providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue;
- (c) protecting, maintaining and/or enhancing significant vegetation;
- (d) protecting, maintaining and /or enhancing all perennial streams requiring riparian margins identified on the Kingseat Precinct plan 2;
- (e) protecting, maintaining and/or enhancing coastal ecosystems, character and significant coastal values of the Whatapaka Inlet and Manukau Harbour including the needs of migratory birds. This includes limiting development to low density lots adjoining the coast, maintenance of setbacks and establishment of indigenous vegetation, in a manner that recognises the cultural heritage values of the coastal and stream environment;
- (f) maintaining water quality by managing earthworks to avoid siltation and sedimentation of watercourses and adjoining properties; and
- (g) appropriately managing earthworks during subdivision to avoid, as far as practicable, the need for further significant earthworks and retaining during the development of buildings, and to avoid adverse effects upon archaeological sites and areas of cultural significance.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I418.4. Activity table

The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

Table I418.4.1 Activity table specifies the activity status of land use, development, subdivision, and discharge activities in the Kingseat Precinct pursuant to section 9(2), 9(3), 11, and 15 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I418.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I418.4.1 Activity table 1 – Sub-precinct A-G

Activity		Activity status						
Use		A	B	C	D	E	F	G
(A1)	Any permitted activity seeking to operate outside the hours specified in the Performance Standards	P						
	Residential							
(A2)	More than a single dwelling on a site within the Single House zone		D					
(A3)	One dwelling on sites no less than a net site area of 450m ²		P					
(A4)	Dwellings on sites less than 1500m ²						NC	
(A5)	Dwellings on sites less than 2500m ²							NC
(A6)	One dwelling on a site of 325m ² -500m ² located 200 metres from a neighbourhood park complying with Standards H4.6 in the H4 Residential - Mixed Housing Suburban Zone with the exception of: <ul style="list-style-type: none"> H4.6.1 Activities listed in Table I418.4.1; H4.6.2 Home occupations; and H4.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings 		D					
(A7)	More than one dwelling on a site less than 300m ² in net site area		NC	NC	NC		NC	NC
(A8)	More than two dwellings within existing Protected Heritage Places identified on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A9)	More than two dwellings within an existing building	RD						
(A10)	Residential development not complying with I418.6.6 main frontage control.				NC			
(A11)	Home occupation within existing Protected Heritage Places identified as A57, A58, A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A12)	Any new dwelling where required road works associated with the full	P	P	P	P		P	P

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	adjoining road frontage of any development area have been completed.							
(A13)	Any new dwelling where required road works associated with the full adjoining road frontage of any development area either: are proposed in an application; are covered by a roading infrastructure agreement.	RD	RD	RD	RD		RD	RD
(A14)	Any new dwelling constructed where no roading plan has been prepared for the relevant section of public road specified in Kingseat:Precinct plan 9 – Public road sections requiring a roading plan.	NC	NC	NC	NC		NC	NC
(A15)	Any new dwelling constructed within a development area where required road works associated with the full adjoining road frontage either: are not proposed in an application; are not covered by a roading infrastructure agreement; have not already been completed.	NC	NC	NC	NC		NC	NC
(A16)	Visitor accommodation	RD						
(A17)	Multi-Unit Housing (any residential development, whether of attached or detached structures or a combination thereof, which provides for the existence or establishment of more than one household on a site) within an existing Building	RD						
(A18)	Special Housing Development (being a residential development intended to suit the particular residential needs and characteristics of a homogenous group of people and includes any building or buildings)	RD						
(A19)	Live Work Units (being a single unit consisting of a workshop, workroom, home enterprise or home occupation with a residential component that is occupied by the same owner/tenant.)	RD						
(A20)	Integrated residential development, Supported residential care and boarding houses	RD						
(A21)	Community							
(A22)	Marae Complex and Kokiri Centres	P	P					

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(A23)	Education facilities	RD						
(A24)	Hospital (but not including a Psychiatric Hospital as defined in the Mental Health Act 1969)	RD						
(A25)	Public Toilets except in building 52 within the Kingseat Heritage Mixed Use Overlay	RD						
(A26)	Public amenities within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A27)	Public amenities	RD						

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Commerce								
(A28)	Retail selling predominantly convenience goods up to 400m ² GFA	RD						
(A29)	Retail selling predominantly convenience goods greater than 400m ² GFA	D						
(A30)	Veterinary clinics and health facilities not exceeding 400m ² total GFA	P						
(A31)	The selling of hand crafts	P						
(A32)	Cafe up to 100m ² of GFA within existing buildings as at 31 May 1994	P						
(A33)	Restaurants and cafes	P						
(A34)	Outdoor eating places within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A35)	Outdoor eating places	RD						
(A36)	Fitness centres within buildings up to 400m ² total GFA	P						
(A37)	Entertainment facilities up to 400m ² total GFA within existing protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A38)	Entertainment facilities up to 400m ² total GFA	RD						
(A39)	Offices within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A40)	Offices	RD						
(A41)	Offices ancillary to any permitted activity	P						
Industry								
(A43)	Manufacturing not exceeding 400m ² total GFA	P						
(A44)	Industrial laboratories within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A45)	Workshops and Workrooms (i.e.	P						

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	buildings or rooms, in which articles, goods or produce are assembled, fabricated, prepared and/or repaired.)							
(A46)	Rural							
(A47)	Equestrian/Horse training centre	P						
	Development							
(A48)	Construction of new buildings	RD						
(A49)	Internal alteration to the buildings existing as at 31 May 1994, where there is no change in site coverage or building height	P						
(A50)	Repair, redecoration and insignificant alteration to the buildings existing as at 31 May 1994, carried out with materials similar in appearance to those originally used	P						
(A51)	Modification, demolition or removal of any part of buildings A62, A63, A64, A65, A66 and A67 as identified on Kingseat: Precinct plan 11 Adaptive reuse areas and development potential.	RD						
(A52)	For any heritage item listed in I418.11.1 Kingseat: Precinct schedule 1 - Heritage resources (historic buildings, structures and areas): - (a) any external modification, except re-painting, of any building or object; (b) any removal, relocation or demolition; (c) any work within 6 metres of the exterior surface of any building or object except: (i) where the building or work is on a public road or reserve; (ii) where such work is on a different SITE and that SITE was in existence as at 31 May 1994; (d) any new building within the Heritage setback (former Kingseat Hospital site); (e) any activity which would offend mana whenua in terms of the known spiritual or cultural associations;	RD	RD	RD	RD	RD	RD	RD

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Subdivision								
(A53)	Subdivision in the Kingseat Precinct which complies with Standards I418.6.10 to I418.6.16.	RD						
(A54)	Subdivision in Sub-precinct B, and Sub-precincts F and G that does not comply with I418.6.11 Minimum site size road frontage, size requirements	NA	D	NA	NA	NA	D	D
(A55)	Medium density subdivision (net site area down to 325m ²) or that approved by resource consent in Sub-precinct C	NA	NA	C	NA	NA	NA	NA
(A56)	Subdivision involving cul-de-sac roads	D						
(A57)	Subdivision creating a rear site in Sub-precinct F of the Kingseat precinct	NA	NA	NA	NA	NA	NC	NA
(A58)	Subdivision which does not comply with any Standards I418.6.10 to I418.6.16 excluding lots not connected to a public reticulated water supply or public reticulated wastewater network.	D						
(A59)	Subdivision which complies with all Standards I418.6.10 to I418.6.16 and is located outside the area identified in I418.6.8 Historic heritage alert setback.	RD						
(A60)	Subdivision which complies with all standards in with I418.6.10 to I418.6.16 and is located within the I418.6.8 Historic heritage alert setback	D						
(A61)	Subdivision which does not comply with Standards I418.6.10 to I418.6.16 provided that, at the time at which the application is lodged with Council, all necessary resource consents have been obtained for a public reticulated water supply network and a public reticulated sewage disposal system, and where such resources consents are still in force at the time of determination.	D						
(A62)	Subdivision of sites within the Kingseat Precinct not connected to a public reticulated water supply or a public reticulated sewage disposal system and where all necessary resource consents have not been granted for a public reticulated water	NC						

	supply network and a public reticulated sewage disposal system.	
(A63)	Any subdivision within the Kingseat Precinct relating to an area identified in Kingseat: Precinct plan 9 – Public road sections requiring a roading plan where no roading plan for the relevant section of existing public road has been prepared.	NC
(A64)	Any subdivision within the Kingseat Precinct within a development area identified on Kingseat: Precinct plan 10 - Kingseat development area, where the required road works associated with the full adjoining road frontage, either: <ul style="list-style-type: none"> a) are not proposed as part of the subdivision application, or b) are not covered by a roading infrastructure development agreement, or c) have not already been completed. 	NC

Note 1

For the purposes of this Precinct:

Required road works means the works that must be undertaken to the centreline of the adjoining public road, and which must be along the full road frontage of the development area in which the subdivision or development is occurring, All such works must be undertaken in accordance with a roading plan that has been approved as part of a resource consent application.

Development area means those areas of land as denoted as such in any precinct plan. Any development or subdivision in a development area will necessitate the upgrading of the entire adjoining public road frontage to the centreline of that road.

Heritage Setback means that area of a scheduled building identified in Kingseat: Precinct plan 3 – protected heritage places and trees of merit located:

- Between 15m and the front façade of Building A.52 facing the central roadway;
- 10m from all other facades of Building A.52 and from the facades of Buildings A.57, A.58, A.59 and A61; and
- 6m from all facades of scheduled Buildings A.62 to A.67

I418.5. Notification

- (1) Any application for resource consent for an activity listed in Table I418.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I418.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below.

I418.6.1. Density

- (1) More than one dwelling on a site within Sub-precinct B is a permitted activity provided that the number of dwellings must not exceed a density of one dwelling per 450m² net site area.
- (2) Development exceeding the density provided for in this rule is a discretionary activity.

I418.6.2. Height

- (1) Buildings in Sub-precinct A must not exceed 12m in height.

I418.6.3. Height in relation to boundary

- (1) Standard [H4.6.5](#) height in relation to boundary, [H4 Residential - Mixed Housing Suburban Zone](#) does not apply to internal boundaries within Sub-precinct A.

I418.6.4. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I418.6.4.1 Yards in Sub-precincts A, B, F and G below.

