

IN THE MATTER of the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER of **Private Plan Change 93 – Warkworth South** to the
Auckland Unitary Plan – Operative in Part

HEARING DIRECTION #1 FROM THE HEARING PANEL

1. Pursuant to section 34A of the RMA, Auckland Council (the Council) has appointed the chair of the Hearing Panel – Karyn Kurzeja (Chairperson). Two additional panel members will be appointed shortly. The Hearing Panel's function is to hear the application and submissions and to make a decision on the Plan Change proposal, including any changes to it that are within scope of the notified Plan Change. It is also to deal with any procedural matters.
2. Plan Change 93, in summary, aims to rezone approximately 159ha of Future Urban, Open Space – Conservation and Rural – Rural Production zoned land on either side of the current State Highway One ("SH1"), south of Warkworth. This private plan change request includes the creation of two new precincts – "Waimanawa" and "Morrison Heritage Orchard". This plan change and the precinct provisions generally align with the Warkworth Structure Plan, including providing for the Wider Western Link Road ("WWLR"). The proposal also includes the introduction of the Stormwater Management Area Flow 1 (SMAF1) Overlay and an amendment to the Rural Urban Boundary (RUB) to the south of Warkworth.
3. Before the hearing timetable is set down, the Chair directs the applicant to file a memorandum outlining what, if any, changes they recommend to the proposal and outline which changes are in response to which submissions. This memorandum should be lodged with the Council's Senior Hearings Advisor, Patrice Baillargeon, by 5pm, Tuesday 3 September 2024.
4. The reason for this is, in accordance with Part 2 of Schedule 1 of the RMA, any modifications to the plan change application must be made prior to the Local Authority considering the request under S25 of Schedule 1. As this private plan change has already been notified, the S42A report will be based on the private plan change as notified. The chair, in setting the hearing timetable, will take into consideration the extent of any proposed changes to ensure all parties have sufficient time to prepare for the hearing.
5. Any enquiries regarding these Directions or related matters should be directed to the Council's Senior Hearings Advisor, Patrice Baillargeon, by email at patrice.baillargeon@aucklandcouncil.govt.nz.



Karyn Kurzeja, Chairperson
28 August 2024

PRIVATE PLAN CHANGE 93 – WARKWORTH SOUTH

RESPONSE TO DIRECTION #1 FROM THE HEARING PANEL

To: Auckland Council – Hearing Panel

From: KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Applicant)

Date: 3rd September 2024

Direction #1

1. Direction #1 from the Hearing Panel requested the Applicant to *'file a memorandum outlining what, if any, changes they recommend to the proposal and outline which changes are in response to which submissions.'*

Updated Plan Change Provisions

2. **Attachment A** provides a 'track change' version of the plan change, highlighting proposed changes to the notified version of Plan Change 93.
3. **Attachment B** provides a 'clean' version of the proposed recommended plan change to the notified version of Plan Change 93.
4. **Attachment C** provides a summary table of the proposed changes on a clause-by-clause basis, indicating which submissions were made in regard to those particular clauses. Please note that in regard to Attachment C and the summary table, minor typographical and formatting changes have not been included. Given the recent change in name of 'old State Highway One' to 'Pohuehue Road', these referencing changes have also not been included in Attachment C.
5. We trust this meets the requirements of Direction #1.

David Hay

David Hay

ATTACHMENT A – DIRECTION 1

PRIVATE PLAN CHANGE ~~93xx~~: 24-AUGUST-2023 3 SEPTEMBER 2024

PART A – AMENDMENT TO AUCKLAND UNITARY PLAN GIS VIEWER (MAPS)

Map 1 – Proposed Zoning of ~~593XXX~~ Warkworth South Plan Change

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number:	1
Geographic area:	North
Current zones:	Future Urban Open Space – Conservation Rural – Rural P roduction
Proposed zones:	Residential – Terrace Housing and Apartment Buildings Residential – Mixed Housing: Urban Residential – Single House Residential – Large Lot Business – Local Centre Open Space- Conservation Rural – Mixed Rural

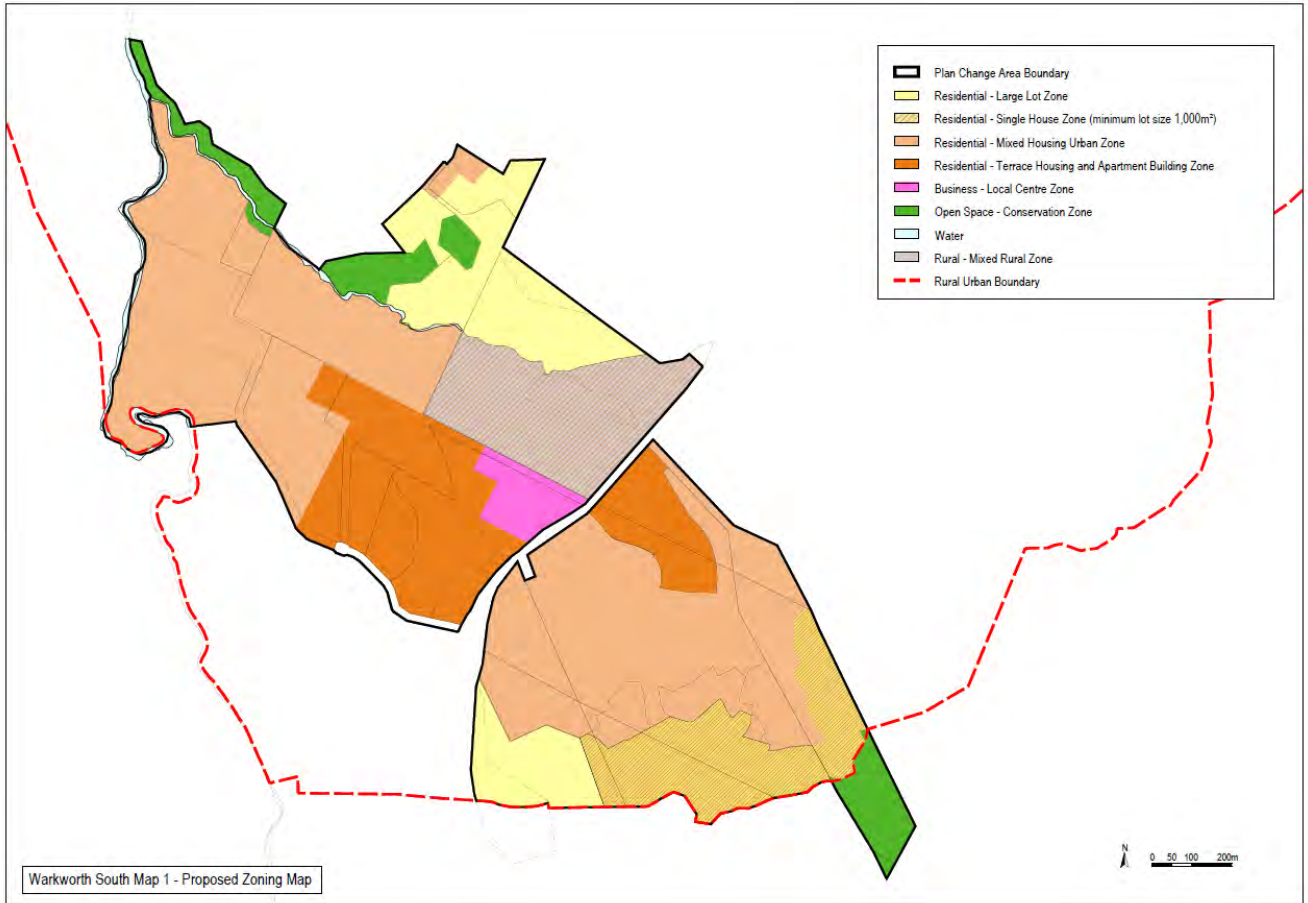
PART A AMENDMENT TO THE MAPS

ZONING

That the land currently zoned Future Urban Zone and Rural – Rural Production to be rezoned Residential – Terrace Housing and Apartment Building, Residential – Single House, Residential – Mixed Housing: Urban, Residential – Large Lot, Business – Local Centre, Open Space_ Conservation ~~zone~~, and Rural – Mixed Rural as shown on the following zoning plan.

The existing area zoned Open Space – Conservation (Lot 3 DP 344489) retains its current zoning.

Map 1 – Zoning



OVERLAYS

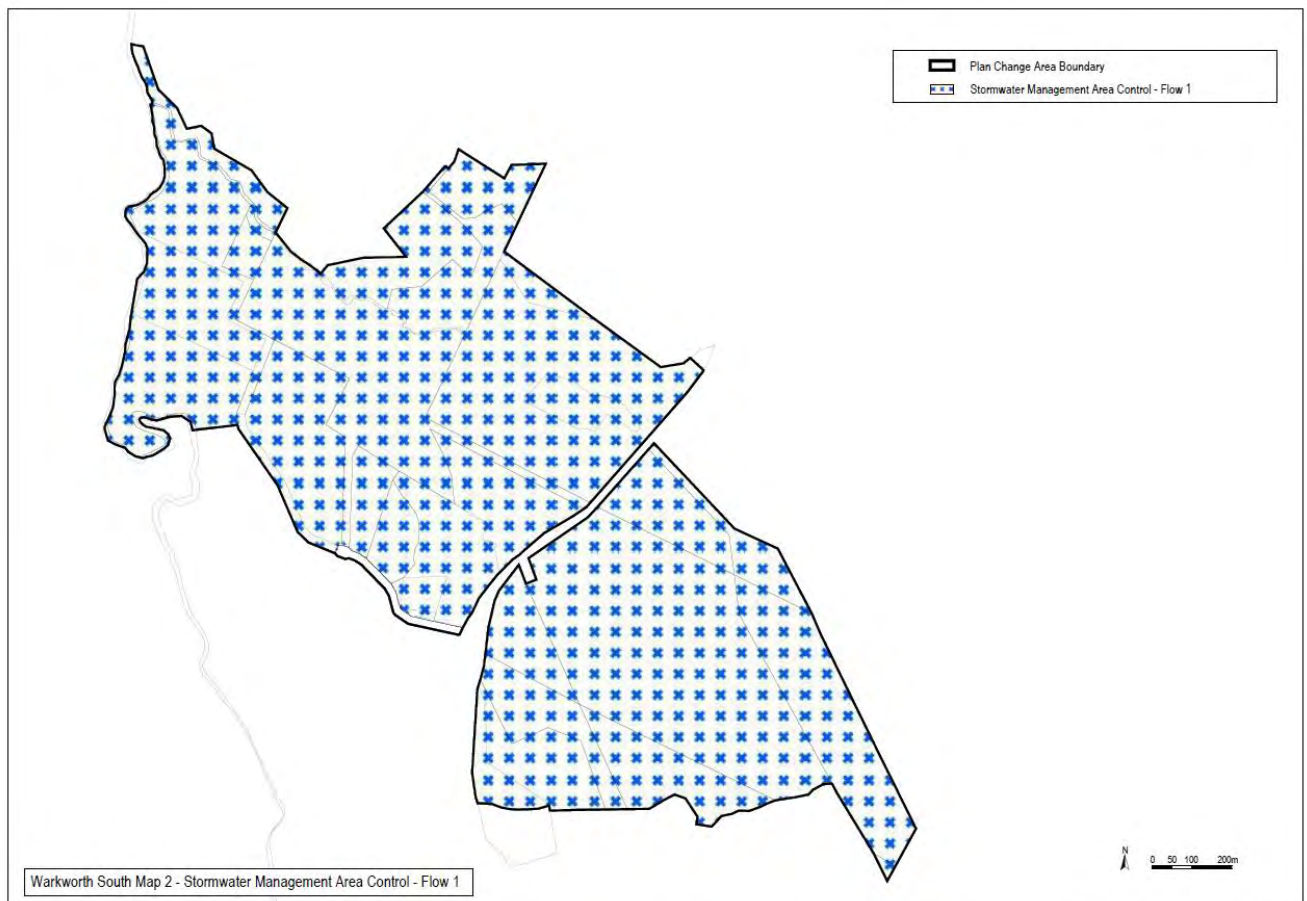
The following existing overlays within the Plan Change area are to be retained:

- Natural Resources: Natural Stream Management Areas Overlay [rp]
- Natural Resources: High-Use Stream Management Areas Overlay [rp]
- Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Mahurangi Waitemata
- Natural Resources: Significant Ecological Areas Overlay - SEA_T_2367, Terrestrial
- Natural Resources: Significant Ecological Areas Overlay - SEA_T_2378, Terrestrial
- Outstanding Natural Landscapes Overlay [rcp/dp] - Area 43, West Mahurangi Harbour

CONTROLS

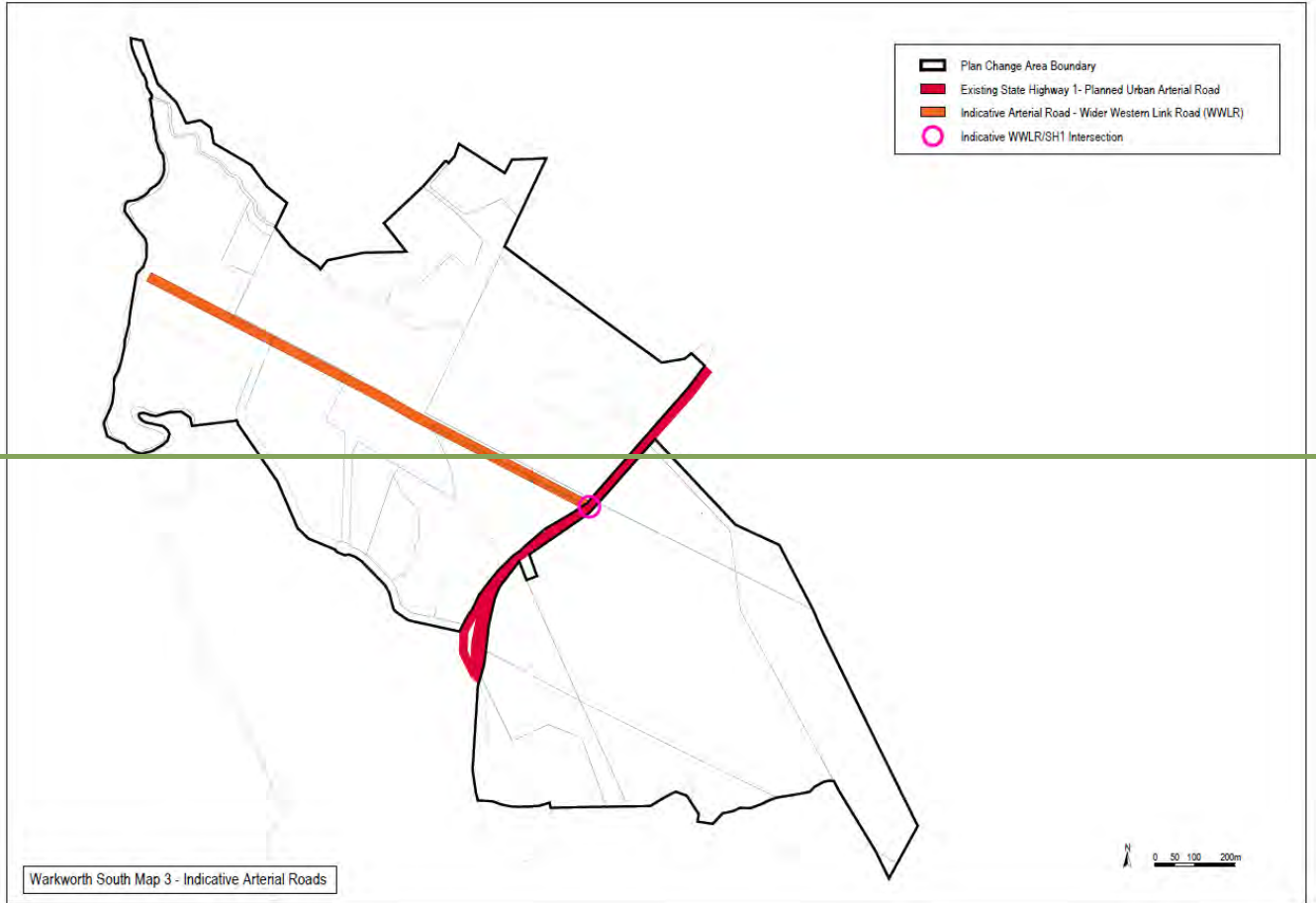
The land shown below be identified as “SMAF1” in the ‘Controls’ map.