Table I418.6.4.1 Yards in Sub-precincts A, B, F and G

Yard	Minimum depth
Front	5m for Sub-precincts A, B and F
	10 m for Sub-precinct G
Side or rear yards adjoining land which is within any of the zones in section H19 -Rural Zones	20m from the boundary of land zoned Rural - Rural Coastal or Rural - Rural Production Zones
Side or rear yards adjoining a Rural Trail identified on Kingseat: Precinct plan 2: Development plan	10m from the boundary of the Rural Trail
Coastal protection yard	30m from existing or proposed Esplanade Reserve or 50m from Mean High Water Springs whichever is the greater

I418.6.5. Building coverage

- (1) Within the Kingseat Precinct building coverage must comply with the following maximum total.
 - (a) Building coverage per site must be 35% of the net area within the Residential - Single House Zone except as listed in Table I418.6.5.1 Building coverage in Sub-precincts A, F and G below:

Table I418.6.5.1 I418.6.4 Building coverage in in Sub-precincts A, F and G

Sub-precinct	Maximum building coverage per site
Sub-precinct A	50%
Sub-precinct F	25%
Sub-precinct G	20%

I418.6.6. Main frontage control

- (1) In the Kingseat Precinct all residential development on the “main frontage control line” identified on Kingseat: Precinct plan 6 - Special control must not have habitable rooms at ground level.

I418.6.7. Building line setback

- (1) In the Kingseat precinct, road widening from the current legal road width (as at 23 September 2010) will be required in the locations shown and in the dimensions specified in Kingseat: Precinct plan 7 – Road widening. Where road widening is identified on Kingseat: Precinct plan 7 – Road widening and where the construction of a building precedes subdivision, buildings must be located outside of the building line and this shall be deemed the new front boundary until such time as the road widening identified for the Site has been undertaken and subsequently vested in Council.

I418.6.8. Historic heritage alert setback

- (1) Within the Kingseat precinct where any earthworks, including any land disturbance required for access way, formation work, or building, or planting of indigenous vegetation is proposed, or where a specified building area associated with proposed subdivision is proposed, within the width of 100m from the line of Mean High Water Springs:
 - (a) The person(s) undertaking the proposed activity (including subdivision) must provide the council with a report from a qualified archaeologist, identifying whether any archaeological site is within the Historic heritage alert setback of the proposed subdivision, and stating whether any archaeological site will be damaged, modified or destroyed by such activities;

- (b) Where a report of the type described above has been previously received by council then a further report will not be required; and
- (c) Where a person proposes to undertake such activity and instigates a survey of a property or properties by a qualified archaeologist and no archaeological sites are recorded provisions I418.6.8 Historic heritage alert setback(a) and (b) will cease to apply.

I418.6.9. Car parking

- (1) [Deleted]
- (2) [Deleted]

I418.6.10. Kingseat precinct and sub-precinct A

- (1) All subdivision within the precinct must be general accordance with Kingseat: Precinct plan 1 – Sub-precincts and areas and Kingseat: Precinct plans 2 – Development plan.
- (2) All subdivision within the former Kingseat Hospital Site must be in general accordance with Kingseat: Precinct plan 4 – Kingseat Hospital site and Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site.

I418.6.11. Minimum site size, road frontage, size requirements

- (1) Any new site within Sub-precinct B must:
 - (a) have a minimum net area of 450m²;
 - (b) have road frontage of no less than 15m;
 - (c) not be a rear site; and
 - (d) have a minimum distance of 20m between any specified building area and the boundary of an adjoining rural or coastal area.
- (2) Any new site within Sub-precinct F must:
 - (a) have a minimum net area of 1500m²;
 - (b) have a minimum distance between any specified building area and the boundary of another zone of 20m;
 - (c) must not be a rear lot; and
 - (d) have road frontage of no less than 50 metres.
- (3) Any new site within Sub-precinct G must:
 - (a) have a minimum net area of 2500m²;
 - (b) have a minimum distance between any specified building area and the boundary of an existing or proposed esplanade reserve of 30m;

(c) where adjoining an existing or proposed esplanade reserve revegetate 25% of the area of the new site with indigenous vegetation and protect this area through consent notices (subject to requirements of the Historic Heritage Alert Setback); and

(d) not be a rear site.

(4) Medium density subdivision (i.e. net site area down to 325m²) or that approved by resource consent must be located within 200m of:

(a) a Neighbourhood Park (excluding Harbourside Parks);

(b) Sub-Precinct D the Business Zone (Kingseat Village Centre);

(c) the Adaptive Re-use Overlay Area A and B shown on Kingseat Precinct plan 11 – Adaptive reuse areas and development areas; or

(d) buildings A57, A58, A59 and A61 within Sub- Precinct A (refer to Precinct plans 1, 2, 8 and 11).

I418.6.12. Wastewater and Water Supply

(1) Any site located within the Kingseat precinct must be connected to a public reticulated wastewater treatment and disposal system.

(2) Any site located within the Kingseat precinct, must be connected to a public reticulated water supply and network.

I418.6.13. Rural trail

(1) In the Kingseat precinct, subdivision must provide a 10m wide strip of land in the location of the annotation “Local Purpose Access Rural Trail’ on I418.10.2 Kingseat: Precinct plan 2 – Development plan. The Rural Trail must be vested as local purpose access.

I418.6.14. Average minimum density

(1) The average minimum density in Sub-precinct B is 10 dwellings per hectare

I418.6.15. Design and layout Business - Local Centre Zone

(1) Whether subdivision within the Local Centre establishes, or does not preclude the establishment and development of a Village Square of at least 1,600m² in area with at least one continuous frontage to the Main Frontage Control Line shown on Kingseat: Precinct plan 6 – Special controls and as described in I418.6.6 Main frontage control.

I418.6.16. Stormwater Management

(1) Any subdivision within the Kingseat Precinct must meet the following :

(a) the only new ponds permitted for stormwater management must be dry detention basins that temporarily detain water and, where practical, must be able to completely empty via an orifice controlled outlet over a 24 hour period;

- (b) all new stormwater management devices must not be located on the bed of any stream (off-stream);
- (c) all stormwater from lots in the [H17 Business - Light Industrial Zone](#) must drain to a stormwater wetland that provides for secondary treatment prior to discharge. The treatment efficiency of a stormwater wetland must be designed using Auckland Council Guidelines as the minimum standard;
- (d) all lots in Sub-precincts F & G must manage stormwater on-site and not rely upon or require the use of public stormwater wetlands or wetland-swale systems;
- (e) all lots must be designed to accommodate the on-site volume and quality standards set out below;
- (f) a 20m riparian margin must be provided from the edge of any permanent stream and 10m from the edge of intermittent streams;
- (g) roads, uncovered parking areas, and jointly owned accessways must be designed to meet the stormwater quality standards set below; and
- (h) All concentrated point discharges are to be avoided and methods to disperse discharges are to be implemented.

On-site volume control

- (2) All sites must provide on-site retention (volume control) of stormwater for a 10mm, rainfall event from:
 - (a) all new impervious areas 25m² or larger in area; and
 - (b) both existing and new impervious areas where new or redevelopment of existing impervious areas exceed 50 square metres on redeveloped sites.

In achieving the above standard, all stormwater run-off from roofs must be directed to a rain tank providing for non-potable re-use; a planted infiltration pit or trench; permeable paving, or a combination.

- (3) In addition to I418.6.16(2) Stormwater Management above, where stormwater from a site discharges directly to a stream or to land that drains to a stream, stormwater management by on site devices or catchment-wide devices must be provided that meet the following:
 - (a) detention (temporary storage) with a volume equal to the remainder of the 95th percentile event from all new impervious areas 25 square metres or larger in area, and for both existing and new impervious areas where new impervious areas exceed 50 square metres on redeveloped sites;
 - (b) the discharge must not result in, or increase, flooding of other properties in events up to 10 per cent annual exceedance probability or the inundation

of buildings in events up to the one per cent annual exceedance probability; and

- (c) the discharge must not cause or increase scouring or erosion at the point of discharge or downstream and must be dispersed prior to stormwater entering the stream or coastal marine area.

Provided that where the stormwater from a site discharges directly to the coastal marine area and not to a stream, on site stormwater management does not need to comply with (a) and (b) above.

On-site quality control

- (4) All buildings must avoid the use of unpainted roofing or spouting materials containing zinc or copper to minimise contaminant runoff.
- (5) Stormwater runoff from high contaminant generating land uses must be treated by an Approved Stormwater Quality Device.

For the purposes of this rule, high contaminant-generating land uses means:

- all road carriageways; and
- parking areas and associated accessways that are exposed to rainfall and which carry more than 50 vehicles per day,

For the purpose of this rule Approved Stormwater Quality Device means:

A stormwater quality treatment device or system that is sized and designed in accordance with TP 10 – Stormwater Management Devices: Design Guidelines Manual (May 2003), or alternative devices that are demonstrated to achieve an equivalent level of contaminant removal performance to that of TP 10 – Stormwater Management Devices: Design Guidelines Manual (May 2003) for the land use activity and associated contaminants of concern as follows:

- (a) for high use roads and carparks, stormwater quality treatment devices that are more effective at removal of sediment and metals must be used;
- (b) for high contaminant yielding building materials, stormwater quality treatment devices that are more effective at removal of metals must be used.
- (6) Industrial and Trade Activity (ITA) areas are excluded from these provisions where they are located within the Business - Light Industrial Zone. However, any additional impervious area outside of the ITA area but which are located within the same lot are subjected to these provisions.

I418.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I418.8. Assessment – restricted discretionary activities

I418.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

(1) Matters of discretion (General):

- (a) whether sites can be adequately serviced with water, wastewater disposal and systems to control discharge of contaminants;
- (b) the extent to which stormwater management takes an integrated stormwater management approach with riparian planting, earthworks, silt and sediment control;
- (c) the adequacy of measures for remediation of soil contamination;
- (d) the potential effects arising from geotechnical matters including site stability and natural hazards such as flooding;
- (e) measures adopted to address proximity to national grid transmission lines (refer Planning Maps);
- (f) whether residential subdivision achieves the yield depicted on Kingseat: Precinct plan 11 – Adaptive reuse areas and development areas, design and layout, site planning, building form, public interface and external appearance, open spaces, parking areas, landscaping and amenity planting;
- (g) the design, function and measures proposed to secure the future viability of the local centre;
- (h) the measures to avoid adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural landscape quality ecological and landscape values including proposals for their retention, protection and enhancement;
- (i) the measures to avoid adverse effects on the coastal environment including proposals for its protection and enhancement;
- (j) measures for the retention and promotion of the function of key open spaces and vegetated areas, and the entrance feature roadway, notable and significant trees and heritage resources including historic heritage places, other existing trees and landscape quality and heritage values of the former Kingseat Hospital Site;
- (k) measures for the protection and/or enhancement of archaeological sites, and cultural and heritage resources and the coastal environment;
- (l) the application of the key roading layout and its functions and connectivity, including the physical integration of sub-precinct A with the Local Centre

and the construction, location and/or extension of trails for walking, cycling and horse riding within the structure plan area including within any existing or required esplanade reserve or riparian margin **and** roading plans and the implementation of any required road works;

- (m) measures for noise attenuation and limitation on hours of operation;
- (n) consistency with Precinct Plans;
- (o) consistency with any relevant Sub-precinct plan; and
- (p) consistency with design elements.