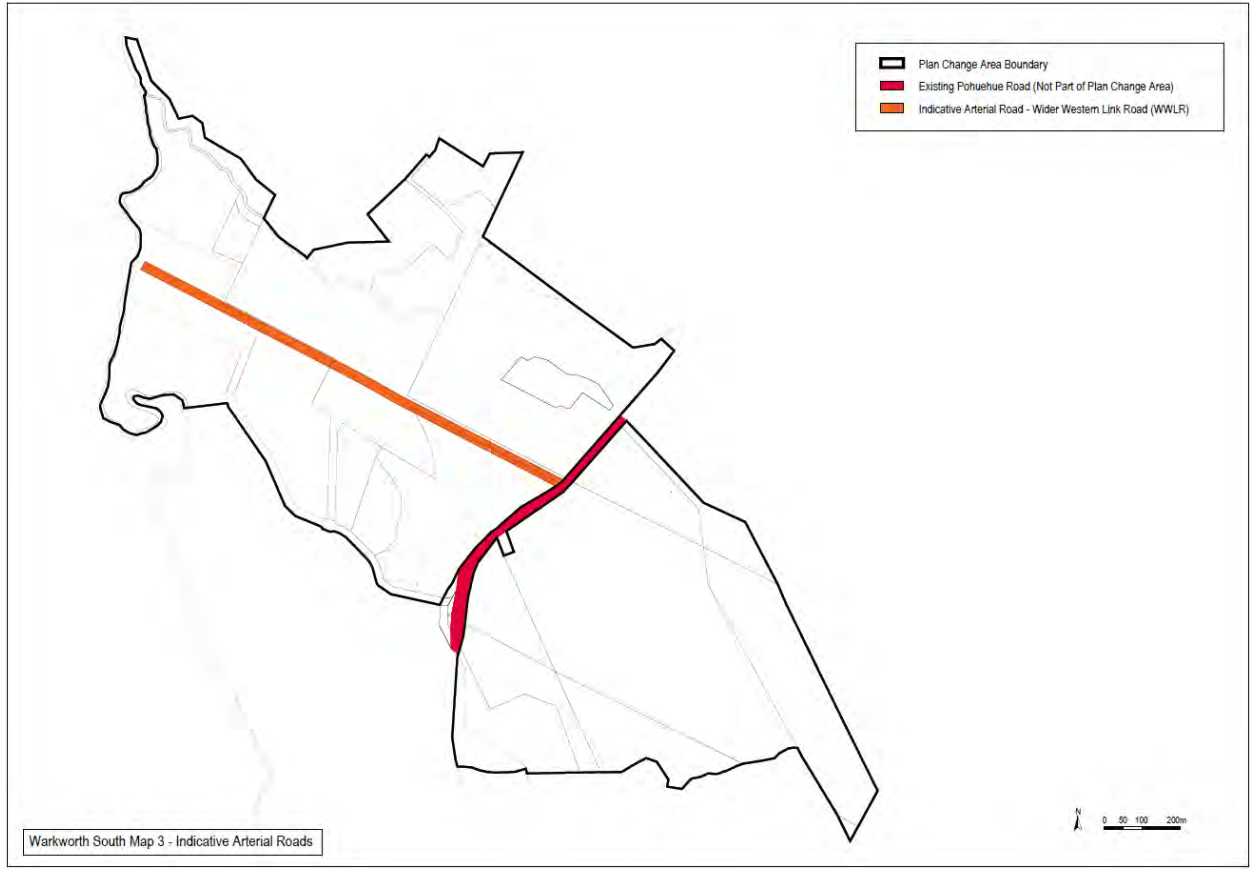
Map 2 – Control: SMAF1



The land shown below be identified as “Arterial Road” in the ‘Controls’ map.

Map 3 – Control: Arterial Road^s

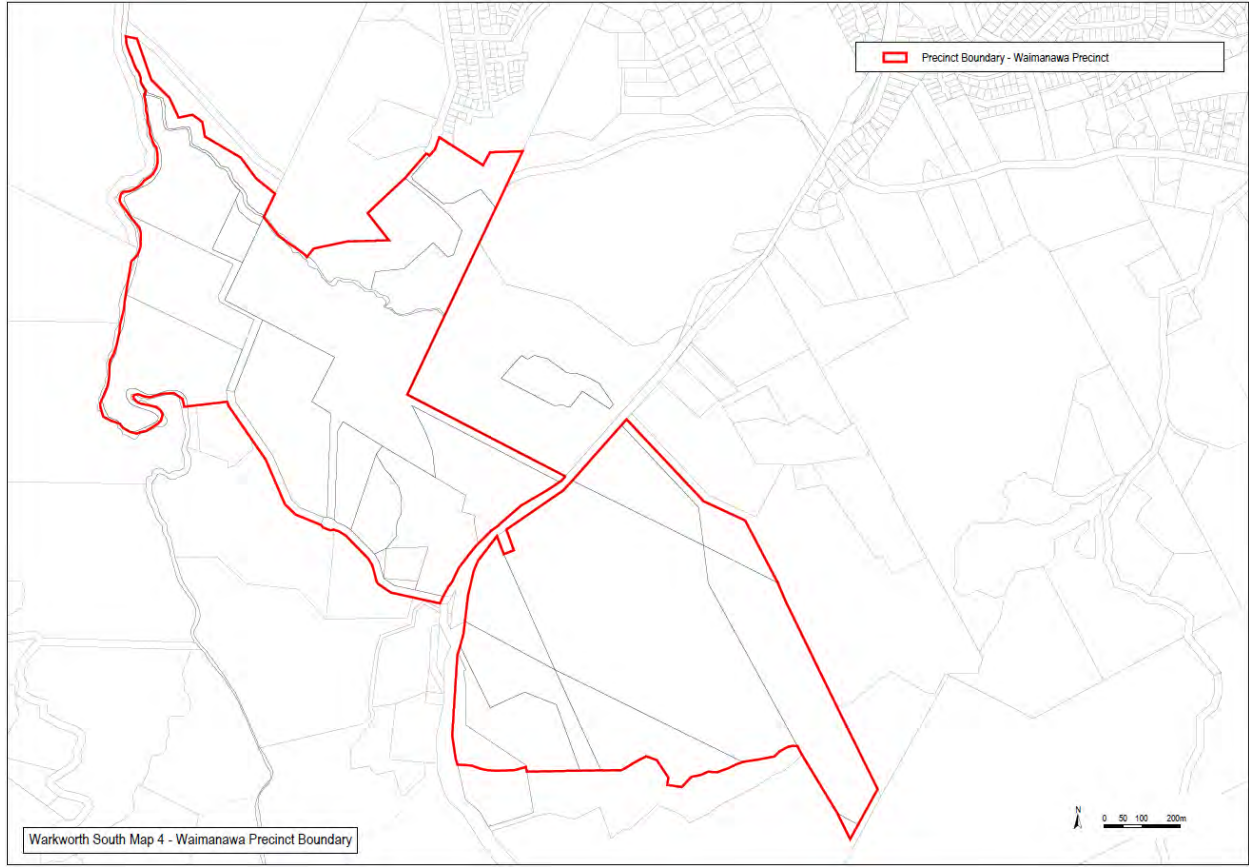




PRECINCTS

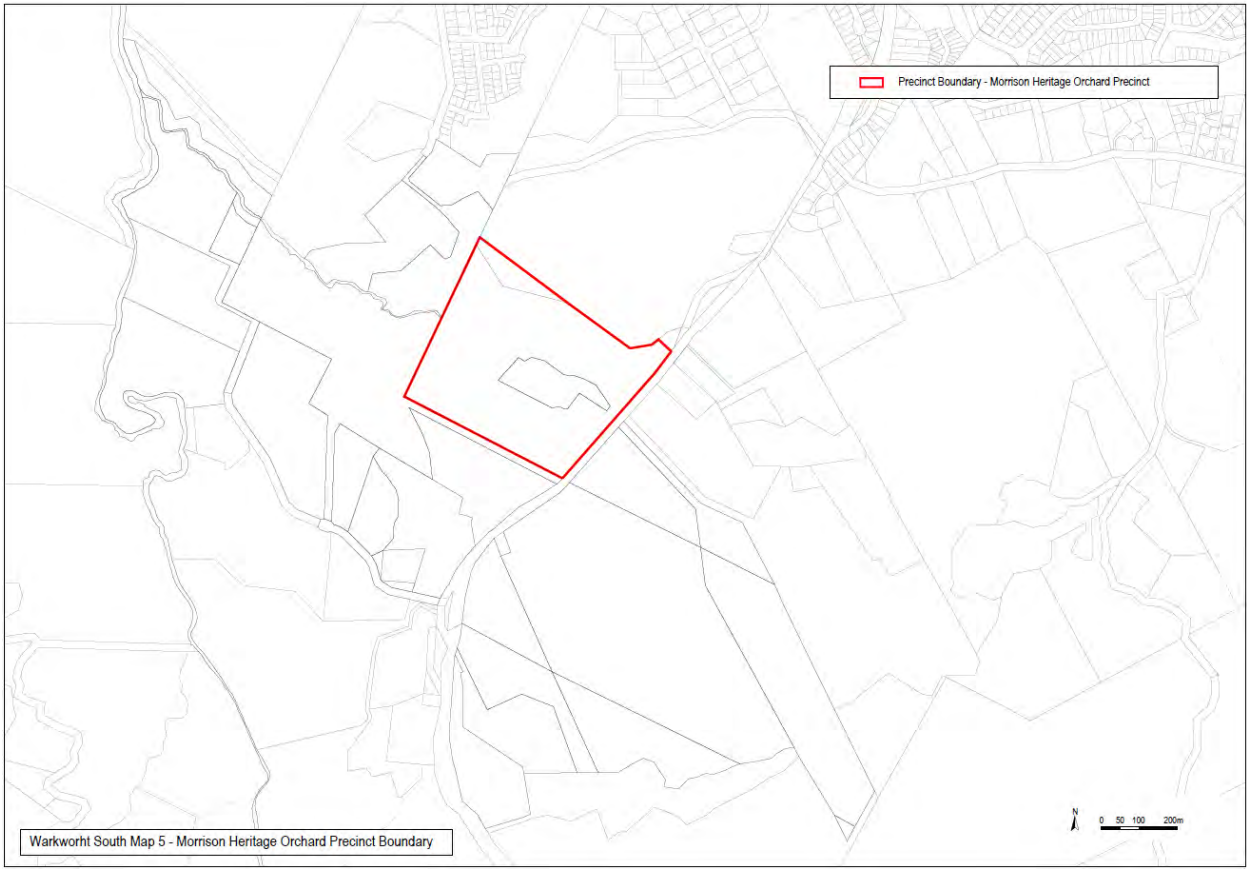
The land shown below be identified as 'Waimanawa' in the 'Precinct' Map.

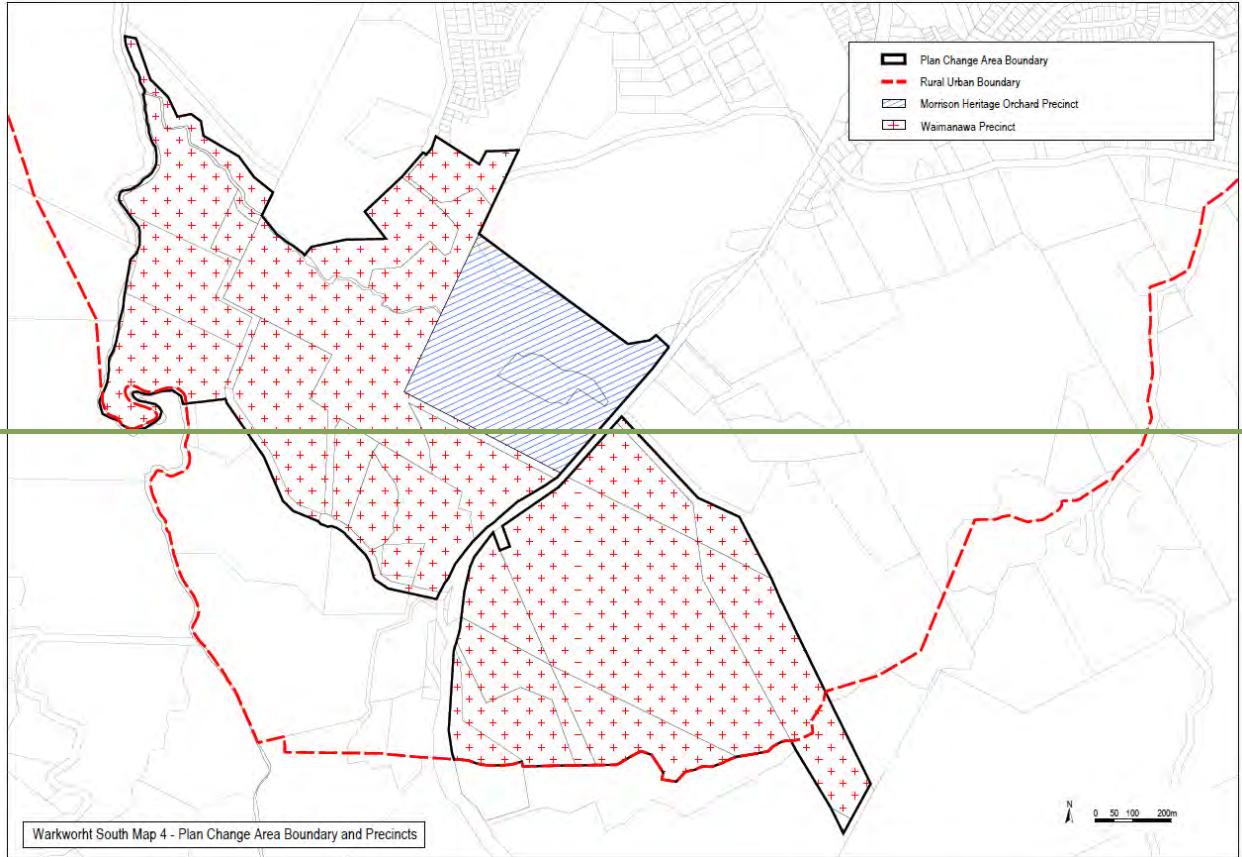
Map 4 –Precinct Boundary of I593XXX Waimanawa Precinct



The land shown below be identified as 'Morrison Heritage Orchard' in the 'Precinct' Map.

Map 5 – Precinct Boundary of I593XXX Morrison Heritage Orchard Precinct





PART B ~~I593XXX~~ WAIMANAWA PRECINCT

Insert the following new precinct provisions:

~~I593XXX~~ Waimanawa Precinct

~~I593XXX~~.1 Precinct description

The Waimanawa Precinct assists in providing for urban growth within the Warkworth area. This precinct provides for the development of a new residential neighbourhood within Warkworth and for the coordinated provision of housing, local retail, infrastructure and open spaces. The precinct is located adjacent to the Morrison Heritage Orchard ~~P~~precinct.

The majority of the precinct is within a shallow west-east valley with the upper eastern reaches of the Mahurangi River on the valley floor, with ~~the current State Highway One~~ Pohuehue Road traversing north-south through the middle of the precinct. To the west of old State Highway One, the precinct is on a generally low to gentle contoured valley with two branches of the upper Mahurangi River within the valley floor. The land gently rises towards Valerie Close to the south while the northern side of the valley is much steeper with vegetated areas.

To the east of ~~State Highway One~~ Pohuehue Road the precinct sits on a low to moderate contoured catchment which rises gently then more steeply to the east where it abuts in part the Avice Miller Scenic Reserve on its eastern edge.

The topography and the watercourses provide a unique opportunity within Warkworth for a residential community within a contained valley and focused along a series of open space areas which adjoin and incorporate the watercourses. With the existing surrounding roading network, ~~the proposed opening of the Puhoi to Warkworth Motorway in 2023~~ and the possible future development of the

Wider Western Link Road, the precinct will be well-connected to both the existing Warkworth urban area and to the wider Auckland Region.

The development of this precinct will create a range of lot sizes providing for different housing typologies focused on a series of open spaces while responding to the topography of the precinct. This will result in a walkable community within a high amenity urban area with enhanced landscape and environmental outcomes.

A range of zonings apply within the ~~P~~Precinct. The zonings are:

- Residential – Terrace Housing and Apartment Building
- Residential – Mixed Housing: Urban
- Residential – Single House
- Residential – Large Lot
- Business – Local Centre
- Open Space - Conservation zone

There are several key open space areas which will be a mix of private, community and public areas which are identified in Precinct Plan 4. These are:

- The Endeans Farm Recreational Park
- The Waimanawa Wetland Reserve
- The Mahurangi River Esplanade Reserve and Parks

These open space areas provide a chain of connected open space areas through the precinct and are to be developed over time to provide for a range of environmental, social and accessibility outcomes.

In addition, a small number of local neighbourhood reserves are proposed.

Provision is made for a local centre designed to be a focal point for the community through providing services to the southern Warkworth community and yet be complementary to the Warkworth town centre. This local centre will be designed to be the gateway to Warkworth from the south and to reflect its location opposite the Morrison Heritage Orchard. The local centre is to be both accessible and functional for the local community.

~~Development in t~~The precinct ~~is to provide~~es for ~~an extension of the~~ potable and wastewater ~~system.~~ ~~network in Warkworth, including the construction of a new potable water reservoir and wastewater pump station(s) which will both service the wider Warkworth South area.~~ The precinct provides for the enhancement of the existing roading network and construction of that part of the Wider Western Link Road which passes through the precinct.

The Wider Western Link Road is a planned future arterial road linking up ~~Pohuehue Road~~the current ~~State Highway One~~, the possible future Southern Interchange and Woodcocks Road. Construction of the Wider Western Link Road through the precinct to a collector road standard will be integrated with

subdivision and development within the pPrecinct. A possible future public transport interchange location is also identified adjacent to the local centre and which is in a location ~~that~~ which will be accessible by a range of transport modes.

The development controls for the precinct recognise that development of residential lots can occur concurrently with the provision of infrastructure ~~but prior to the issuing of s224(c) certification for subdivision.~~

A walking and cycling network is to be incorporated into the roading network and which connects to the wider transportation network. In addition, provision is made for an off-road greenway network providing a network of tracks and walkways through the various open spaces ~~and roads~~ and connecting to the broader greenway and roading network outside the precinct. Provision is also made through a special yard control for a bat flight corridor which is identified on Precinct Plan 5.

Acoustic attenuation provisions are contained within the precinct to protect activities sensitive to noise from adverse effects arising from the road traffic noise associated with the operation of existing (Pohuehue Road) and future (the Wider Western Link Road) arterials.

In respect of the requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 the pPrecinct includes the following qualifying matters:

- A more restrictive front yard rule for residential sites adjacent to the Wider Western Link Road and Green Avenue.
- A more restrictive rear yard in part of the Residential – Mixed Housing Urban Zone to provide for a Bat Flight Corridor.
- A more restrictive rear yard in part of the Residential – Single House Zone adjoining the Avice Miller Reserve.
- A more restrictive minimum lot size in the Residential – Single House Zone.
- A more restrictive maximum height limited in the Landscape Protection Area (Eastern Escarpment).
- A more restrictive minimum landscaping requirement in the Landscape Protection Areas (Northern and Eastern Escarpments).
- Differing riparian yards and planting requirements alongside some streams.

All relevant overlay, Auckland-wide and zone objectives, policies and provisions apply in this precinct unless otherwise specified below.

593XXX.2 Objectives

(1) Provide for residential urban growth in the southern Warkworth area that enables a range of housing options and a local centre through a mix of zones.

~~(2) The Warkworth South Precinct is subdivided and developed in a manner that~~ Subdivision and development achieves an accessible urban area with efficient, safe and integrated vehicle, walking and cycle connections internally and to the wider Warkworth urban area.

~~(2)~~(3) Subdivision and development while providing for and supporting the safety and efficiency of the current and future national strategic and local roading-transport network.

~~(3)~~(4) The Warkworth South-Precinct is subdivided and developed in a manner that achieves a series of active and passive open spaces and linkages within the southern Warkworth area.

~~(4)~~(5) Apply urban zoning efficiently to protect against future urban expansion into Warkworth's valued rural and coastal hinterland.

~~(5)~~(6) Enable the enhancement of the character of the rural-urban interface through limitations on housing density, building location, maximum height, and enhanced landscaping.

~~(6)~~(7) Allow for residential zoning that provides for a variety of housing types and sizes that respond to-
(a) housing needs and demand; and
(b) the neighbourhoods planned urban built character, including 3-6 storey buildings.

~~(7)~~(8) Enable the development of a local centre which is designed to reflect its location opposite the Morrison Heritage Orchard, at the southern gateway to Warkworth and adjoining a watercourse.

(9) Subdivision and development are coordinated with the delivery of infrastructure (including transportation, stormwater, ~~potable water, water supply, and wastewater- infrastructure~~ and future educational facilities infrastructure) and services required to provide for development within the precinct and future community requirements.

(10) Occupation of development does not occur in advance of the availability of operational infrastructure for transportation, stormwater, potable water, non-potable water supply and wastewater services for that development.

~~(8)~~(11) Subdivision and development within the precinct provides for the protection and enhancement of identified landscape features, the protection and enhancement of the ecological values of streams, natural wetlands and areas of indigenous vegetation and the retention of a bat flight corridor.

(12) To provide for the opportunity for a future public transportation interchange which can be safely accessed by buses and other appropriate transport modes a range of transportation modes.

~~(9)~~(13) Activities sensitive to noise adjacent to Pohuehue Road and the Wider Western Link Road are designed to minimise adverse effects on people's health and residential amenity while they are indoors.

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

I593XXX.3 Policies

(1) Provide a mix of residential zones to provide for a range of residential lots sizes and housing typologies, to help meet community needs.

- (2) Provide for social infrastructure, infrastructure (including a public transport interchange), open space uses and a local centre to meet the needs of the community over time through a mix of zonings and other provisions for public assets.
- (3) Provide a zoning and transport and greenway network that creates a focus of the precinct on a series of open spaces and is sympathetic to the natural topography of the area.
- (4) Provide a series of open spaces along upper reaches of the Mahurangi River and within the precinct to provide for a range of active and passive opportunities, to promote walkability, and to enhance the overall amenity and liveability of the precinct.
- (5) Locate more intensive housing adjacent to the local centre, public transport interchange and overlooking the recreational and wetland open spaces.
- (6) Create low density housing along the rural-urban boundary to form a transition from urban to rural uses.
- (7) Create the opportunity to develop an accessible and functional local centre through zoning at the southern gateway for Warkworth.
- (8) Require subdivision and development to protect and enhance natural wetlands and permanent and intermittent streams identified on Precinct Plan 24.
- (9) Require subdivision and development to protect the landscape values of the flanks of the northern and eastern escarpments (as shown on Precinct Plan 1) and to promote the retention of existing native vegetation or the revegetation of these escarpments.
- (10) Require subdivision and development to protect the landscape values of the Avice Miller Reserve by requiring a planted special yard setback from the reserve boundary.
- (11) Require subdivision and development to retain the Bat flight corridor alongside part of the Mahurangi River.
- (12) Require subdivision and development to provide stormwater, wastewater, ~~potable water, water supply~~, electricity, communication services and educational facilities infrastructure—in a coordinated manner.
- (13) Require subdivision and development to provide ~~for~~ walking and cycling networks within the precinct, including to any future public transport interchange, while providing connections to the wider transportation network and existing urban development and any future public transport interchange.
- (14) Require subdivision and development to upgrade existing and/or provide new roading infrastructure (which is designed for a range of modes of transport and including public transport) within the precinct and to provide connections to adjoining land generally in accordance with Precinct Plan 3.
- (14)(15) Provide for and require the Wider Western Link Road to be constructed to a collector road standard in the interim to service subdivision and development within the precinct, while

~~provision is made for its future upgrading by Auckland Transport to provide recognising that it is intended to form part of a future strategic transport connection.~~

~~(15)~~(16) Avoid direct vehicle access from individual sites on to the Wider Western Link Road, and Pohuehue Road ~~State Highway One, Green Avenue and Collector Road 1 (except for sites zoned Large Lot and Open Space areas identified on Precinct Plan 4)~~, while allowing direct pedestrian and cycle access ~~and for bus and service vehicle access to the future public transport interchange.~~

~~(16)~~(17) Manage stormwater runoff from all impervious areas in the precinct through a treatment train approach which assists in maintaining high water quality and enhances poor water quality within this upper catchment of the Mahurangi River.

~~(17)~~(18) Require esplanade reserve and riparian yard planting for stormwater management, ecological corridor and amenity purposes.

~~(18) Minimise direct vehicle access from individual sites on to collector roads identified on Precinct Plan 3, while allowing direct pedestrian and cycle access.~~

(19) Require subdivision to provide for the recreation and amenity needs of residents by: (a) providing open spaces which are prominent and accessible by pedestrians; (b) providing for the number and size of open spaces in proportion to the future density of the neighbourhood; and (c) providing for pedestrian and/or cycle linkages.

~~(19)~~(20) Ensure that activities sensitive to noise adjacent to old State Highway One and the Wider Western Link Road are designed with acoustic attenuation measures to minimise adverse effects people's health and residential amenity while they are indoors.

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

I593XXX.4 Activity table

The provisions in any relevant overlays, Auckland-wide provisions and zones apply in this precinct except the following:-

- ~~(a)~~ (a) Rule E26.2.3 (A48) Infrastructure Activity table-: Above Ground Reservoirs
- (b) Rule E38.4.2 (A16) Subdivision – Urban Activity-: Vacant sites subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.3
- (c) Rule E38.4.2 (A17) Subdivision – Urban Activity: Vacant sites subdivision involving parent sites of less than 1ha not complying with Standard E38.8.2.3.
- (d) Rule E38.4.2 (A18) Subdivision – Urban Activity-: Vacant sites subdivision involving parent sites of 1ha or greater complying with Standard E38.8.3.1
- ~~(a)~~(e) Rule E38.4.2 (A19) Subdivision – Urban Activity-: Vacant sites subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.3.1

Activity Table ~~I593XXX.4.1~~ – ~~I593XXX.4.79~~ specify the activity status of regional and district land use, development and subdivision in the Waimanawa Precinct pursuant to sections 9(2), 9(3), 11 and 13 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in the activity status column means that the activity status in the relevant overlay, Auckland-wide or zone provision apply and one or more precinct standard applies.

Note

Activities and standards apply to vegetation removal within SEA overlay as listed in Chapter E15 Vegetation management and biodiversity.

Table ~~I593XXX.4.1~~ All zones

Activity		Activity status
		Standards to be complied with
Use		
Development		
(A1)	New buildings and additions.	lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management,

		<p>lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions High Contaminant Yielding Materials, lxxx.6.14 Greenways Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>
(A2)	<p>New buildings and additions to buildings which meet Standards lxxx.6.13 High Contaminant Yield Material.</p>	<p>lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road,</p>

			Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area— Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions—High Contaminant Yielding Materials, Ixxx.6.14 Greenways— Walking and Cycling Infrastructure, Ixxx.6.15 Transportation Infrastructure, Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A 23)	New buildings and additions to buildings which do not meet Standard I 593 xxx.6.13 High Contaminant Yield Material.	NC	
(A 34) [rp]	New reclamation or drainage <u>of a Retained Stream on Precinct Plan 2, including filling within the stream and piping of a stream, but excluding drainage works underneath a stream or bridging over a stream.</u> , including filling over or piping of a stream shown as a Retained Stream on Precinct Plan 2.	NC	

<p>(A45) [rp/dp]</p>	<p>Removal of any native vegetation shown as covenanted, proposed covenanted bush or area of significant vegetation on Precinct Plan 2, not otherwise provided for except this shall not preclude:</p> <p>(i) removal of deceased or damaged limbs or trees that could create a fall hazard; <u>and/or</u></p> <p>(ii) clearing of bush up to 2m wide to create or maintain consented walking tracks.</p>	<p>NC</p>
<p>(A56)</p>	<p>Any development of the land shown on Precinct Plan 1 that is not in accordance with Standard I593xxx.6.1 Special Yard:— Green Avenue and Wider Western Link Road, or Standard I593xxx.6.2_—Special Yard:— Avice Miller Reserve</p>	<p>NC</p>
<p>(A67)</p>	<p>Public walkways within a riparian yard or esplanade reserve.</p>	<p>RD</p> <p>Ixxx.6.1—Special—Yard: Green Avenue and Wider Western—Link—Road, Ixxx.6.3—Special—Yard: Bat Flight Corridor, Ixxx.6.5 Landscape—Protection Area—Controls—(Northern Escarpment), Ixxx.6.6 Landscape—Protection Area—Controls—(Eastern Escarpment), , Ixxx.6.8 Wider Western Link Road, Ixxx.6.10—Stormwater Management, Ixxx.6.11 Special—Subdivision Control—Area—in—the Landscape—Protection Area—Eastern Escarpment, Ixxx.6.12 Riparian—Yards—for Streams—and—Natural Wetlands, , Ixxx.6.14 Greenways—Walking and Cycling—Infrastructure, , Ixxx6.16—Fences adjoining the front yard or vested publicly accessible open space.</p>