I418.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) Whether the sites are serviced for water and wastewater disposal and the adverse effects avoided, remedied or mitigated.
- (2) The extent to which an integrated stormwater management approach has been adopted including:
 - (a) whether an integrated stormwater management approach has been undertaken, and whether this has incorporated riparian planting, earthworks, silt and sediment control measures;
 - (b) whether the creation or increase of existing flooding, including incremental adverse effects has been avoided;
 - (c) whether incremental and cumulative adverse effects of increased stormwater flows including such effects on stream channels and stream health, natural character, biodiversity, erosion and stability and community and Mana Whenua values has been avoided, or if not avoided then mitigated;
 - (d) whether any existing adverse effects have been reduced;
 - (e) whether any available stormwater network which has capacity to cater for increased stormwater flows has been utilised;
 - (f) the extent to which stormwater flow is managed on-site and stormwater management devices in the catchment utilised to accept and cater for increased stormwater flows to meet mitigation requirements;
 - (g) the extent to which discharge points have ensured dispersal of flows before entering a stream or the coastal marine area;

- (h) whether the adverse effects on sensitive receiving environments, including coastal waters, from stormwater contaminants have been avoided, remedied or mitigated; and
 - (i) the extent to which incremental and cumulative adverse effects of stormwater contaminants on receiving environments including on biodiversity, community and Mana Whenua uses and values have been avoided, or if not avoided then mitigated.
- (3) Whether remediation of soil contamination has occurred including the verification of effective completion of works.
- (4) The extent to which geotechnical matters including site stability and natural hazards such as flooding have been considered and addressed.
- (5) The extent to which development has taken account of proximity to national grid transmission lines (refer Planning Maps) including whether the provisions of the National Grid Corridor overlay have been addressed.
- (6) The extent to which density, design and layout, site planning, building form, public interface and external appearance of the proposed development including open spaces, parking areas, landscaping and amenity planting promotes the protection and enhancement of the natural and heritage environment and amenity and character of Kingseat and the Whatapaka Creek.
- (7) The extent to which the design of the town centre and other areas and activities, promotes, maintain and enhance the function and the ongoing continuance of the town centre.
- (8) Whether adequate provision has been made for the protection, retention and enhancement of existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural landscape quality ecological and landscape.
- (9) Whether the coastal environment has been protected or enhanced.
- (10) Whether the function of key open spaces and vegetated areas, and the entrance feature roadway, existing trees and landscape quality and heritage values of the former Kingseat hospital site have been protected, retained and enhanced.
- (11) Whether archaeological sites, and cultural and heritage resources have been protected, retained or enhanced, including the following considerations:
- (a) In relation to proposals affecting heritage resources listed in Kingseat Precinct Schedule 1: Heritage Resources (Historic Buildings, Structures and Areas) :
 - (i) whether the opinion of an Architectural Conservator, Archaeologist, Historian, Mana Whenua representative, or other suitably qualified or experienced person has been sought;

- (ii) where the heritage resources would be compromised or lost, the extent to which those effects could be mitigated if consent were granted;
 - (iii) the nature and extent of any work or proposal and how conspicuous or significant it would be in the context of the maintenance of the integrity and intrinsic value of the scheduled item;
 - (iv) whether the height, location, design and external appearance of buildings, structures and other objects is appropriate; and
 - (v) whether a Conservation Plan prepared by a suitably qualified or experienced person, is provided to ensure the proper management of any heritage resource;
- (b) In the event of an application to damage, modify or destroy an archaeological site identified within the I418.6.8 Historic heritage alert setback, the extent to which the following assessment matters to ensure that adverse effects are avoided, remedied or mitigated have been given regard:
- (i) the nature, form and extent of the activity and the likelihood of damage, modification or destruction of the archaeological site;
 - (ii) the importance and weight given to the results of any consultation with Mana Whenua;
 - (iii) the significance of the archaeological site assessed on the uniqueness of the site, representative nature of the site, its condition and the importance attached to the site by Mana Whenua and the landowner;
 - (iv) any archaeological assessment carried out and contained in a report by a qualified archaeologist to identify and provide: an assessment of effects, proposals for avoidance or mitigation of effects; the provisions of any relevant management plan where appropriate; and whether the proposal meets the provisions of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value;
 - (v) the identification of any alternative methods and locations available for applicants to carry out the works or activities;
 - (vi) the degree to which development can occur within I418.6.8 Historic heritage alert overlay setback where there is no adverse effect on the archaeological site; and
 - (vii) the manner in which landowners, the community and Mana Whenua source or provide funding and methods of voluntary protection for the management of archaeological sites including the use of covenants;

(c) for the assessment of applications that involve the modification, alteration or demolition of any scheduled building, structure or area existing on the former Kingseat Hospital site and listed in I418.11.1 Kingseat: Precinct Schedule 1- Heritage Resources (Historic Buildings, Structures and Areas), or any new building located within the Heritage setbacks, whether a heritage impact assessment of the proposal has been carried out by an appropriately qualified person that includes the following considerations:

(i) in consideration of any scheduled building, structure or area,:

1. its structural condition and the ability for it to be converted to a new use; and
2. its contribution to the overall heritage and/or character of the former Kingseat Hospital site.

(ii) in consideration of any new building located within the Heritage setbacks:

1. the effects upon the heritage value of the scheduled building in the vicinity; and
2. the effects upon the overall heritage and/or character of the former Kingseat Hospital site;.

(iii) regarding any scheduled building:

1. The retention of the scheduled building in its present form in a manner that preserves its heritage values including:
 - the fabric identified in I418.11.2 Kingseat: Precinct schedule 2: Heritage assessment by building type as having 'exceptional' significance should be retained unless exceptional circumstances require its removal;
 - the fabric identified as having 'considerable' significance should be retained unless special circumstances require its removal;
 - the fabric identified as having 'some' significance should be retained where practicable; and
 - proposals that remove any accretions or features that detract from the heritage values should be favourably considered;

(iv) new buildings within Heritage set back (Former Kingseat hospital Site):

1. whether new buildings are of an appropriate scale (including height (irrespective of the permitted zone height) and overall bulk), and located, so that:
2. where close to any scheduled building, they are not taller than the scheduled buildings, and preferably one storey lower than the scheduled building;

3. views of the scheduled building from the central roadway and central field are provided; and
 4. open space around and in the vicinity of the central field, and central roadway of the former Kingseat Hospital site should be promoted and retained;
- (v) the design and layout of subdivision and development including particular regard to:
1. the protection and/or enhancement of any scheduled building, trees, structures or areas;
 2. the overall character and amenity of the former Kingseat Hospital site derived from the scheduled buildings, structures, trees and areas, and the integration of new subdivision and development with these features;
 3. medium density housing giving recognition to an appropriate scale of development within close proximity to scheduled buildings, that promotes:
 - the retention of heritage values and character of the buildings;
 - associated open space surrounding the scheduled buildings and complementary landscape heritage character;
 - views of the scheduled buildings from the central field, and central roadway of the former Kingseat Hospital site; and
 - open space around the central field area.

(12) Roding

- (a) whether efficient roding layout, function connectivity, including the physical integration of Sub-precinct A with the Local Centre is achieved;
- (b) whether implementation of any required road works are required;
- (c) With respect to the construction of public roads:
 - (i) whether the proposal includes a roding plan detailing the design for the relevant section of public road as defined in Kingseat: Precinct plan 9 – Public road sections requiring a roding plan;
 - (ii) whether the roding plan prepared for the relevant section of existing public road is consistent with the Auckland Transport Code of Practice; and

Note 1: Auckland Transport approval is needed for any changes to existing public roads under the Local Government (Auckland Council) Act 2009

- (iii) whether applications propose to undertake the required road works along the frontage of the relevant development area (refer Kingseat: Precinct plan 10 – Kingseat development areas; or whether an infrastructure agreement exists to complete the required road works referred to above.
- (13) Whether adequate noise attenuation and hours of operation are proposed where appropriate.
- (14) The extent to which the proposals are consistent with Precinct Plans.
- (15) The extent to which the proposals are consistent with any relevant sub-precinct plan.
- (16) Subdivision
 - (a) In addition to considering the relevant assessment criteria I418.8.2(1) - (15) above the Council will also consider :
 - (i) whether the subdivision is in general accord with the relevant subdivision design assessment criteria (see the below table which outlines the appropriate design elements for specific sub-precincts).

Table I418.6.8.2.1 Design assessment criteria

Sub-precinct	Relevant design assessment criteria contained in I418.11.5 Appendix 1: Kingseat Precinct
A	Design elements 1 and 8
B & C	All design elements
D	Design element 6
E	Design elements 1, 5 and 6
F & G	As specified in the design elements

(17) Former Kingseat Hospital site and consistency with relevant precinct plans.

(a) The council in considering the relevant assessment criteria in I418.8.2(1) - (16) above for subdivision and development considered restricted discretionary activities within the former Kingseat hospital site, will also consider the following matters:

- (i) the overall character of the site including heritage, environmental and amenity values, scheduled buildings and trees(including trees of merit in Kingseat: Precinct schedule 4 – Trees of merit);
- (ii) the extent to which existing notable and trees of merit that contribute to the visual amenity and treed character of the site are retained;
- (iii) the extent to which proposed landscaping contributes to the treed character of the site and maintains its future visual amenity, including its effectiveness in offsetting the effects arising from the removal of existing trees from the site;
- (iv) whether subdivision and development_achieves the structural elements shown on Precinct plans I418.10.2 , I418.10.4 and I418.10.5;
- (v) the extent to which subdivision and development reflects any assessment criteria contained in heritage and character provisions in the Unitary Plan including those matters set out in I418.8.2 (11) above;
- (vi) the extent to which the proposed subdivision and development affecting the former Kingseat hospital site is in accordance with Kingseat: Precinct Plan 4 – Kingseat Hospital site, and avoids more than minor adverse effects, including cumulative adverse effects, on the development and/or viability, vitality or function of the Kingseat local centre;

- (vii) whether proposals to reuse buildings appropriately protect and/or enhance the external appearance, character and heritage values of the historic heritage place, and buildings and the layout of access, outdoor living courts and other accessory structures and buildings and does not undermine the character and amenity of the areas and vegetation within which the building is located;
 - (viii) whether Scheduled Trees including trees that provide a high level of amenity are appropriately incorporated within the proposed development;
 - (ix) whether the subdivision and development within the adaptive re-use areas in Sub-precinct A promotes opportunities for community re-use, community activities and regeneration and employment;
 - (x) whether activities within the Kingseat Hospital Precinct area avoid more than minor adverse effects, including cumulative adverse effects, on the development and/or viability, vitality or function of the Kingseat local centre;
 - (xi) whether subdivision and development (including new buildings) within the Adaptive Re-use Overlay Areas do not promote activities that may undermine the function and purpose of the Local Centre.
 - (xii) whether within the Adaptive Re-use Overlay areas and the Kingseat Mixed Use Overlay Area:
 - 1. effects that any proposal may have on the safety and character of the Hospital site as a result of traffic effects are less than minor;
 - 2. [deleted]
 - 3. adequate provision has been made for noise attenuation where proposals involve potential effects on the occupants of buildings, particularly where residential accommodation sits in close proximity to other land uses; and
 - 4. subdivision and development complies with appropriate parts of design element 2 (Block size, lot type and orientation) and design element 8 (Adaptive re-use overlay areas and kingseat heritage mixed use overlay area).
- (b) within the Kingseat Precinct where proposed buildings are in excess of 8 metres, and are within 50m of protected heritage buildings A52, A57, A58 and A59 the extent to which views are retained between the protected heritage buildings A 52, A57, A58 and A59, and to/from the Central Field.
- (18) Archaeological place (sites) historic heritage set back

- (a) whether in considering a discretionary activity application to damage, modify or destroy an archaeological site within the I418.6.8 Historic Heritage Set back (100m of Mean High Water Springs), regard is had to the assessment matters detailed in assessment criteria I418.8.2.(11)(b) to ensure that adverse effects are avoided, remedied or mitigated.

(19) Historic heritage places (former Kingseat Hospital site)

- (a) Whether in assessing applications that involve modification, alteration or demolition of any scheduled building, structure, area or tree:

- (i) existing on the former Kingseat hospital site, or any new building or structure located within 10m to 15m of historic heritage places; or

- (ii) that area of a scheduled building located between 15m from the front façade facing the central roadway, and 10m from all other facades of a scheduled building and located within the former Kingseat Hospital site as identified in Kingseat: Precinct plan 2 – Development area , or the Sub-precinct A plan in Kingseat: Precinct plan 4 – Kingseat Hospital site and Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site;

an independent study of the protected item, carried out by an appropriately qualified person has been provided .

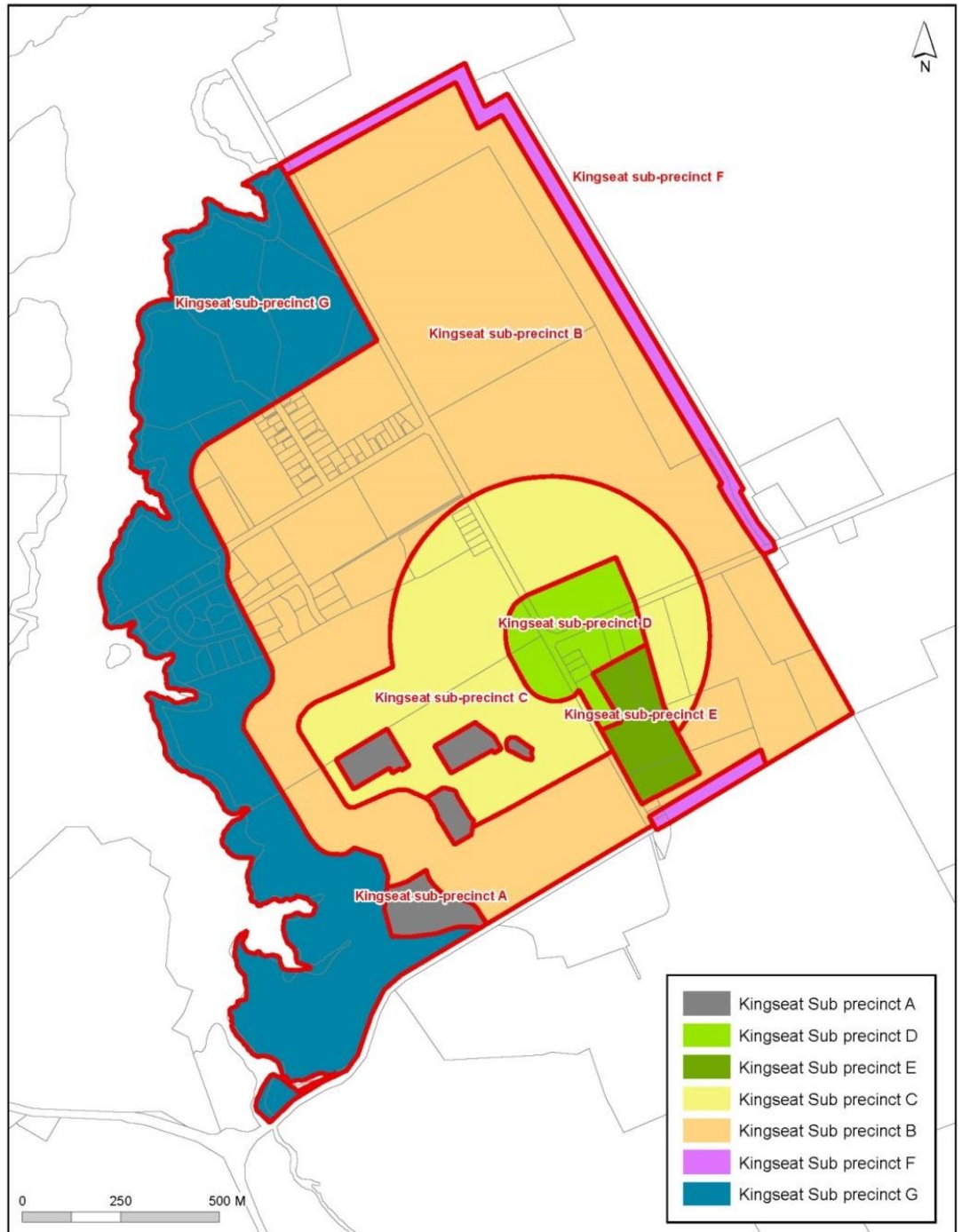
- (b) With reference to provision I418.8.2(19)(a) above and consideration of any scheduled building, structure, area or tree, assessment criteria in section I418.8.2(11)(c)(i) are relevant.
- (c) With reference to I418.8.2(19)(a) above and consideration of any new building located within the Heritage setbacks assessment criteria in I418.8.2(11)(c)(ii) are relevant.
- (d) With reference to I418.8.2(19)(a) above and consideration of the protection of any scheduled building assessment criteria in I418.8.2(11)(c)(iii) are relevant.
- (e) With reference to I418.8.2(19)(a) above and new buildings within heritage set back (former Kingseat hospital site) assessment criteria in I418.8.2(11)(iv) are relevant.
- (f) With reference to I418.8.2(19)(a) above and subdivision and development (including mixed housing, more than one building on a site), assessment criteria in I418.8.2(11)(c)(v) are relevant.

I418.9. Special information requirements

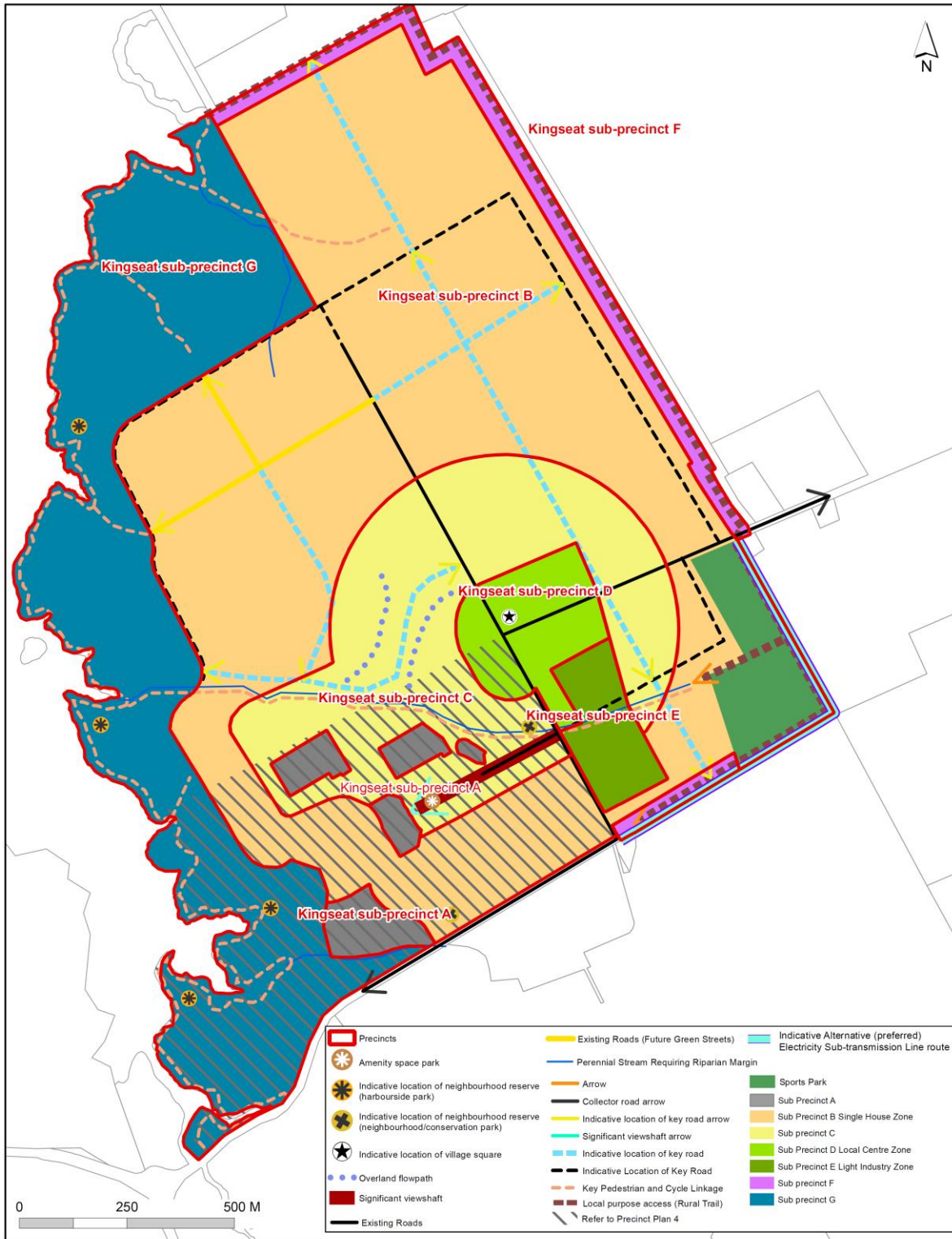
There are no special information requirements in this precinct.