(A78)	Construction of a wastewater pump station and associated infrastructure including holding tanks and emergency overflow facilities, within the general locations shown on Precinct Plan 2.	C Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, Ixxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions – High Contaminant Yielding Materials, , Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A89)	Development (except for in the Residential – Large Lot Zone) not complying with Standard I593xxx.6.9 Standards for Wastewater and Potable Water Connections and/or I593xxx.6.10 Standards for Stormwater.	NC
(A9)	<u>Development not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T2) to (T6) inclusive.</u>	<u>NC</u>
(A10)	<u>Development not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T1) and (T7).</u>	<u>RD</u>
(A11)	<u>Development not complying with Table I593.6.15.2</u>	<u>RD</u>
(A12)	<u>Development not complying with Standard I593.6.17 Activities sensitive to noise within 35 metres of old State Highway One or the Wider Western Link Road</u>	<u>RD</u>
(A13)	<u>Development not complying with Standard I593.6.18 Non-potable Water Supply Efficiency and Standard I593.6.19 Potable Water Supply Efficiency</u>	<u>D</u>
Subdivision		
(A140)	Subdivision involving parent sites of 1ha or greater complying with Standard E38.8.2.1 or E38.8.3.1, and Standard I593xxx.6.11 Special Subdivision Control Area	RD Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road,

	<p>(Eastern Escarpment) in the Residential – Single House Zone, generally in accordance with Precinct Plan 1.</p>	<p>IXXX.6.2 Special Yard: Avice Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area – Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.14 Greenways Walking and Cycling Infrastructure, Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>
(A154)	<p>Subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.1 or E38.8.2.3 and Standard I593xxx.6.11 Special Subdivision Control Area – (Eastern Escarpment) in Residential - Single House Zone and generally in accordance with Precinct Plans 1.</p>	<p>RD Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXXX.6.2 Special Yard: Avice Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection</p>

		<p>Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, 1xxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area – Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, , lxxx.6.14 Greenways – Walking and Cycling Infrastructure, , lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>	
(A162)	Subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.2.1 or E38.8.3.1.	D	
(A173)	Subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.1 or E38.8.2.3.	D	
(A18)	<u>Subdivision (except for in the Residential – Large Lot Zone) not complying with Standard I593.6.9 Standards for Wastewater and Potable Water Connections and/or Standard I593.6.10 Standards for Stormwater</u>	NC	
(A194)	Subdivision that does not comply with Standard I593xxx.6.11 Special Subdivision Control Area (Eastern Escarpment) in Residential – Single House- Zone.	NC	
(A2045)	Subdivision not complying with Standard I593xxx.6.12 Riparian Yards for Streams and Natural Wetlands	NC	
(A16)	<u>Subdivision (except for in the Residential – Large Lot Zone) not complying with Standard lxxx.6.9 Standards for Wastewater and Potable Water Connections and/or Standard lxxx.6.10 Standards for Stormwater</u>	NC	

(A2147)	Subdivision not complying with Standard I593xxx .6.14 Greenways – Walking and Cycling Infrastructure	RD Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXX.6.2 Special Yard: Avice Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, , Ixxx.6.14 Greenways – Walking and Cycling Infrastructure, , Ixxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A22)	<u>Subdivision not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T2) to (T6) inclusive.</u>	NC

(A23)	Subdivision not complying with Standard I593.6.15(2) Transport Infrastructure and Table I5936.15.1 – (T1) and (T7).	RD
(A24)	Subdivision not complying with Table I593.6.15.2	RD

Table I593~~XXX~~.4.2 Residential - Large Lot Zone

Activity		Activity status
Use		Standards to be complied with
Development		
(A1)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXXX.6.2 Special Yard: Avice Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.4 Special Height Limits, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New

		Buildings and Additions— High-Contaminant Yielding Materials, Ixxx.6.14 Greenways—Walking and Cycling—Infrastructure, Ixxx.6.15—Transportation Infrastructure, Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A2)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Northern Escarpment Area) shown on Precinct Plan 1 that do not comply with Standard I593xxx.6.5 Landscape Protection Controls (Northern Escarpment).	NC
(A3)	Development not complying with Standard Ixxx.6.15 Transportation Infrastructure	D
Subdivision		
(A4)	Subdivision not complying with Standard Ixxx.6.15.	D

Table I593XXX.4.3 Residential – Single House Zone

Activity		Activity status
		Stand ards to be comp lied with
Use		
Development		
(A1)	Integrated residential development.	Ixxx.6.1—Special Yard: Green Avenue and Wider Western Link Road, Ixxx.6.2—Special Yard: Avice—Miller Reserve, Ixxx.6.3—Special Yard: Bat Flight Corridor, Ixxx.6.4 Special Height Limits, Ixxx.6.5—Landscape Protection Area Controls (Northern Escarpment),

		<p> lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions High Contaminant Yielding Materials, lxxx.6.14 Greenways Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space. </p>
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	<p> lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avicé Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access </p>

		<p>Restrictions, Pedestrian Connections and Cycle Facilities, 1xxx.6.8 Wider Western Link Road, 1xxx.6.9 Wastewater and Potable Water Connections, 1xxx.6.10 Stormwater Management, 1xxx.6.11 Special Subdivision Control Area in the Landscape Protection Area Eastern Escarpment, 1xxx.6.12 Riparian Yards for Streams and Natural Wetlands, 1xxx.6.13 New Buildings and Additions High Contaminant Yielding Materials, 1xxx.6.14 Greenways Walking and Cycling Infrastructure, 1xxx.6.15 Transportation Infrastructure, 1xxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>
(A3)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Eastern Escarpment) shown on Precinct Plan 1 that do not comply with Standard I593xxx 6.6 Landscape Protection Controls (Eastern Escarpment).	NC
(A4)	Development of a water supply reservoir and associated infrastructure, within the general location shown on Precinct Plan 2.	<p>C</p> <p>1XXX.6.2 Special Yard: Avice Miller Reserve, 1xxx.6.4 Special Height Limits, 1xxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), 1xxx.6.9 Wastewater and Potable Water Connections, 1xxx.6.10 Stormwater Management, 1xxx.6.13 New Buildings and</p>

		Additions High Contaminant Yielding Materials, xxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
Subdivision		
(A5)	Subdivision not complying with Standard 1593xxx.6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.	NC

Table 1593XXX.4.4 Residential - Mixed Housing Urban Zone

Activity		Activity status
		Standards to be complied with
Use		
(A1)	Restaurants and cafes within the existing former Ransom Vineyard Building (Lot 3 DP 155544).	P
(A2)	Education facilities within the existing former Ransom Vineyard Building (Lot 3 DP 155544).	P
Development		
(A34)	Integrated residential development.	1xxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, 1XXX.6.2 Special Yard: Avice Miller Reserve, 1xxx.6.3 Special Yard: Bat Flight Corridor, 1xxx.6.4 Special Height Limits, 1xxx.6.5 Landscape Protection Area Controls (Northern Escarpment), 1xxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), 1xxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, 1xxx.6.8 Wider

		<p>Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions High Contaminant Yielding Materials, lxxx.6.14 Greenways Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>
(A42)	<p>Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.</p>	<p>lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10</p>

			<p>Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions High Contaminant Yielding Materials, Ixxx.6.14 Greenways Walking and Cycling Infrastructure, Ixxx.6.15 Transportation Infrastructure, Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>
(A53)	New buildings and additions to buildings that do not comply with I593xxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, I593xxx.6.3 Special Yard: Bat Flight Corridor, or I593.xxx.6.4.16 Fences <u>Adjoining the Front Yard or Vested Publicly Accessible Open Space on Esplanade Reserve Boundaries</u>	D	
(A64)	Development not complying with Standard I593xxx.6.7 <u>Vehicle Limited Access Restrictions and Pedestrian Connections.</u>	NC	
(A75)	Development not complying with Standard I593xxx.6.8 Wider Western Link Road.	NC	
(A6)	Restaurants and cafes within the existing former Ransom Vineyard Building (Lot 3 DP 155544).	P	<p>Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.13 New Buildings and Additions High</p>

			Contaminant Yielding Materials, xxxx 6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A7)	Education facilities within the existing former Ransom Vineyard Building (Lot 3 DP 155544).	P	lxxx .6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx .6.9 Wastewater and Potable Water Connections, lxxx .6.10 Stormwater Management, lxxx .6.13 New Buildings and Additions High Contaminant Yielding Materials, xxxx 6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A8)	Development not complying with Standard lxxx 6.15 Transportation Infrastructure.	D	
Subdivision			
(A89)	Subdivision not complying with Standard I593xxx .6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.	NC	
(A940)	Subdivision not complying with Standard I593xxx .6.8 Wider Western Link Road.	NC	
(A11)	Subdivision not complying with Standard lxxx.6.15.	D	

Table ~~I593XXX~~.4.5 Residential – Terrace Housing and Apartment Building

Activity		Activity status
		Standards to be complied with
Use		
Development		
(A1)	Integrated residential development.	lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lXXX.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions High Contaminant Yielding Materials, lxxx.6.14 Greenways Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxxx6.16 Fences adjoining the front

		yard or vested publicly accessible open space.
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	 lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions High Contaminant Yielding Materials, lxxx.6.14 Greenways Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.

(A3)	New buildings and additions to buildings thate do not comply with I593xxx.6.1 Special Yard: Green Avenue and Wider Western Link Road.	D
(A4)	Development not complying with Standard I593xxx.6.7 Vehicle Limited Access Restrictions and Pedestrian Connections .	NC
(A5)	Development not complying with Standard I593xxx.6.8 Wider Western Link Road.	NC
(A6)	Development not complying with Standard lxxx6.15 Transportation Infrastructure .	D
Subdivision		
(A67)	Any subdivision not complying with Standard I593XXX.6.7 Vehicle Limited Access Restrictions and Pedestrian Connections .	NC
(A78)	Subdivision not complying with Standard I593xxx.6.8 Wider Western Link Road.	NC
(A9)	Subdivision not complying with Standard lxxx.6.15 .	D

Table ~~I593XXX.4.6~~ Business – Local Centre

Activity		Activity status
		Standards to be complied with
Use		
(A1)	Operation <u>and maintenance</u> of a public transport interchange	P lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8

		<p>Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions High Contaminant Yielding Materials, lxxx.6.14 Greenways Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>
Development		
(A2)	New buildings	<p>lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard:</p>

		<p> Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions High Contaminant Yielding Materials, lxxx.6.14 Greenways Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space. </p>
(A3)	<p> Additions and alterations to buildings not otherwise provided for </p>	<p> lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, </p>

		<p>Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions High Contaminant Yielding Materials, Ixxx.6.14 Greenways Walking and Cycling Infrastructure, Ixxx.6.15 Transportation Infrastructure, Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>
(A4)	Development not complying with Standard I593xxx.6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.	NC
(A5)	Development not complying with Standard I593xxx.6.8 Wider Western Link Road.	NC
(A6)	Development of a public transport interchange and associated facilities.	<p>C</p> <p>Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road,</p>

		<p> lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions High Contaminant Yielding Materials, lxxx.6.14 Greenways Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space. </p>
(A7)	<p> Development not complying with Standard lxxx6.15 Transportation Infrastructure. </p>	<p>D</p>

(A78)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Eastern Escarpment) shown on Precinct Plan 1 that do not comply with Standards I593xxx .6.6 Landscape Protection Controls (Eastern Escarpment).	
Subdivision		
(A89)	Any subdivision not complying with Standard I593xxx .6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.	NC
(A94 θ)	Subdivision not complying with Standard I593xxx .6.8 Wider Western Link Road.	NC
(A11)	Subdivision not complying with Standard Ixxx.6.15.	D

Table ~~I593XXX~~.4.7 Open Space – Conservation

Activity		Activity status
		Standards to be complied with
Use		
Subdivision and Development		
(A1)	Any subdivision or development not complying with Standard I593xxx .6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.	NC

~~I593XXX~~.5 Notification

- (1) The notification rules of the underlying zone apply in respect of applications for residential activities or for subdivision associated with an application for the construction and use of residential activities.
- (2) Any other application for resource consent for an activity listed in Tables ~~I593X~~.4.1 to ~~I593~~.4.7 ~~Activity table~~ will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (3) 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).

I593XXX.6 Standards

- (1) Unless specified in Standard I593xxx.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I593xxx.4.1 to I593xxx.4.7 above.

- (2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables above:

- (a) Activity Table I593.xxx.4.1 All zones:

- Activity (A1):H1.6.5, H3.6.8, H5.6.8, H6.6.9 and H11.6.4 as they relate to riparian yards.
- Activity (A148): E38.8.2.3 does not apply to subdivision in Residential – Large Lot, and Residential - Single House Zone where land is subject to special subdivision control-area Landscape Protection Area – Eastern Escarpment shown on Precinct Plan 1 and Standard I593xxx.6.11 applies.
- Activity (A159): E38.8.3.1(3)-(5) does not apply to subdivision in Residential - Single House Zone where land is subject to special subdivision control-area Landscape Protection Area – Eastern Escarpment shown on Precinct Plan 1 and Standard I593xxx.6.11 applies.

- (b) Activity Table I593xxx.4.3 Residential – Single House Zone:

- Activity (A3): H3.6.6 Building height standard of 8 metres does not apply to that part of the site subject to the Landscape Protection Control (Eastern Escarpment) shown on the planning maps and where Standard I593xxx.6.6 Landscape Protection Control (Eastern Escarpment) applies.
- Activity (A3): H6.5.1 Yards. The riparian yard in Table H3A.6.89.12 Yards does not apply where:
 - Standard I593.xxx.6.12 Riparian Yards for Streams and Natural Wetlands applies.

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- (c) Activity Table I593xxx.4.2 Residential – Large Lot Zone:

- Activity (A2): H6.4.1 Yards. The riparian yard in Table H15.6.58.1 Yards does not apply where:
 - Standard I593.xxx.6.12 Riparian Yards for Streams and Natural Wetlands applies.

- ~~(d) Activity Table Ixxx.4.3 Residential – Single House Zone:~~

~~Activity (A3): H6.5.1 Yards. The riparian yard in Table H3A.6.9.2 Yards does not apply where:~~

- ~~Standard Ixxx6.12 Riparian Yards for Streams and Natural Wetlands applies.~~

(de) Activity Table I593xxx.4.4 Residential – Mixed Housing Urban Zone:

- Activity (A53): H5.6.8 Yards. The front yard in Table H5.6.8.1 Yards does not apply where:
 - Standard I593xxx.6.1 Special Yard: Green Avenue and Wider Western Link Road applies.
- The rear yard in Table H5.6.8.1 Yards does not apply where:
 - Standard I593xxx.6.3 Special Yard: Bat Flight Corridor applies.
- The riparian yard in Table H5.6.8.1 Yards does not apply where:
 - Standard I593.xxx6.12 Riparian Yards for Streams and Natural Wetlands applies.

(ef) Activity Table I593xxx.4.5 Residential – Terrace Housing and Apartment Buildings Zone:

- Activity (A3) H6.6.9 Yards. The relevant yard in Table H6.6.9.1 Yards does not apply where:
 - Standard I593xxx.6.1 Special Yard: Green Avenue and Wider Western Link Road applies.
- The riparian yard in Table H6.6.9.1 Yards does not apply where:
 - Standard I593.xxx6.12 Riparian Yards for Streams and Natural Wetlands applies.