I418.10. Precinct plans

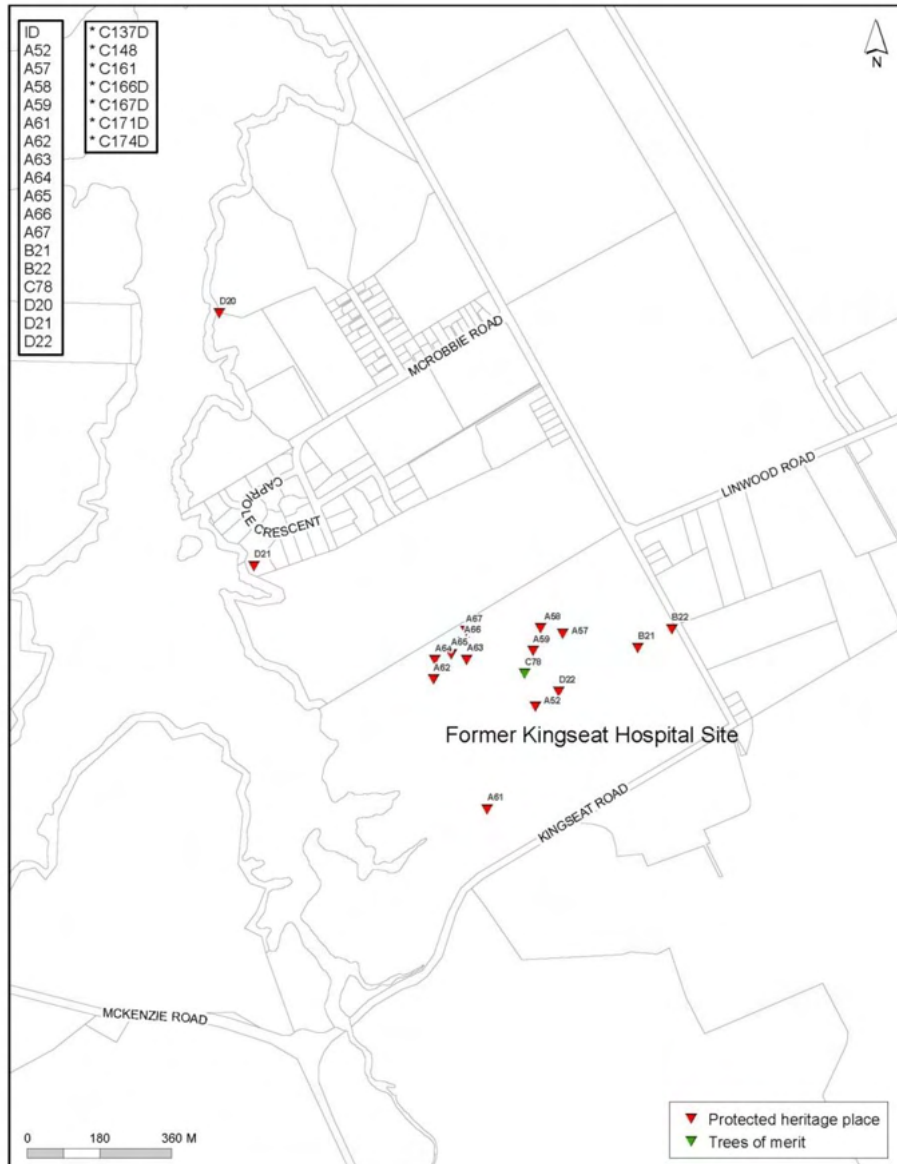
I418.10.1. Kingseat: Precinct plan 1 – Sub-precincts and areas



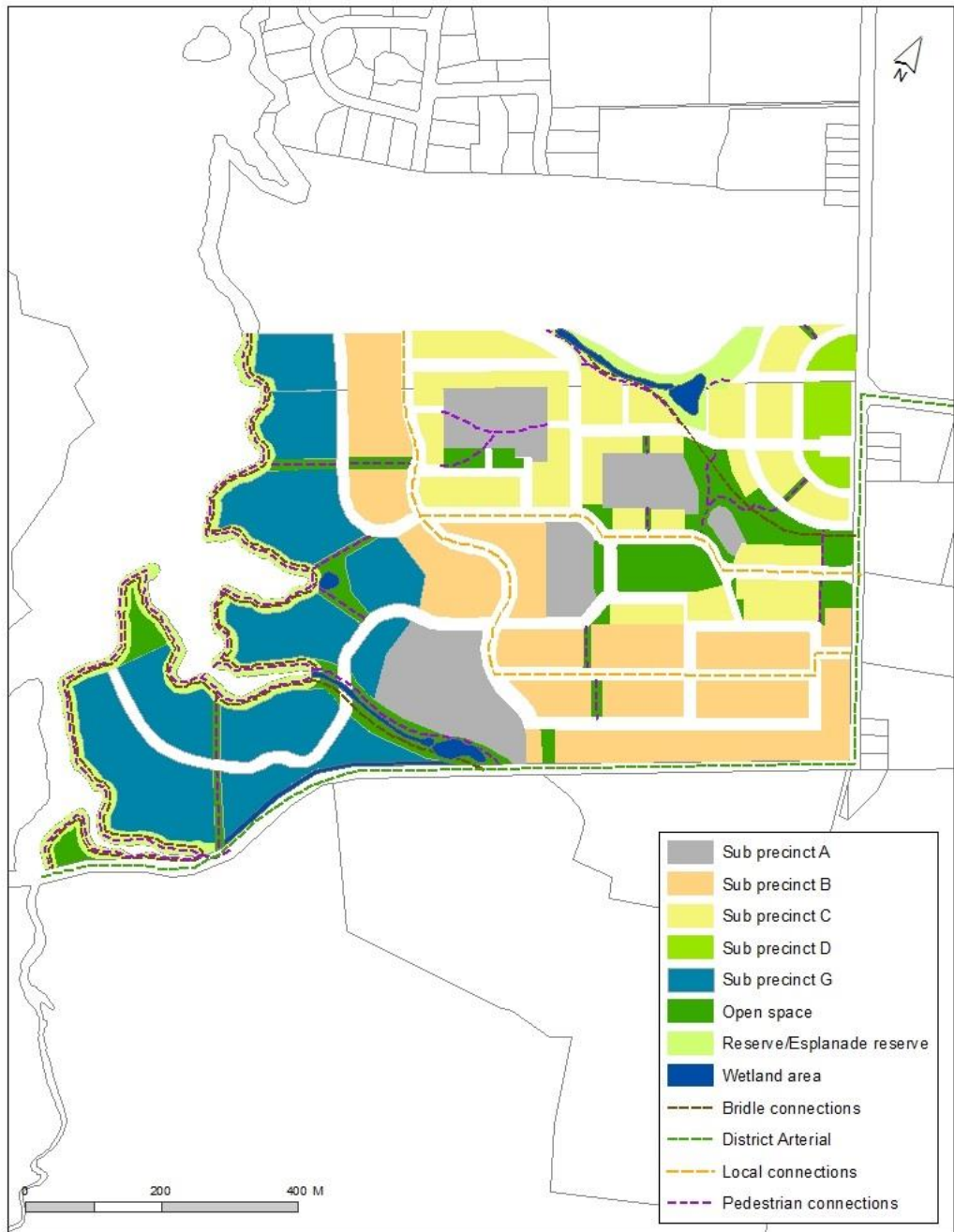
I418.10.2. Kingseat: Precinct plan 2 – Development plan



I418.10.3. Kingseat: Precinct plan 3 – Protected heritage places and trees of merit



I418.10.4. Kingseat: Precinct plan 4 – Kingseat Hospital site



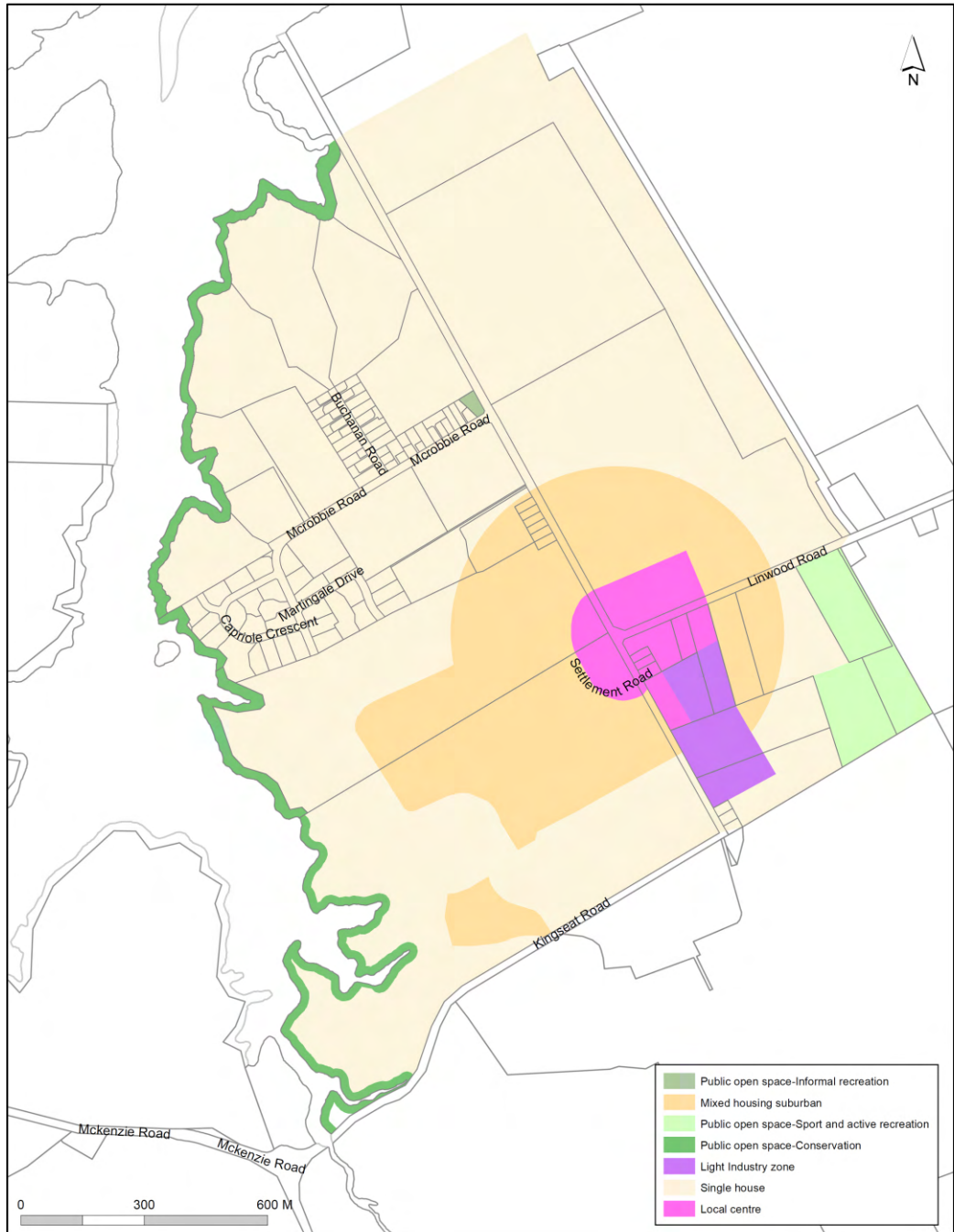
I418.10.6. Kingseat: precinct plan 6 – Special controls



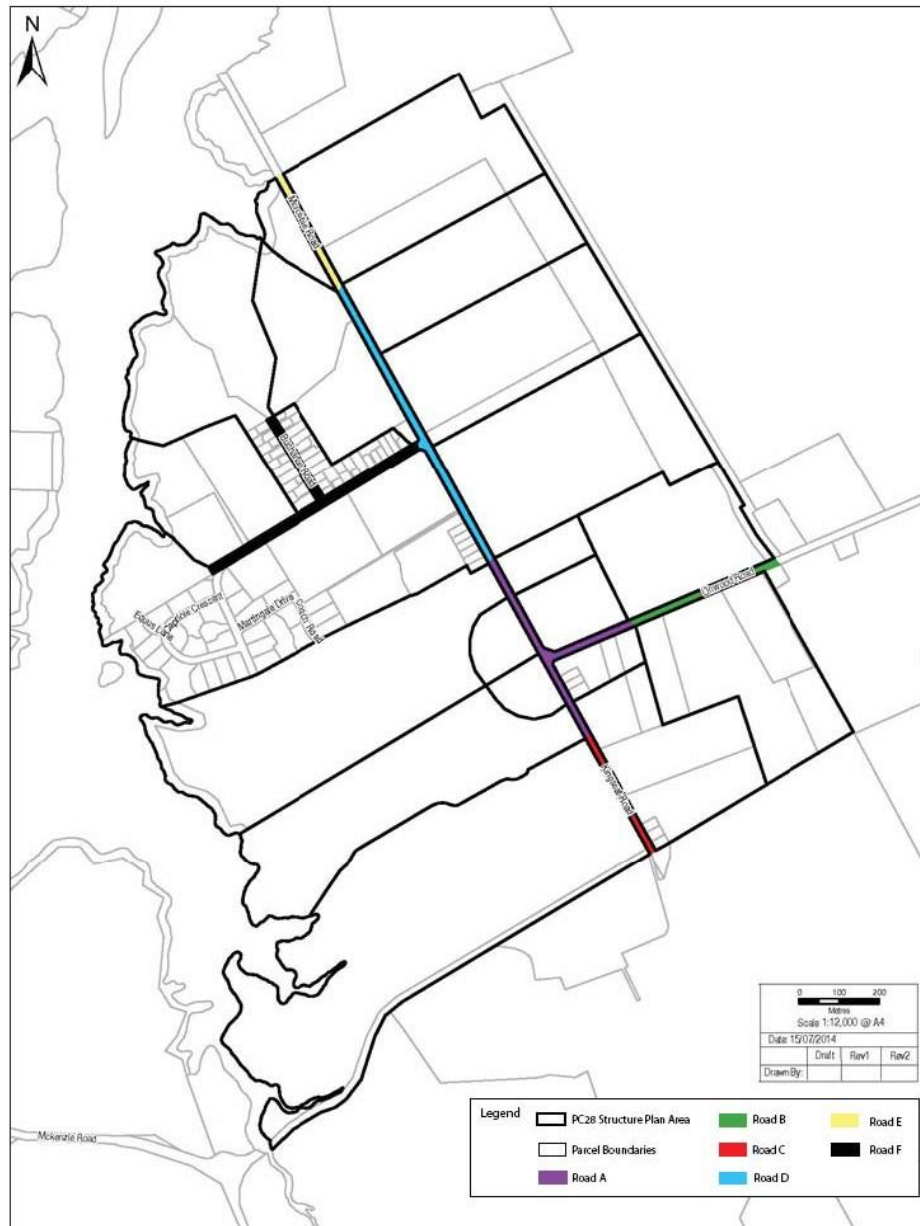
I418.10.7. Kingseat: Precinct plan 7 – Road widening



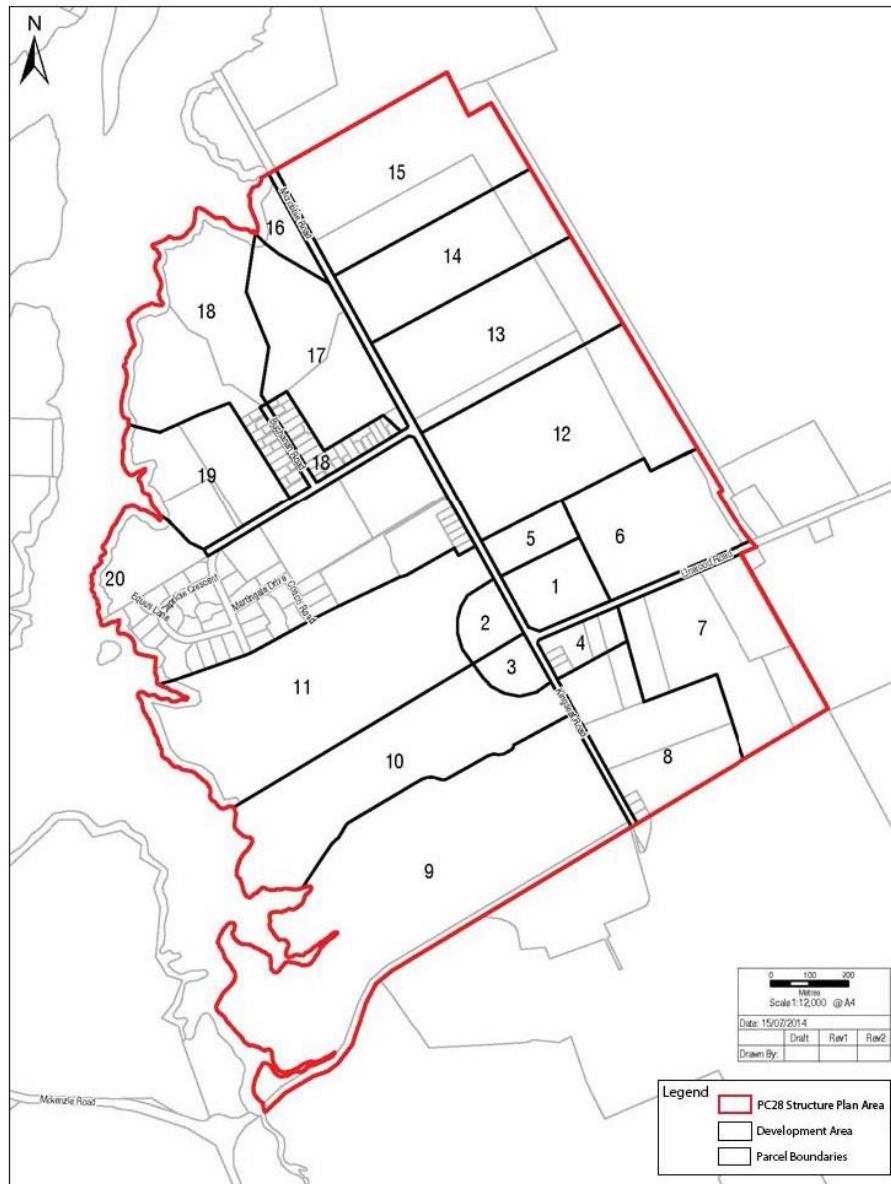
I418.10.8. Kingseat: Precinct plan 8 – Zoning