(fg) Activity Table I593xxx.4.6 Business – Local Centre:

- Activity ~~(A1)~~ (A2): H6.5.1 Yards. The riparian yard in Table H11.6.4.1 Yards does not apply where:
 - Standard I593.xxx6.12 Riparian Yards for Streams and Natural Wetlands applies.
- Activity (A3): H6.5.1 Yards. The riparian yard in Table H11.6.4.1 Yards does not apply where:
 - Standard I593.6.12 Riparian Yards for Streams and Natural Wetlands applies.

- Standard H1.6.7 Large Lot Residential Building Coverage as it applies to the Landscape Protection Area Controls (Eastern Escarpment) I593xxx.6.6.

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- (3) All Permitted Activities listed in Activity Tables I593xxx.4.1 to I593xxx.4.7 must comply with Standards I593xxx.6.

I593xxx.6.1 Special Yard: Green Avenue and Wider Western Link Road

Purpose:

- to promote the development of the front yards for outdoor use; and
 - to promote passive surveillance along the adjoining road.
- (1) A building or parts of a building on sites shown as subject to the Special Yard: Green Avenue or Special Yard: Wider Western Link Road on I593XXX.10.1 Precinct Plan 1 must be set back at least 3m from the front boundary.

I593XXX.6.2 Special Yards: Avice Miller Reserve

Purpose:

- to provide a buffer adjacent to the Avice Miller Reserve.
- (1) A building or parts of a building must be set back from the legal boundary with Avice Miller Reserve by 106m where sites are subject to the Special Yard: Avice Miller Reserve on IXXX.10.1 Precinct Plan 1.
- (2) A 83m wide strip of the Special Yard measured from the boundary of the Avice Miller Reserve shall be planted with indigenous vegetation that attain a height of at least 5m when mature, except where a public walking track is constructed within the 83m yard.
- (3) The 83m wide strip of the Special Yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area, the prevention of dumping of rubbish and garden waste, the management of noxious weeds, and a prohibition on the keeping of domestic cats for properties containing the special yard.
- (4) This yard does not apply to any bulk potable water reservoir. Any bulk water reservoir shall be set back a minimum of 3m from the Avice Miller Reserve boundary.
- (5) All external lighting within 30m of Avice Miller Reserve shall not exceed 0.3 lux when measured 1m above ground level and be downlit with controls in place to prevent uplifting, in order to provide an appropriate buffer with Avice Miller Reserve and possible bat flight corridors. Streetlights and temporary lighting associated with the maintenance of Watercare assets are exempt from provision I593.6.2(5).

(6) Any property within 300m of the Avice Miller Reserve shall have a cat proof fence to ensure domestic cats cannot leave the property.

I593xxx.6.3 Special Yard: Bat Flight Corridor

Purpose:

- to provide an unobstructed, dark-space, flight corridor for Bats.
- (1) No dwellings, accessory buildings or light standards (over 1m high) are to be constructed within the Special Yard: Bat Flight Corridor as shown on Precinct Plan 5.
- ~~(2) Any new landscaping which is established in the Special Yard: Bat Flight Corridor (as shown on Precinct Plan 5) is to have a maximum height at maturity of 2m.~~
- ~~(3)(2) Lighting shall not exceed 0.3 lux when measured 1m above the ground level at any point~~
All external lighting within or along the external boundary of the area identified as Special Yard: Bat Flight Corridor as shown on Precinct Plan 5 shall not exceed 0.3 lux when measured 1m above ground level and be downlit with controls in place to prevent uplifting.

I593xxx.6.4 Special Height Limits

Purpose:

- to control the maximum height of buildings on part of or adjacent to the eastern escarpment.
- (1) The maximum height limit in the Residential - Single House zone in the area shown as “special height limit 5m single storey building area” on Precinct Plan 1 shall be 5m.
- ~~(2) The maximum height limit in the Residential - Single House zone in the area shown as “special height limit 9m building area” on Precinct Plan 1 shall be 9m.~~
- ~~(2)~~

I593xxx.6.5 Landscape Protection Area Controls (Northern Escarpment)

Purpose:

- to protect landscape features on key upper portions of the precinct.
 - to promote revegetation of the northern escarpment.
- (1) The minimum landscaped area for sites identified on Precinct Plan 1 as Landscape

Protection Area – Northern Escarpment must be at least 75 per cent of the net site area.

- (2) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
 - (a) Hue (colour) – all colours from 00 to 24
 - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

I593xxx.6.6 Landscape Protection Area Controls (Eastern Escarpment)

Purpose:

- to protect landscape features on key upper portions of the precinct;
 - ~~to~~ promote revegetation of the eastern escarpment; and
 - to allow an appropriate level of building coverage in the Residential – Large Lot zone~~the large lot residentially zoned~~ portion of the eastern escarpment.
- (1) The minimum landscaped area for sites identified on I593XXX.10.1 Precinct Plan 1 as Landscape Protection Area – Eastern Escarpment must be at least 50 per cent of the net site area.
 - (2) Buildings must not exceed 8 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more.
 - (3) The maximum building coverage must not exceed 20 per cent of the net site area or 600m², whichever is the lesser.
 - (4) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
 - (a) Hue (colour) – all colours from 00 to 24
 - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

I593xxx.6.7 Vehicle Limited Access Restrictions, Pedestrian Connections and Cycle Facilities

Purpose:

- to avoid direct vehicle access from individual sites (except any public transport interchange site or land zoned Residential – Large Lot or Open Space areas identified on Precinct Plan 4) onto Pohuehue RoadState Highway One, and the Wider Western Link Road, Green Avenue and/or Collector Road 1; and
- to ~~promote~~have safe and efficient operation of transport infrastructure; and
- to achieve safe, accessible and high-quality pedestrian and cycle connections within the ~~p~~Precinct and including to the Local Centre and any future public transportation interchange that provides positively for the needs to the local community.

(1) Any new road intersections with Pohuehue RoadState Highway One or the Wider Western Link Road servicing the precinct, shall be generally located as identified as “Access Points” on ~~I593XXX.10.3-Waimanawa:~~ Precinct Plan 3.

~~(2) Sites that front onto the Wider Western Link Road, Green Avenue, Collector Road 1 and/or Pohuehue RoadState Highway One must not have direct vehicle access to the road. (This standard does not apply where direct vehicle access is required to service any public transport interchange or site zoned Residential – Large Lot or Open Space areas identified on Precinct Plan 4), and must be provided with access from a rear driveway, rear lanes (access lots) or side roads at the time of subdivision.~~

Note: Land zoned Residential - Large Lot with frontage to Pohuehue Road or Open Space areas identified on Precinct Plan 4 with frontage to the Wider Western Link Road remains subject to the vehicle access restrictions applying to arterial roads in Chapter E27 Transport (see Table E27.4.1(A5), E27.6.4.1(2) and 3(b)).

~~(2) At the time of adjacent land development pedestrian connections, generally as shown in Precinct Plan 3, shall be provided.~~

~~(3) Residential sites that front a collector road other than the ‘Green Avenue’ as shown on Precinct Plan 3, must not have direct vehicle access to the road and must be provided with access from a rear driveway, rear lanes (access lots) or side roads at the time of subdivision.~~

1593xxx.6.8 Wider Western Link Road

Purpose:

- to provide for the transport needs of the precinct while enabling delivery of the Wider Western Link Road through the precinct as shown on Precinct Plan 3 as a strategic transport connection in the network serving the wider Warkworth area.
- (1) Subdivision and development of land adjacent to the Wider Western Link Road shall include the simultaneous construction of the adjacent portion of this road (as outlined in Table I593.6.15.1) to function as a Collector Road standard (as outlined in Table IXXX.6.15.1) with:

- (a) a connection to Pohuehue Road~~State Highway One~~; and
- (b) a location and completed earthwork level at the legal boundaries of all adjacent properties that enables the delivery of the entire road connection, over time, at the grade and cross section for both Collector Road, and Arterial Road standards.
- (c) Construction of intersections along its length in the approximate locations shown on Precinct Plan 3.

Note: The landowners will fund the construction of the Collector Road and vest the land required for the Collector Road in Auckland Council. Compensation will be payable for the land required for the future upgrading to an arterial road standard (unless otherwise agreed between all parties).

1593xxx.6.9 Wastewater and Potable Water Connections

Purpose:

- ~~To~~ ensure efficient delivery of wastewater and potable water infrastructure for Waimanawa.
- (1) All lots except for those in Residential – Large Lot and Open Space – Conservation zones shall connect to a reticulated wastewater network system.
- (2) All lots except for those in Residential – Large Lot and Open Space – Conservation zones shall connect to a reticulated potable water system network.
- (3) Prior to the occupation of the development (excluding those in Residential – Large Lot and Open Space – Conservation zones)~~issue of s224(e)~~, the development shall be connected to a functioning water and wastewater system network with sufficient capacity to service that subdivision.

1593xxx.6.10 Stormwater Management

Purpose

- ~~To~~ ensure that stormwater is managed and treated to maintain and enhance the health and ecological values of streams and to avoid exacerbating flood hazards.

- (1) All land use and development and subdivision must be designed and implemented to be consistent with any stormwater management plan approved by the network utility operator, including the application of water sensitive design.

I593xxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment

Purpose:

- tTo create larger sites in that area identified as the “Eastern Escarpment Area”.
- (1) Proposed sites in the area shown as “Eastern Escarpment Area” on Precinct Plan 1 must comply with the minimum net site area of 1,000m².

I593xxx.6.12 Riparian Yards for Streams and Natural Wetlands

Purpose:

- tTo protect and enhance water quality and ecology of the streams and natural wetlands shown on Precinct Plan 1 while preventing erosion.
 - tTo integrate the watercourse within the Local Centre.
 - tTo integrate the section of watercourse along the Wider Western Link Road within a wide road berm or as a separate open space integrated with the road berm.
- (1) The riparian yards of retained permanent or intermittent stream must be planted at the time of subdivision or land site development to the minimum width shown on Precinct Plan 1 measured from the top of the stream bank or, where the stream edge cannot be identified by survey, from the centre line of the stream. This standard does not apply to that part of a riparian yard where a road or public walkway crosses over the stream and/or passes through or along within the riparian yard.
 - (2) The riparian yards of any natural wetland shown on Precinct Plan 2 must be planted at the time of subdivision or land site development to a minimum width of 10m measured from the wetland’s fullest extent. This standard does not apply to that part of a riparian yard where a road or consented public walkway crosses over the wetland and associated riparian area, and/or generally passes across a stream and associated riparian area, or along within the riparian yard.
 - (3) The planting must:
 - (a) Use eco-sourced native vegetation; and
 - (b) Be planted at a density that will achieve approximately 10,000 plants per hectare of new and existing plants.

- (4) Planting must be undertaken in accordance with the Special Information Requirement I593xxx.9.2

I593xxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials

Purpose:

- ~~To~~ protect water quality in streams, and the Mahurangi South catchment, by limiting the release of contaminants from building materials.
- (1) New buildings, and additions to buildings must be constructed using inert cladding, roofing and spouting buildings materials.

I593xxx.6.14 Greenways – Walking and Cycling Infrastructure

Purpose:

- ~~To~~ provide for off-road walkways and cycleways which Council (other than those vested as road) wants vested in Council to form part of the public greenway network.
- (1) Walkways and cycleways that are to be vested in the Council shall be provided within the greenways shown on Precinct Plan 1 and:
- (a) Shall be constructed ~~either~~ to a walking track standard similar to that constructed in Regional Parks; ~~if not part of a vested formed road, or in the case where the greenway is part of a vested formed road, constructed to normal footpath standards as appropriate;~~
 - (b) Shall provide connections to greenways on public or private land outside the land subject to resource consent, and are futureproofed by constructing track access to the boundary of the application site; and
 - (c) The width of the track shall have a minimum width of 2m.

Where the off-road greenway is not indicated on Precinct Plan 1 as being adjacent to a stream, and it is intended to be vested; the walkway and cycleway shall be located a minimum of 8m from the stream.

- (2) Where the Council does not want or is unable to accept vesting of the walkway/cycleway and associated riparian yard and stream bank, then there is no requirement to provide the walkway/cycleway.

I593xxx.6.15 ~~Transportation~~ Infrastructure

Purpose:

- ~~To~~ achieve the integration of land use and ~~transportation~~ infrastructure (including walking and cycling).

- ~~To ensure transportation~~ infrastructure is appropriately provided for.
 - ~~To provide a pedestrian and cycle connection along to the McKinney Road/Pohuehue Road State Highway One Intersection to McKinney Road.~~
- (1) The development of any part of the ~~p~~Precinct shall provide the relevant transport infrastructure, including walking and cycling, ~~as indicated in Ixxx10.1 and applying to the development site,~~ in the general location shown on Precinct Plans 1 and 3.
 - (2) Subdivision and development (including construction of any new road) must comply with the standards in Tables ~~I4XX.6.4.2.1~~ I593.6.15.1 and I593.6.15.2

Table ~~I593XXX~~.6.15.1 Transport Infrastructure Upgrade Requirements

	Transport Infrastructure Upgrade	Trigger
T1)	<u>Upgrading of Valerie Close/Pohuehue Road State Highway One Intersection</u>	In the event of any subdivision with frontage to <u>along</u> Valerie Close occurring or <u>any</u> new road connection to Valerie Close <u>or the establishment of a new restaurant, cafes or educational facility permitted under Rule I5933.4.4 (A1) and (A2),</u> an assessment is to be undertaken to confirm if any upgrading of the intersection is required as part of that subdivision, <u>road connection or establishment of the new restaurant, café or educational facility.</u>
T2)	<u>Upgrading of Pohuehue Road State Highway One through the WW South Precinct to the extent shown on Precinct Plan 3.</u>	<u>As part of the first subdivision for any land within the Business – Local Centre zone, for, for a retirement village or for a residential development creating more than 20 residential lots.</u> <u>As part of the first development for:</u> <ol style="list-style-type: none"> <u>a) new buildings within the Business – Local Centre zone; or</u> <u>b) an integrated residential development; or</u> <u>c) residential development resulting in a cumulative total of 20 new residential dwellings in the precinct.</u>
T3)	<u>Construction of the an pedestrian/interim pedestrian/cycle path on the eastern side of Pohuehue Road State Highway One from the Wider Western Link</u>	<u>As part of the first subdivision for residential development resulting in a cumulative total creating more than of 20 new residential dwellings lots in the precinct.</u>

	Road/ Pohuehue Road State Highway One Intersection to McKinney Road.	
T4)	Construction of the pedestrian/cycle path on the western side of State Highway One from the Wider Western Link/State Highway One Intersection to the Morrisons Heritage Orchard Entrance	As part of the first subdivision for residential development creating more than 20 residential lots.
T45)	Construction of the Wider Western Link Road/ Pohuehue Road State Highway One Intersection.	As part of the first subdivision for any land within the Business – Local Centre zone, for, for a retirement village or for a residential development creating more than 20 residential lots. As part of the first development for: a) new buildings within the Business – Local Centre zone; or b) an integrated residential development; or c) residential development resulting in a cumulative total of 20 new residential dwellings in the precinct.
T56)	Construction of the Wider Western Link Road.	Any subdivision or development with frontage to that section of the Wider Western Link Road.
T67)	Construction of <u>Collector Road</u> the (including Green Avenue).	As part of the first subdivision for residential development. Any subdivision or development with frontage to that section of the Collector Road.
T8)	<u>Collector Road</u>	Any subdivision or development with frontage to that section of the Collector Road.
T79)	Upgrading of Mason Heights <u>including filling in gaps in the existing footpath network on the eastern side of Mason Heights to provide a continuous connection between the precinct and the intersection of Mason Heights with Woodcocks Road.</u>	Any subdivision or development with frontage to that section of Mason Heights or in the event that Mason Heights is extended or a new road is connected to it within the Waimanawa Precinct.