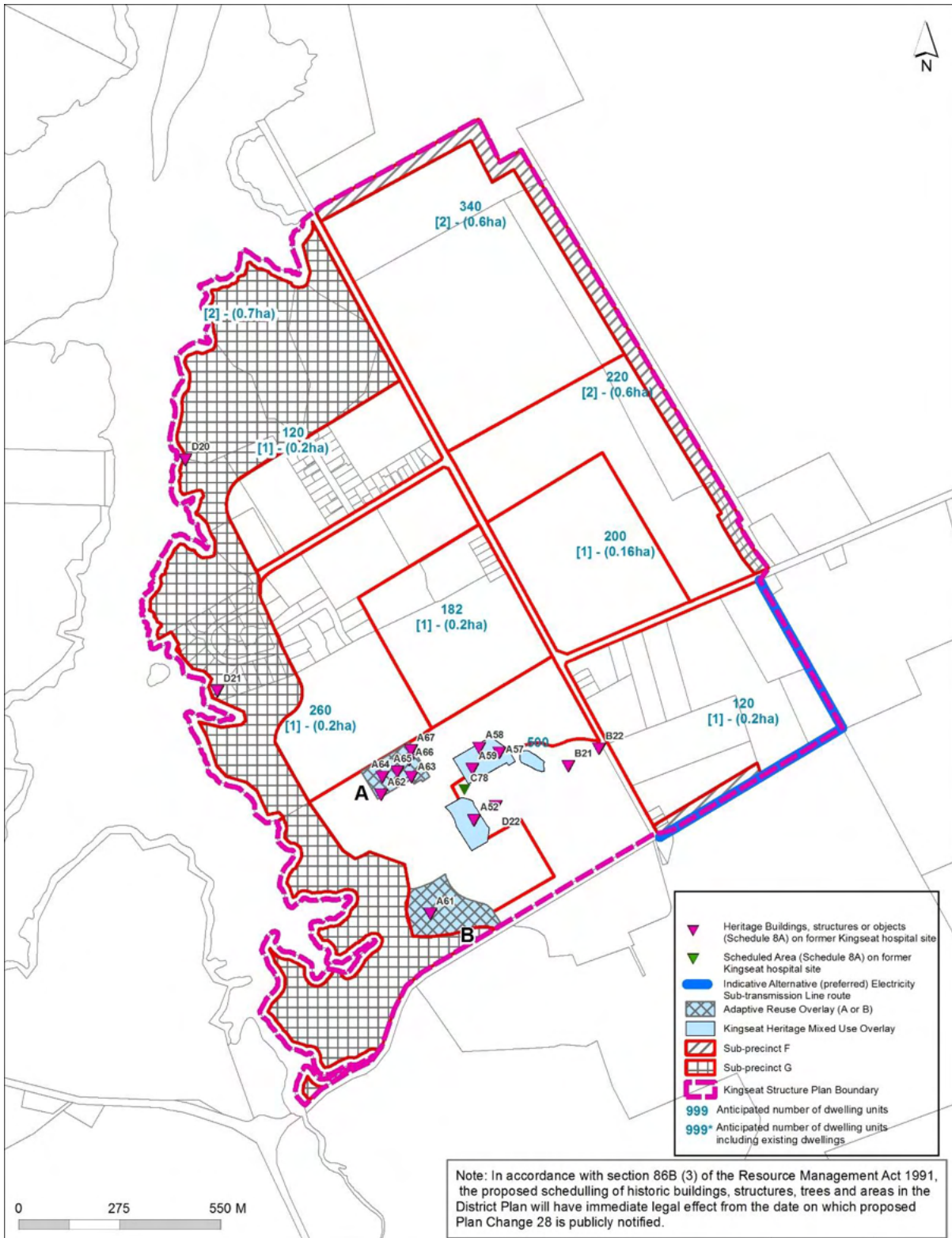
I418.10.9. Kingseat: Precinct plan 9 – Public road sections requiring a roading plan



I418.10.10. Kingseat: Precinct plan 10 – Kingseat development areas



I418.10.11. Kingseat: Precinct plan 11 – Adaptive reuse areas and development potential



I418.11. Schedules

I418.11.1. Kingseat: Precinct schedule 1 – Heritage resources (historic buildings, structures and areas

Group A: Buildings			
Item No.	Item	Location and description	Valuation no.
A.52	Kingseat Hospital Administration Building	Former Kingseat Hospital site (Lot 1 DP 137234) Three storey plaster-rendered building with single storey wings all having clay tile hipped pitched roofs	03720/264.00
A.57	Kingseat Hospital Villa 11	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof	03720/264.00
A.58	Kingseat Hospital Villa 12	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof	03720/264.00
A.59	Kingseat Hospital Villa 13	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof	03720/264.00
A.61	Former Nurses Home	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick villa building with clay tile fully hipped pitched roof	03720/264.00
A.62	Kingseat Hospital Ancillary Building 1	Former Kingseat Hospital site (Lot 1 DP 137234) Laundry Building, but excluding later added south eastern annex. Single storey rectangular brick building with vaulted hipped corrugated roof.	03720/264.00
A.63	Kingseat Hospital Ancillary Building 2	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.00

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		Stores Building, but excluding later added single storey south eastern annex. Two storey brick building with plaster finish to upper storey with hipped corrugated roof.	
A.64	Kingseat Hospital Ancillary Building 3	Former Kingseat Hospital site (Lot 1 DP 137234) Boiler Room Building. Single storey building with hipped and gabled corrugated roof.	03720/264.00
A.65	Kingseat Hospital Ancillary Building 4	Former Kingseat Hospital site (Lot 1 DP 137234) Kitchen Building. Single storey brick building with smaller second storey plaster finished with flat roof over single storey and hipped roof over second storey.	03720/264.00
A.66	Kingseat Hospital Ancillary Building 5	Former Kingseat Hospital site (Lot 1 DP 137234) Timber Stores Building. Small single storey, 4 bay garage like building with corrugated, hipped roof.	03720/264.00
A.67	Kingseat Hospital Ancillary Building 6	Former Kingseat Hospital site (Lot 1 DP 137234) Woodwork Building. Single storey brick building with open truss, hipped, corrugated roof.	03720/264.00

Group B: Structures and Objects

B.21	Main access road from Kingseat Road	Former Kingseat Hospital site (Lot 1 DP 137234) Main Phoenix Palm-lined access road to former Kingseat Hospital site from Kingseat Road. This includes significant views from Kingseat Road to the scheduled Administration Building and amenity open space area.	03720/264.00
B.22	Main entrance gates, piers and wing walls	Former Kingseat Hospital site (Lot 1 DP 137234) Simple plaster gateposts with tiered tops, and curved walls on either side of the main entrance and	03720/264.00

		access road to the former Kingseat Hospital site	
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Group D: Areas			
D.20	Terraces	Lot 2 DP112871, 112B McRobbie Road (E 1758965 N 5890134) Two terraces adjacent to coastal edge. The lower terrace is less defined and measures 6m x 4m. The upper terrace is more defined and measures 5m x 5m. Both terraces are grassland pasture and have undergone some modification through land clearance activities.	03720/286.08
D.21	Terraces	Lot 4 DP 173114, 125 McRobbie Road Terraces close to coastal edge.	03720/279.04
D.22	Central Field	Former Kingseat Hospital site (Lot 1 DP 137234) Open playing fields to the east of the main administration building, centrally located within the former Kingseat Hospital site.	03720/264.00

I418.11.2. Kingseat: Precinct schedule 2

Assessments of Historic Importance relevant to all building types

<p>Franklin/ New Zealand History Reflection of important or representative aspects of Franklin's and/or NZ's history. Psychiatric hospitals were part of New Zealand's history until the 1990s when the emphasis shifted to community care. The former Kingseat Hospital is a representative example of those psychiatric hospitals. The Administration Building was opened in 1938 and as one of the original buildings, it has played an important part in the development of the Kingseat site.</p>
<p>Community Association/Public Esteem Community association with/or public esteem for the place. Kingseat Hospital is likely to have had community associations by providing employment for local inhabitants.</p>
<p>Technical Accomplishment/ Architectural Design The Administration Building is an institutional building, the design of which was influenced by both the Modernist and Art Deco Movements of the day. Such details as the steel balustrade on the first floor balcony add to the aesthetic value of the building. Originally the central wing culminated in a parapet with a flat roof behind, a detail typical of its architectural style. Its original character has been compromised by the addition in 1957 of the second storey with its hipped roof.</p>

Rare Types of Historic Places Importance of identifying rare types of historic places or resources.

Other examples of former psychiatric hospitals exist in New Zealand including Tokanui in Te Awamutu, Sunnyside in Christchurch, Lake Alice in Manawatu and Seacliff and Waikari in Dunedin. Kingseat was one of two such hospitals in Auckland, the other being Oakley (Carrington). Kingseat was the only hospital in the south Auckland area. The administration building has rarity value as a building designed for a particular purpose, that of providing administrative functions for the hospital.

Historical/ Cultural Landscape The former Kingseat Hospital can be considered to be part of the historical landscape of the south Auckland area and the Administration building is an integral part of that landscape. The Administration building was placed in a prominent location on the Kingseat site. It faces onto an open space and is clearly visible from the road, being positioned on the axis of the driveway. It also provides a focal point on the site with the other buildings being grouped around it. The building was arguably the most important building on the site as it housed all the administrative functions. The significance of the site as a whole would be reduced if the Administration block were to be removed.

Heritage assessment by building type – significance of elements

Description	Significance of Elements	Elements
Administration block		
<p>Exterior The exterior includes the central block and extended wings on either side. Some additions have been made at the rear. The central block has been modified with the addition of a third level and corresponding changes to the roofline. The front façade has an overall rating of exceptional significance while other facades are considered to have considerable significance.</p>	Considerable	Original joinery Copper vents on roof ridge Marseilles tiled roof on original building. Plaster rendered walls Brick base wall Stringcourse Front façade balcony and balustrade Clock Flagpole Chimneys 1938 etched glass Concrete steps Brick side plinths Cast iron rainwater heads Cast iron waste disposal pipes Clay pan tiles on chimney breast at rear of building Tiled porch floors Central Block Facade
	Some	Additional storey on central block Corrugated steel roof on central block Northern side of central block
	Intrusive	Fire escapes PVC downpipes Aluminium joinery Fire hose Veranda to southern projecting wing Blocked in windows on northern projecting wings Fibre-cement addition on south western side

Description	Significance of Elements	Elements
		Metal garage door at rear of building
<p>Interior The interior of the building has been altered over a period of years. However, a significant number of original features survive, particularly in the central wing. The entry hall is considered to have an overall rating of exceptional significance, while the remainder of the ground floor has considerable significance. The first floor has been substantially remodelled and second floor was subsequently added. These areas are considered to have some significance.</p>	Exceptional	Rimu wall panelling in entry hall Rimu columns at end of entry hall
	Considerable	Rimu moulded architraves and skirtings in remainder of central wing Original ply faced flush doors Decorative plaster ceilings in central wing Decorative arch in northern hallway Decorative plaster work to beams in entry hall Plaster rendered fireplace Marble fireplace surround Steel balustrade on staircase Rimu moulded rail on staircase Cast steel radiators Original bathroom wall tiles Original terrazzo floors in bathrooms Original cork tile floors Original tongue & groove timber floors Glazed blocks in hallway Original basin in bathroom
	<u>Some</u>	Rimu pelmets Rimu bench at end of entry hall Panelled door to stairs Battened ceilings Original kitchen cupboards with chrome recessed door pulls Original plastered walls Original soft board ceilings Steel security windows Floor mounted power sockets Original floor tiles in kitchen
	<u>Not relevant</u>	Later flush doors Light switches Later mosaic bathroom floor tiles Kitchen fittings on upper floors Ply veneer dadoes on upper floors