Note 1: ~~Table I593.6.15.1~~ he above will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) for any subdivision or prior to occupation of any new building(s) for a land use only.

~~(1)~~ Any development and/or subdivision must comply with Table Ixxx.6.15.2 Minimum Road Width, Function and Required Design Elements as applicable.

Note 2: Development relevant to Standards T56, T8 and T69 only apply to the section of the road adjacent to the development or subdivision area.

Table I593XXX.6.15.2 Road Function and Design Elements Minimum Road Width, Function and Required Design Elements

Name	Role and Function of Road	Minimum Road Reserve (Note 1)	Total No. of Lanes	Design Speed	Median (Note 2)	Cycle Provision	Pedestrian Provision	Freight or Heavy Vehicle Route	Access Restrictions	Bus Provision Subject to (Note 4)
<u>Pohuehue Road</u> <u>State Highway One</u>	Arterial	24m*	2	50 km/h	Yes	Yes (Note 3)	Yes (Note 3)	Yes	Yes	Yes
Wider Western Link Road	Arterial	24m	2	50 km/h	Yes	Yes (Note 5)	Yes	Yes	Yes	Yes
Green Avenue	Collector	26m	2	50 km/h	Yes	Yes	Yes	No	No (Note 6) Yes	Yes
Collector Road 1 & 2	Collector	22m	2	50 km/h	No	Yes	Yes	No	No (Note 6) Yes, for Collector Road 1	Yes
Local Road**	Local	16m	2	30 km/h	No	No	Yes	No	No	No

* Existing road reserve for Pohuehue Road
State Highway One varies

** Mason Heights included

Note 1: Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints, or other localised design requirements.

Note 2: Flush, solid or raised medians subject to Auckland Transport approval at EPA stage.

Note 3: The shared walking and cycling path provision on Pohuehue Road will be an interim cycling and walking facility from the Wider Western Link Road/Pohuehue

~~Road intersection to the McKinney Road/Pohuehue Road intersection. The cycle path provision on State Highway One for both side of the road within the precinct plan frontage excluding Morrison Orchard area and:~~

~~A temporary cycling and walking facility will be provided on the eastern side of State Highway One from the Wider Western Link Road/State Highway One intersection to the McKinney Road/State Highway One intersection.~~

~~A temporary cycling and walking facility will be provided on the western side of State Highway One from the Wider Western Link Road/State Highway One intersection for approximately 100m to the new entrance to the Morrison Heritage Orchard.~~

Note 4: ~~Carriageway and intersection geometry capable of accommodating buses. Bus stop form and locations and bus routes shall be determined with Auckland Transport at resource consent and engineering plan approval stage.~~

Note 5: ~~Cycle lane will only be provided on the northern side of wider western link in the section where road boundary abutting existing stream riparian yard. A bi-directional cycle facility only will be appropriate on the northern side of the WWLR adjoining the Morrison Orchard Precinct.~~

Note 6: ~~No access restriction proposed on collector roads. However, lots fronting collector road are preferred to be designed with rear access.~~

1593.xxxx6.16 Fences adjoining the front yard or vested publicly accessible open space

Purpose:

- ~~t~~To provide for fencing that is constructed along residential front boundaries and site boundaries adjoining vested publicly accessible open spaces as shown on Precinct Plan 4, to a height sufficient to:
 - ~~p~~Provide privacy for dwellings while enabling opportunities for passive surveillance of the esplanade reserve and / or vested publicly accessible open space.
 - ~~m~~Minimise dominance effects from fencing on the esplanade reserve.

(1) ~~_~~Fences or walls or a combination of these structures (whether separate or joined together) that adjoin front boundaries or vested publicly accessible open spaces shown on Precinct Plan 4, must not exceed the height specified below, measured from the ground level at the boundary:

(a) 1.4m in height; or

(b) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder; or

(ciii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

I593.6.17 Activities sensitive to noise within 35 metres of Pohuehue Road or the Wider Western Link Road

Purpose:

- to ensure activities sensitive to noise adjacent to Pohuehue Road and the Wider Western Link Road are designed to protect people's health and residential amenity while they are indoors.
- (1) Any new buildings or alterations to existing buildings containing an activity sensitive to noise (excluding non-habitable residential accessory buildings and garages/carports attached to dwellings) within 35m of the boundary of Pohuehue Road or the Wider Western Link Road must be designed, constructed and maintained so that road traffic noise does not exceed 40dB LAeq (24hour) in all noise sensitive spaces.
 - (2) If windows must be closed to achieve the design noise levels in Standard I593.6.17(1), the building must be designed, constructed and maintained with a mechanical ventilation system that meets the requirements of E25.6.10(3)(b) and (d) to (f).
 - (3) A design report must be submitted by a suitably qualified and experienced person to the council demonstrating that compliance with Standard I593.6.17(1) and (2) can be achieved prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in I593.6.17(1). In the design, road noise is based on future predicted noise levels.
 - (4) For the purposes of this Standard, future predicted noise levels shall be either based on computer noise modelling undertaken by a suitably qualified and experienced person on behalf of the applicant or those levels modelled as part of the Auckland Transport designations NOR 3 and NOR 8 (old State Highway 1 - South Upgrade and Wider Western Link - North).
 - (5) Should noise modelling undertaken on behalf of the applicant be used for the purposes of the future predicted noise levels under this standard, modelling shall be based on an assumed posted speed limit of 50km/h, the use of an asphaltic concrete surfacing (or equivalent low-noise road surfacing) and a traffic design year of 2048.

I593.6.18 Non-potable Water Supply Efficiency

Purpose:

- to ensure new dwellings adopt minimum water efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

(1) All new dwellings are designed to have non-potable water requirements (for outdoor use such as landscaping and gardens) supplied by rainwater tanks (or bladders) sized in accordance with Table I593.6.18.1. Rain tank/bladder capacity for attached housing typologies can be provided in either individual or as communal rainwater systems.

The minimum sizes for rainwater tanks (or bladders) in Table I593.6.18.1 apply to all detached and attached housing.

Table I593.6.18.1 All dwellings except apartments

<u>Dwelling type</u>	<u>Minimum tank (or bladder)</u>
<u>1 bedroom (includes Studio)</u>	<u>1000L</u>
<u>2 bedroom</u>	<u>2000L</u>
<u>3 bedroom</u>	<u>3000L*</u>
<u>4 bedroom</u>	<u>5000L (roof area up to 110m²)</u> <u>3000L (roof area greater than 110m²)</u>
<u>5 bedroom</u>	<u>5000L</u>

* All attached dwellings to be 3000L maximum

I593.6.19 Potable Water Supply Efficiency

Purpose:

- to ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

(1) All new dwellings are fitted with water efficient fixtures, to a minimum 3 Star standard (under the Water Efficiency Labelling Scheme (WELS))

I593xxx.7 Assessment – controlled activities

I593xxx.7.1 Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the overlay, Auckland wide or zone provisions:

- (1) Provision of safe and efficient access;
- (2) Landscaping and fencing;

- (3) Effects on the use of open space; and
- (4) Effects on health and safety.

~~I593xxx~~.7.2 Assessment criteria – ~~c~~Controlled ~~a~~Activities

The Council will consider the relevant assessment criteria for controlled activities from the list below:

- (1) Provision of safe and efficient access:
 - (a) Whether safe and direct access can be provided to the site for access and maintenance.
 - (b) For public transport interchanges, whether safe and efficient vehicle, pedestrian and cyclist access (~~as appropriate~~) into and within the public transport interchange is achieved.
- (2) Landscaping and fencing
 - (a) The extent to which the visual effects of any buildings or large extents of paving can be softened by landscaping without compromising the functional requirements of a pump station, water reservoir or public transport interchange.
 - (b) The extent to which fencing can be used to minimise potential health and safety hazards.
- (3) Effects on the use of public open space
 - (a) The extent to which interference with public use and enjoyment of open space is minimised where the facility is located in public open space.
- (4) Effects on health and safety
 - (a) Whether there will be any health and safety effects and the extent to which these can be mitigated through measures such as fencing and signage.

~~I593xxx~~.8 Assessment – restricted discretionary activities

~~I593xxx~~.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) Subdivision

~~The matters of discretion listed at E38.12.1(7).~~

~~(b) ——— Landscaping within the Avice Miller Reserve Yard and the Landscape Protection Control areas.~~

- (a) The matters of discretion listed at E38.12.1(7).
- (b) Landscaping within the Avicé Miller Reserve Yard and the Landscape Protection Control areas.
- ~~(a)~~(c) The provision of open space as shown on Precinct Plan 24, including public accessibility, function of the open space, and compliance with Crime Prevention Through Environmental Design Principles.
- (d) Transport including:
 - (i) access;
 - (ii) provision of walking and-cycling infrastructure;
 - (iii) traffic generation;
 - (iv) access to public transport and parking;
 - (v) Location and design of the Wider Western Link Road and Collector Roads;
 - (vi) provision of public transport facilities;
 - ~~(i)~~(vii) design and sequencing of transport network upgrades.
- ~~(b)~~(e) The design and operation of any intersection with the Wider Western Link Road and Pohuehue Road/Stage Highway 1.
- ~~(e)~~(f) Stormwater management.
- ~~(d)~~(g) Wastewater connections
- ~~(e)~~(h) The extent to which greenway connections are provided.
- ~~(f)~~(i) The extent to which riparian yards are provided adjacent to streams and natural wetlands.
- ~~(g)~~(j) The effect on recreation and open space.
- (k) The effects of walkways within riparian yards on ecology.
- (l) The design of the road and associated road reserve, and any associated design constraints.

(2) Local Centre – New buildings and additions and alterations

- (a) The matters of discretion listed at H11.8.1(4), noting that clause H11.8.1(4)(a)(i) is amended as follows:

The contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space (including the watercourse);

(3) Non-compliance with Standard I593.6.17 - Activities sensitive to noise within 35m of Pohuehue Road or the Wider Western Link Road.

(a) Effects on human health and residential amenity while people are indoors.

(b) Building location or design features, topography or other alternative measures that will mitigate potential adverse health and amenity effects relating to noise.

I593xxx.8.2 Assessment criteria - rRestricted dDiscretionary aActivities

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

(1) Subdivision

(a) Design and layout;

The extent to which:

- (i) The proposal contributes to the implementation of policies and in particular I593xxx.3(1)-(139).
- (ii) Subdivision layout is consistent with Precinct Plans 1 to 4.
- (iii) Public open space and greenway spaces consider the public street network to support legibility, ease of visual access, and Crime Prevention Through Environmental Design Principles.
- (iv) Land is provided for the open space areas identified on Precinct Plan 4, or such other locations that are suitable and agreed to with Auckland Council.
- (v) Land is provided for the Warkworth South wastewater pump stations and water reservoir (if required) in the general locations shown on Precinct Plan 2.
- (vi) Any application proposes a condition of consent requiring landscape planting within the Landscape Protection Control areas to be maintained and replaced as necessary to ensure that the landscaping is maintained in perpetuity.

(b) Streams, natural wetlands, stormwater, and walkways

The extent to which:

- (i) Lots that include streams shown on Precinct Plan 2, have complying practical building platforms clear of identified streams to be retained and any riparian yard requirement.
- (ii) The cumulative effect of the approach to stormwater management is in accordance with a Stormwater Management Plan approved by the network utility operator and

achieves a 'treatment train' process based on a ten year attenuation standard which mitigates urban stormwater, quality issues and controls runoff from roads and other impervious surfaces.

- (iii) Connections to greenways on public or private land outside the land subject to resource consent, are futureproofed by constructing track access to the boundary of the application site.
 - (iv) Any walkways are set back a minimum of 10m from any natural wetland.
 - (v) Any walkway is set back a minimum of 5m from the top of the bank of any stream, except any walkway and bridge which crosses the stream.
 - (vi) Any walkway within a riparian yard successfully manages potential stream erosion and sedimentation effects and are planted in indigenous vegetation to the edge of the walkway.
 - (vii) The treatment of walkway edges, including retaining walls, protects the ecology of the stream and does not unduly detract from the amenity of the stream and walkway.
 - (viii) The location and alignment of the walkway addresses any effects on the ecology of the immediate area and existing riparian planting, land contour and the practicality of constructing the walkway and the amenity that would be provided to users of the walkway.
- (c) Transport

The extent to which:

- (i) The collector road network and the Wider Western Link Road, are provided generally as shown on Precinct Plan 3 to achieve a connected street layout that integrates with the surrounding transport network and responds to landform.
- (ii) An integrated network of local roads is provided within the precinct that provides a good degree of accessibility and supports a walkable street network.
- (iii) Greenway routes, generally in accordance with Precinct Plan 3, are created to ensure an interconnected neighbourhood.
- (iv) The intersection design of any road intersection with the Wider Western Link Road or Pohuehue Road~~State Highway One~~ as shown on Precinct Plan 3 is supported by a transport assessment and safety audit demonstrating the intersection will provide a safe, efficient and effective connection to service the expected subdivision and development. This includes safe and convenient provision for pedestrians and cyclists.
- (v) The transport assessment and safety audit required under Rule ~~1593xxx~~.8.2(1)(c)(iv) demonstrate the design and operation of the proposed intersection will not have adverse effects on the function of the surrounding

transport network including Pohuehue Road~~State Highway One~~ and the Wider Western Link Road.

- (vi) The greenway network crossings of the Wider Western Link Road occurs by at-grade pedestrian and/or cyclist crossing facilities.
- (vii) The design of new or upgraded roads accords with the Road Function and Design Elements Table I593.6.15.2.

(d) (d) — Non-compliance with Table I593.6.15.2 Road Function and Design Elements

- (i) Whether there are constraints or other factors present which make it impractical to comply with the required standards;
- (ii) Whether the design of the road, and associated road reserve achieves policies (13), (15) and (16);
- (iii) Whether the proposed design and road reserve:
 - incorporates measures to achieve the required design speeds;
 - can safely accommodate required vehicle movements;
 - can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;
 - assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.
- (iv) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.
- (v) Whether the proposed streetlighting for roads within 30m of Avice Miller Reserve takes into account the possible bat corridor.

(e) Stormwater management

- (i) Development is in accordance with the approved Stormwater Management Plan and policies E1.3(1) – (14).

(f)(e) Wastewater connections:

- (i) The extent to which the proposal facilitates and enables wastewater servicing for Warkworth South to be provided in an efficient and comprehensive way.

(g)(f) — The effect on recreation and open space:

- (i) The extent to which reserves and open space are provided and their integration with the surrounding open space network and suitability for the intended function and future requirements of the area;

(ii) Refer to Policy ~~I593XXX.3~~(1920).