Description	Significance of Elements	Elements
		Later bathroom fittings Later kitchen fittings Later brass door furniture Later radiators
	Intrusive	Fluorescent light fittings Fire hydrant signs and holders Vinyl flooring on staircase and landing Floor tiles in entry hall Plastic laminate walls in bathrooms Plastic laminate ceilings in some rooms Acoustic wall tiles in one room Air-conditioning units in windows Wire glazed fire doors Fire hose reels Fire alarm panels
The Villas		
<p>Exterior The exterior of the villas are generally in their original form with only minor alterations having occurred. They have an overall rating of considerable significance.</p>	Considerable	Original joinery Marseilles tiled roofs Plaster rendered walls Brick ground floor walls Cast iron rainwater heads and downpipes Arched central stairwell window Plaster frieze Small circular sculptural rosettes
	Intrusive	PVC downpipes Enclosed verandas Aluminium joinery Fibre cement additions Altered door joinery Skylights Television aerials Vents in windows
<p>Interior The interiors of some of the villas have been substantially altered while others are generally in their original form. The more intact villas retain a number of original features. The interiors have an overall rating of considerable significance.</p>	Considerable	Solid plaster ceilings and walls Exposed concrete beams Timber panelled doors and fanlights Tongue and groove doors to individual cells Latticed ceiling vents Window shutters Terrazzo floors Tongue and groove flooring in dining area Original kitchen fittings
	Intrusive	Fluorescent light fittings Fire hydrant signs and holders

Description	Significance of Elements	Elements
		Blocked up fireplaces Plastic laminate walls Plastic laminate ceilings in some rooms Lowered and suspended ceilings Later bathroom fittings Later kitchen fittings
The Former Nurses Home		
Exterior Apart from the temporary structures outside the building, the Nurse's Home appears to have had little alteration. It has an overall rating of exceptional significance.	Considerable	Original joinery Brick walls Herringbone patterns in brickwork Corbelled brickwork on entries to verandas Brick soldier course Brick chimneys Cast iron downpipes First floor balconies Original light fittings Concrete balustrades to steps Symbolic relief sculpture above entrances.
	Intrusive	PVC downpipes Timber ramp over brick steps at front Signs on building Temporary structures outside building Wire netting on balcony Floodlights Corrugated plastic roof above balcony
Interior The interior of the former Nurse's Home has been altered to some extent to meet the requirements of the current occupiers. However many original features have been retained. The interior of the Nurses' Home has an overall rating of considerable significance.	Considerable	Moulded architraves and skirting board Decorative plaster ceilings Marble fire place surrounds Art Deco fireplaces Curved staircase balustrade Moulded banister on staircase Mosaic tiles in foyer Solid plaster walls Mosaic floor in bathroom Corbelled plaster work in alcove of nurse's room Original bathroom wall tiles
	Intrusive	Fluorescent light fittings Fire hydrant signs and holders Plastic laminate walls in bathrooms. Air conditioning units in windows. Fire hoses in hall Fire alarm fittings

Description	Significance of Elements	Elements
The Ancillary Buildings		
Exterior The exterior of the ancillary buildings are generally original with only small alterations in some cases. As a group, they have an overall rating of considerable significance.	Some	Original joinery Plaster rendered cornice Brick walls Barrelled roof vents Tongue and groove double doors Original light fittings Super six corrugated roofs Portico on loading bay of storeroom.
	Intrusive	PVC downpipes Asbestos cement additions Roller doors Additions Covered opening
Interior The building interiors have had some alterations over the years and their roles have changed in some cases. They have an overall rating of some significance	Some	Solid concrete walls Exposed steel trusses Exposed timber bolted trusses Tongue and groove doors
	Intrusive	Some internal light fittings Corrugated steel covering windows and skylights

1418.11.3. Kingseat: Precinct schedule 3 – Heritage assessment of areas – significance of elements

<p>The landscape at the former Kingseat Hospital comprises a garden setting designed to complement the various buildings. A large number of trees were specifically planted to provide a shelterbelt to the buildings and grounds while others were intended to provide a decorative element. Phoenix palms feature prominently and were amongst the first to be planted to delineate the roadways.</p> <p>Three open spaces were an important aspect of the original layout of the site. These included the central field that the administration building overlooks, the northern field adjacent to the ancillary buildings and a third space in the eastern corner. These contributed to the park-like setting and also provided space for sports activities.</p>		
<p>The Central Field was the focus of Kingseat with the various buildings grouped around it. The entrance driveway was a significant part of the landscape.</p>	Exceptional	Central Field
	Considerable	Entrance driveway with avenue of palm trees
	Some	Lanes between the buildings.

<p>Franklin/New Zealand History <i>Reflection of important or representative aspects of Franklin's and/or NZ's history.</i> Psychiatric hospitals were part of New Zealand's history until the 1990s when the emphasis shifted to community care. The former Kingseat Hospital is a representative example of those psychiatric hospitals. The grounds of the site were carefully planned and laid out with large outdoor recreation spaces and gardens designed to provide patients with a sense of freedom that was absent from earlier institutions. This was a new concept for psychiatric hospital environments at that time in New Zealand. The site is therefore, an important aspect of life at Kingseat and the history of psychiatric hospitals in New Zealand.</p>
<p>Community Association/Public Esteem <i>Community association with/or public esteem for the place.</i> Kingseat Hospital is likely to have had community associations by providing employment for local inhabitants who may have attended the gardens and lawn areas.</p>
<p>Scientific Interest/Public Education <i>Potential of the place for scientific interest and public education.</i> Some of the trees may have scientific value.</p>
<p>Technical Accomplishment/Architectural Design <i>Technical accomplishment or value, or design of the place. Whether a building or structure is a notable example of a particular style, designer or period of architecture, or show special craftsmanship or technology.</i> The grounds were initially laid out in 1927 and 1928 with the help of patients from Oakley Hospital who were known as the "Pioneer Patients". Staff were also involved in the initial preparation of the grounds. Trees were planted to provide shelter belts as well as contributing to the beauty of the grounds. The grounds were developed over time to resemble a park like setting but the initial layout was designed in a classic symmetric fashion. The central entrance was developed with Phoenix palms planted on either side and a focal point was provided when the Administration Building was constructed. These elements are typical of classical garden design.</p>
<p>Rare Types of Historic Places <i>Importance of identifying rare types of historic places or resources.</i> Other examples of former psychiatric hospitals exist in New Zealand including Tokanui in Te Awamutu, Sunnyside in Christchurch, Lake Alice in Manawatu and Seacliff and Waikari in Dunedin. Kingseat was one of two such hospitals in Auckland, the other being Oakley (Carrington). Kingseat was the only hospital in the south Auckland area. The Kingseat site has a rarity value as an example of a place where expansive grounds were designed for a particular purpose, that of creating open spaces and gardens for recreation and the enjoyment of patients and staff in a psychiatric hospital environment. The site layout remains generally intact.</p>
<p>Historical/Cultural Landscape <i>Extent to which the place forms part of wider historical or cultural complex or historical or cultural landscape. A particular place may not be of such significance in itself that it</i></p>

warrants inclusion in Schedule 8a but its value may be such that its modification or destruction would diminish the significance of the complex or landscape as a whole.

The former Kingseat Hospital and grounds can be considered to be part of the historical landscape of the south Auckland area.

The grounds, developed with a park-like character were an attempt to provide a more open environment for psychiatric patients than the traditional yards that the patients were accustomed to. The concept was to provide patients with a sense of freedom.

The trees, gardens and open spaces were an integral part of the Kingseat Hospital environment and the significance of the site as a whole would be reduced if any significant elements were to be removed.

I418.11.4. Kingseat: Precinct schedule 4 – Trees of Merit

Group D: Trees of Merit			
Appendix to number			
C.78D	Phoenix Palm x1445) (<i>phoenix canariensis</i>) Part of a Group of mature Phoenix Palm trees aligned immediately to the north of the main administration building located centrally within the former Kingseat Hospital site.(Note 4 Palm Trees to the east of the administration building are scheduled C.78)	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0
C.137D	Phoenix Palms (x7) (<i>phoenix canariensis</i>) Phoenix Palm trees located to the north of Villa 6 within the southeastern portion of the former Kingseat Hospital site	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0
<u>C.148</u>	London Plane #2 (<i>platanus acerifolia</i>) Mature London Plane tree aligned immediately to the north of the main access road to the former Kingseat Hospital site (second tree west of chapel building).	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0
<u>C.161</u>	Hungarian Oak tree (<i>quercus frainetto</i>) Mature Oak tree located to the south of an existing dwelling house within the northeast corner of the former Kingseat Hospital site.	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0

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C.166D	Common Ash (x8) <i>(fraxinus excelsior)</i> Group of 8 mature Ash trees of approximately 8m height and 1.3m girth, located to the east side of McRobbie Road, west of the farm ponds towards the northern end of the Kingseat Structure Plan Area.	Lot 3 DP 400117 (Linwood Road)	03720/246.0 5
C.167D	Gum Tree # 2 Gum Tree # 3 <i>(eucalyptus spp)</i> Group of mature Gum trees, 20m height and located to the east side of McRobbie Road at the northern end of the Kingseat Structure Plan Area.	Lot 1 DP400117, 1016 Linwood Road	03720/246.0 4
C.171D	Gum Tree <i>(eucalyptus spp)</i> Mature Gum tree, 20m height and 3.5m girth, located on the eastern boundary of the Kingseat Structure Plan Area boundary at the intersection of a north-south with east-west farm track.	Lot 1 DP400117, 1016 Linwood Road	03720/246.0 4
C.174D	Gum Trees (x6) <i>(eucalyptus spp)</i> Group of middle-aged Gum trees located at the northeast corner of the Council-owned reserve on McRobbie Road.	Lot 32 DP 145424 (Council-owned reserve McRobbie Road)	03720/264.0 4