(2) Assessment criteria for Local Centre – New buildings and additions and alterations:

- (i) The design of the Local Centre shall achieve a connected and functional design that reflects a high quality of architectural design, landscape architecture and best practise urban design principles, including the extent to which a suitable pedestrian and cyclist connection is provided between the Local Centre and any public transport ~~facilities~~interchange, the land to the west, south and to the pedestrian and cycle crossing at the Wider Western Link Road and Pohuehue Road~~State Highway One~~ Intersection.
- (ii) The quality of design shall provide a safe useable environment that reflects urban design best practise including Crime Prevention Through Environmental Design principles.
- (iii) Planting and hard landscape elements shall enhance and reflect local character such as the values of the Mahurangi River, riparian corridors and Morrison Heritage Orchard.
- (iv) The extent to which land use activities complement adjoining land uses and assist in maintaining or enhancing connectivity and relationship to adjacent open space areas.

(3) Non-compliance with Standard I593.6.17 Activities sensitive to noise within 35m of Pohuehue Road or the Wider Western Link Road

- (a) Whether activities sensitive to noise adjacent to old Pohuehue Road and the Wider Western Link Road are designed to protect people from adverse health and amenity effects while they are indoors.
- (b) Whether any identified topographical or building design features, or the location of the building or any other existing buildings, will mitigate any potential health and amenity effects.
- (c) The extent to which alternative mitigation measures avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.

I593xxx.9 Special information requirements

I593xxx.9.1 Transport and safety

An application for subdivision and development that proposes an intersection with the Wider Western Link Road or Pohuehue Road~~State Highway One~~ must be accompanied by the following information as a minimum:

(4) A transport assessment and safety audit prepared by a suitably qualified person for any proposed intersection with the Wider Western Link Road or Pohuehue Road~~State Highway One~~. This transport assessment and safety audit is to be prepared in accordance with any relevant Auckland Transport and NZTA/Waka Kotahi Guidelines.

(1)

I593xxx.9.2 Riparian planting plan

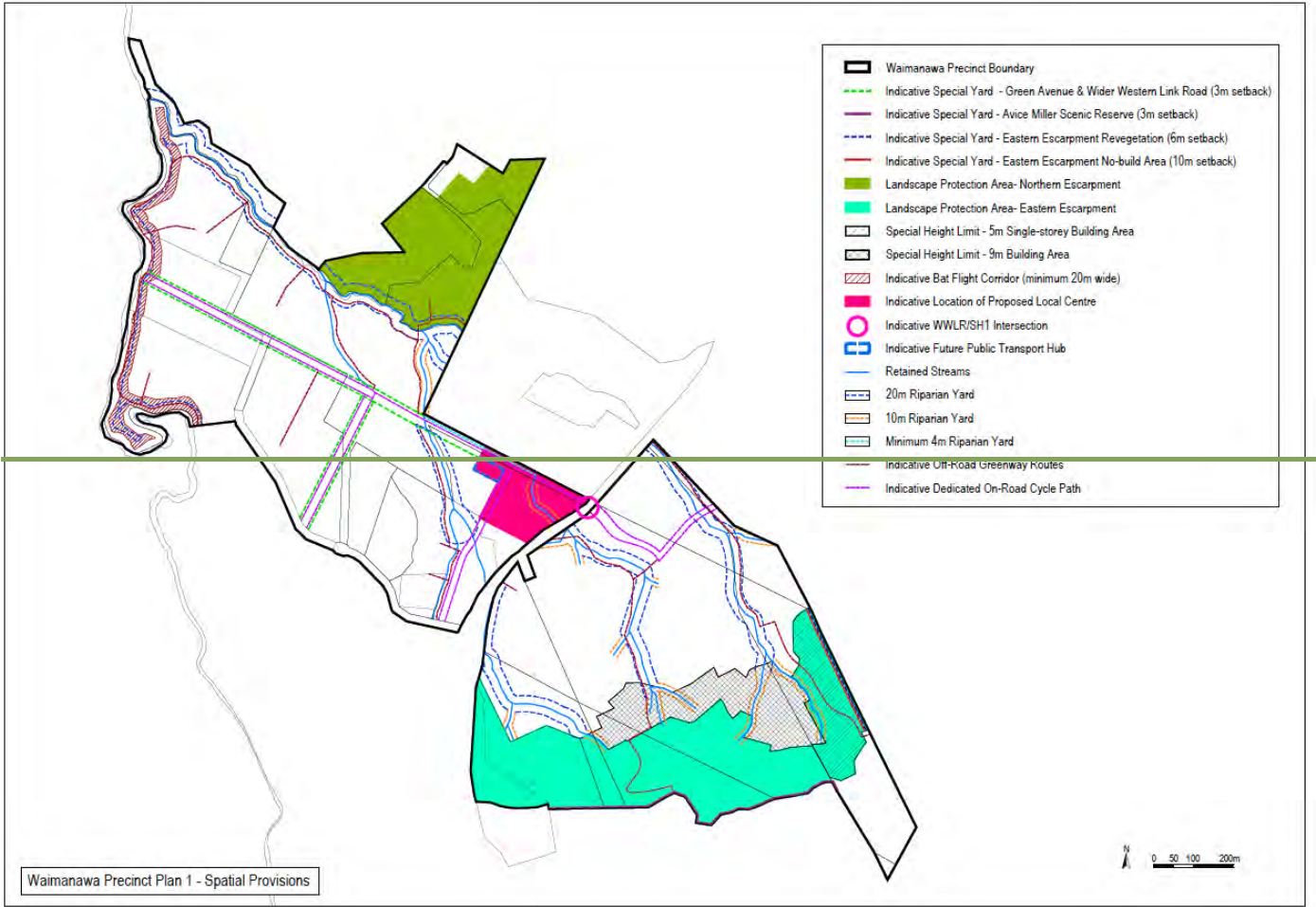
An application for any subdivision or development that requires the provision and planting of an esplanade reserve or riparian yard under I593xxx.6.12 Riparian Yards for Streams and Natural Wetlands must be accompanied by the following information as a minimum:

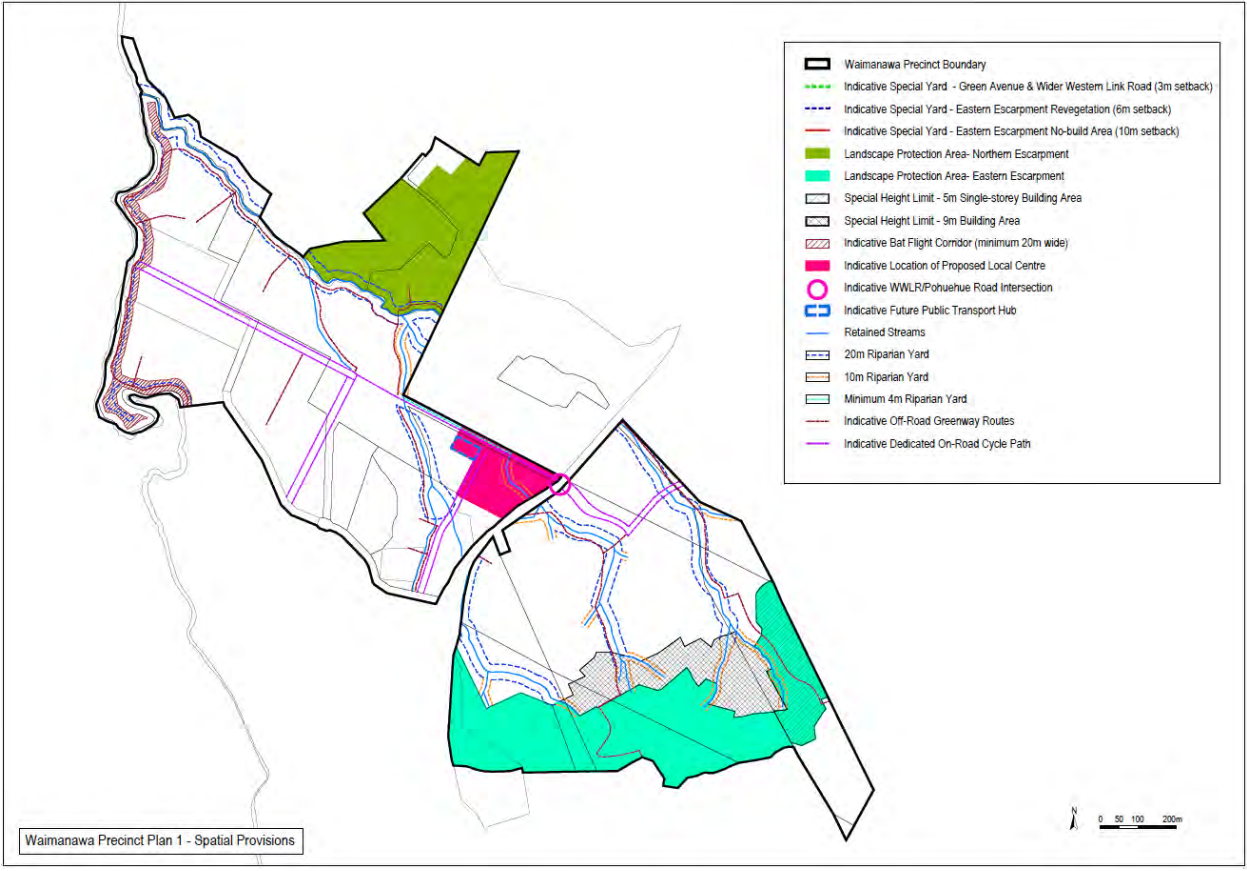
- (1) A planting plan prepared by a suitably qualified person
- (2) The planting plan must;
 - (i) Identify the location, species, planting bag size and density of the plants;
 - (ii) Confirm detail on the eco-sourcing proposed for the planting; and
 - (iii) Take into consideration the local biodiversity and ecosystem extent.

I593xxx.9.3 Local centre

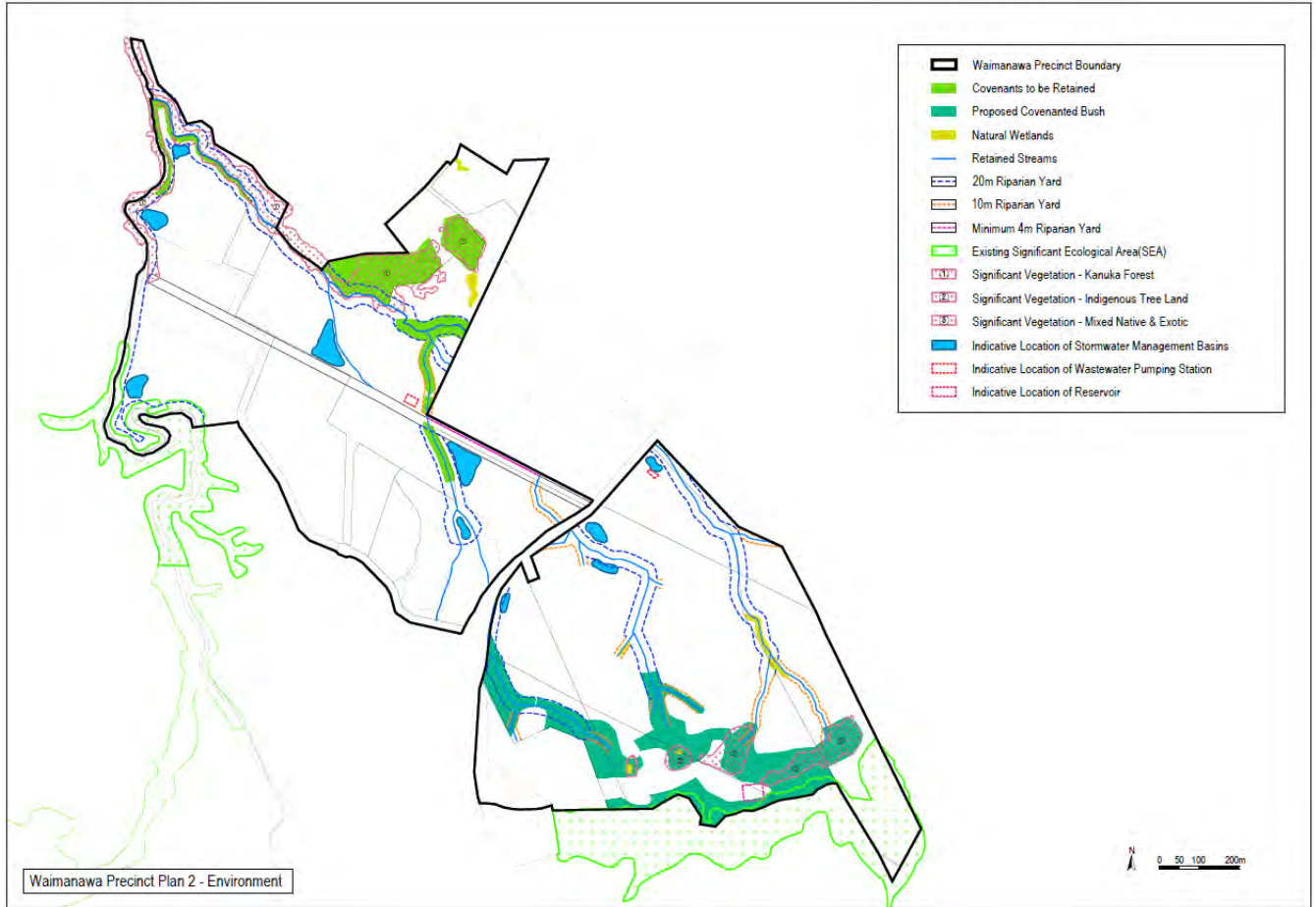
- (1) An application for new buildings, additions and alterations which require resource consent in the Local Centre must be accompanied by:
 - (a) An urban design assessment demonstrating how the development addresses where relevant:
 - (i) the matters stated in Objective 87 and Policy 7; and
 - (ii) Activation of the street frontage along the Wider Western Link Road; and
 - (iii) Open space and access along the watercourse; and
 - (iv) Creation of a landmark building on the corner of Pohuehue Road~~State Highway One~~ and the Wider Western Link Road; and
 - (v) Its proximity to the Morrison Heritage Orchard.

~~I-593xxx~~.10.1 Waimanawa Precinct Plan 1 Spatial provisions

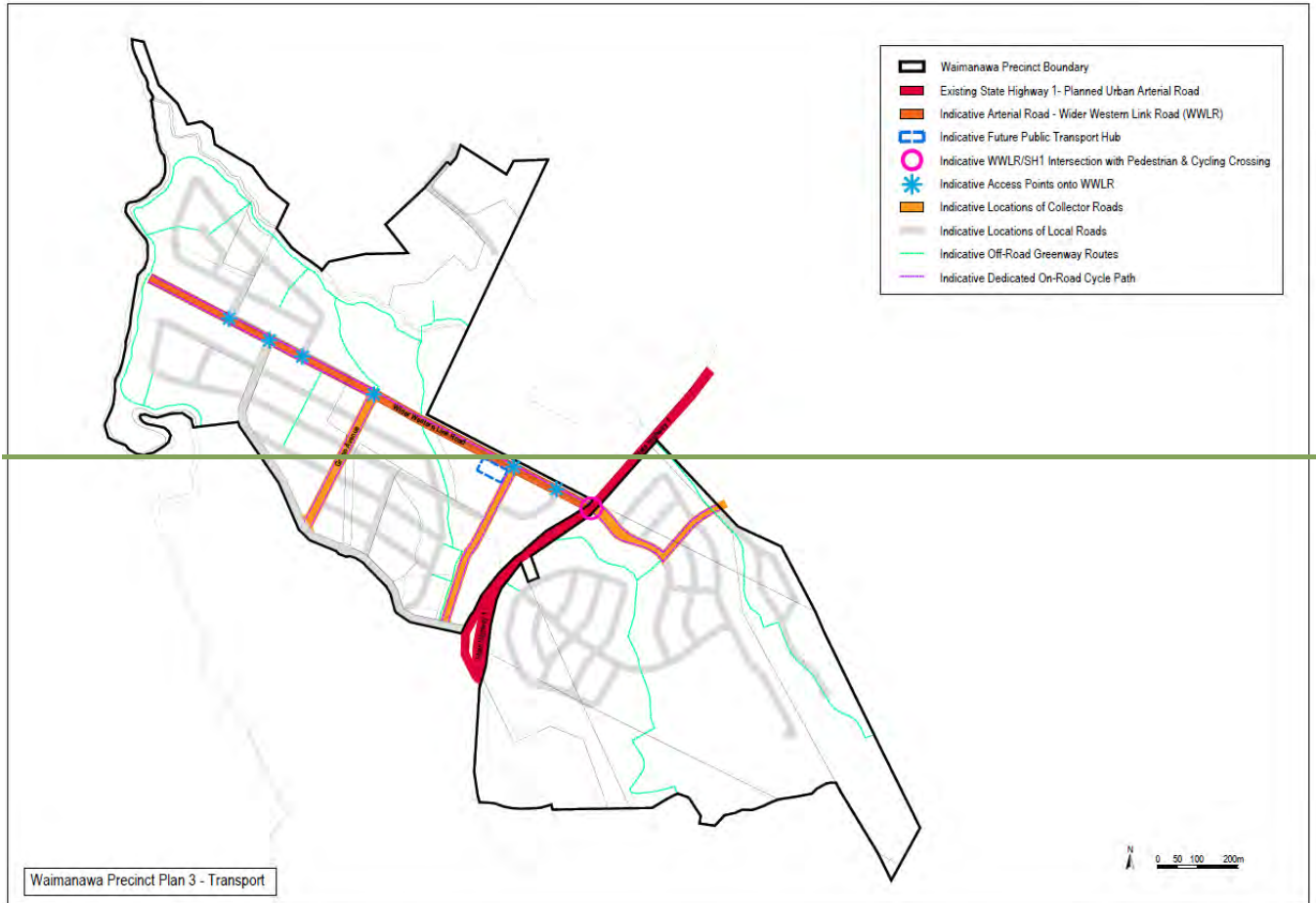


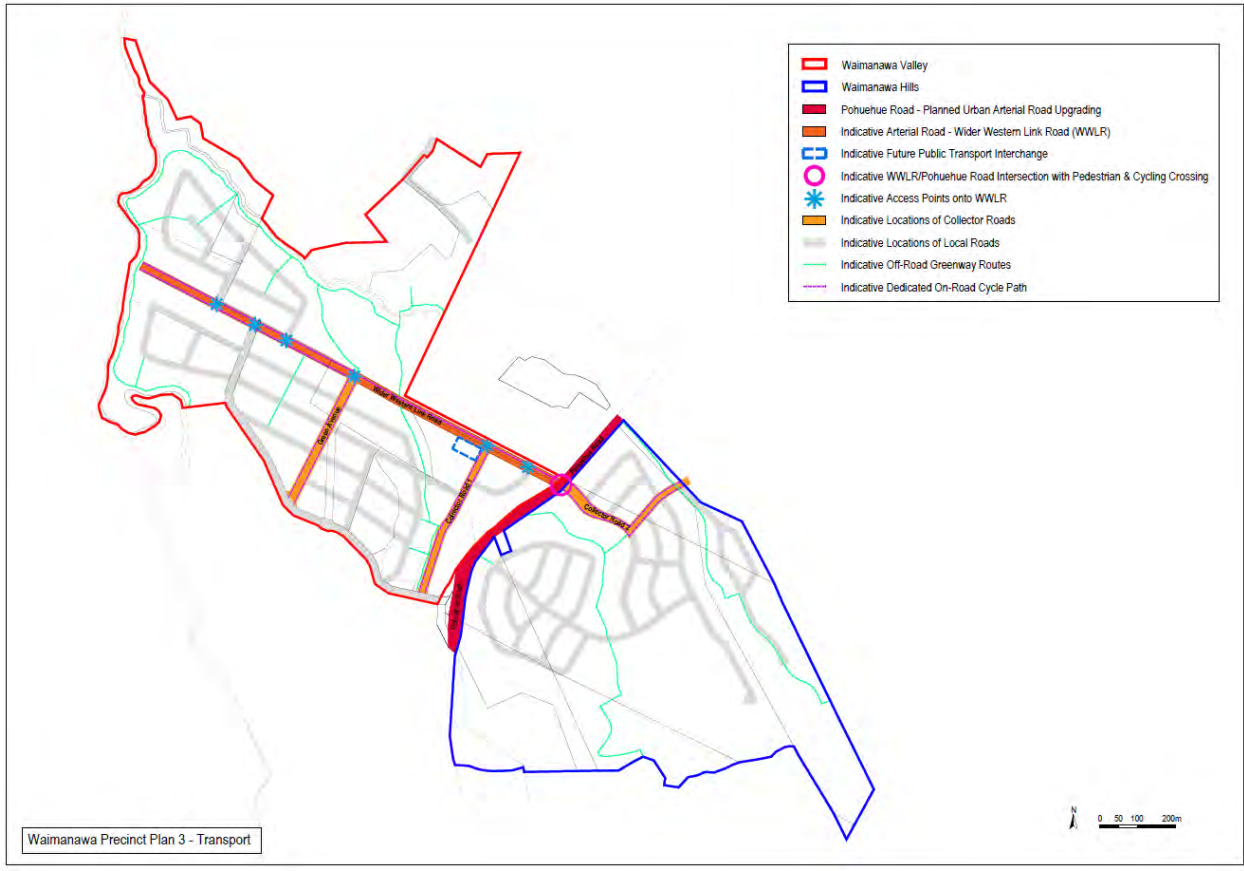


1593xxx.10.2 Waimanawa Precinct Plan 2 Environment

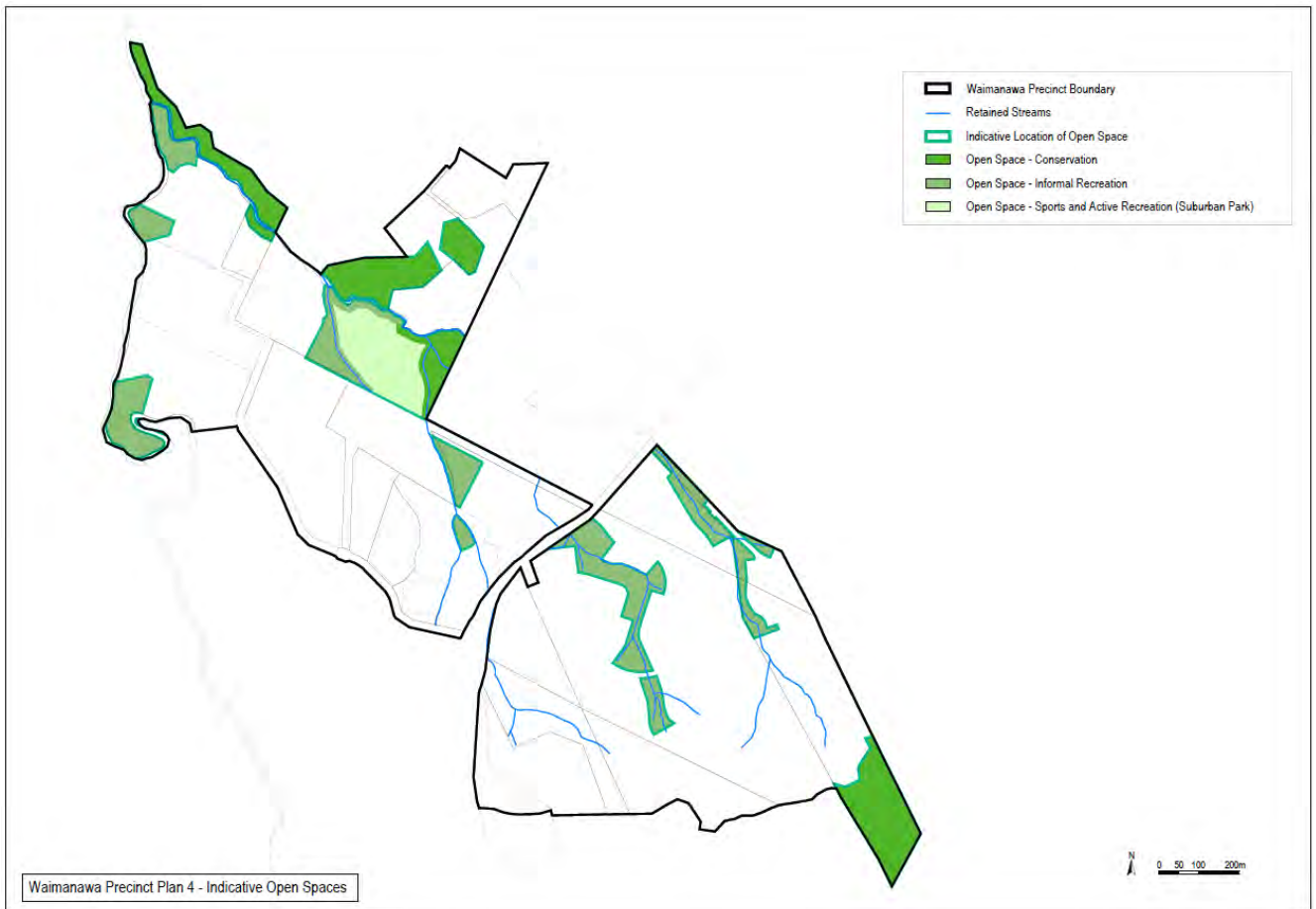


1593xxx.10.3 Waimanawa Precinct Plan 3 Transportation

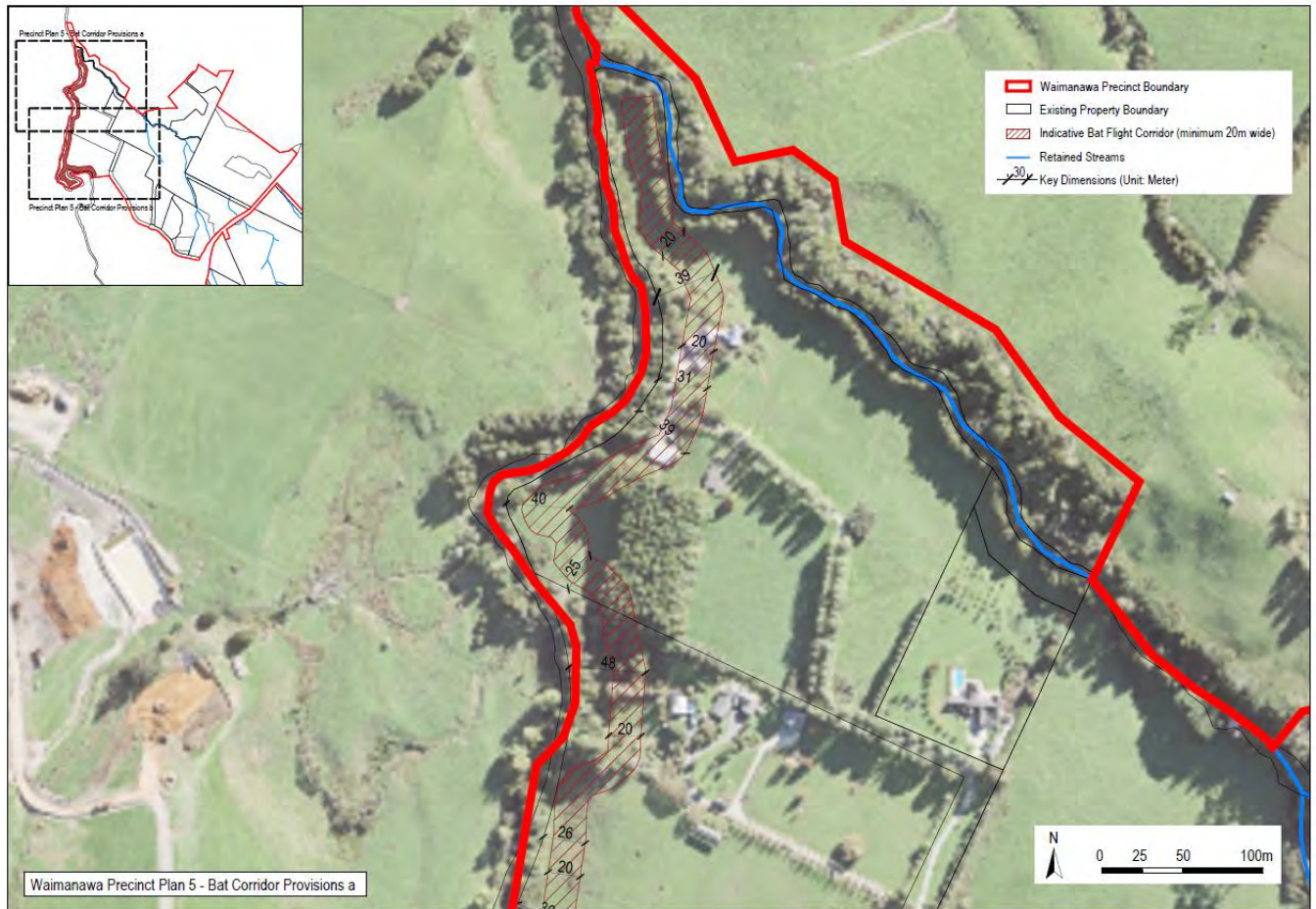




1593xxx.10.4 Waimanawa Precinct Plan 4- Indicative Open Space



1593xxx.10.5 Waimanawa Precinct Plan 5 Bat Flight Corridor





PART C IXXX MORRISON HERITAGE ORCHARD PRECINCT

XXX.1. Morrison Heritage Orchard Precinct Description

The Morrison Heritage Orchard Precinct is located to the south of Warkworth on Pohuehue Road State Highway One. The precinct is comprised of approximately 20 hectares and is located adjacent to the Waimanawa Precinct.

The purpose of the Morrison Heritage Orchard Precinct is to enable the ongoing operation and expansion of the existing Morrison Orchard as a heritage rural land use. It permits the ongoing use of the site for both traditional orchard and other rural productive land use activities, and complementary tourist and visitor activities including an orchard shop, a market, restaurant / café as well as playground, wedding venue and similar social activities.

The precinct limits activities to those with a rural orchard and similar rural activities, and tourist and visitor activities based on the pPrecinct's values for such activities within the wider surrounding urban environment. Although privately owned and operated, the Heritage Orchard Precinct provides an important significant green space for relatively intensive urban development that is planned in Warkworth with few significant non-urbanised areas to offset the resulting adverse effects of extensive built development.

In addition to the above activities, provision is also made for limited Residential - Large Lot Residential subdivision and use, including the option of cluster subdivision and development that responds to both landscape and contour / geotechnical considerations and limitations.

Subdivision in this precinct is also controlled so that the Morrison Orchard continues to be managed and operated largely as a single entity but with provision for limited residential activities and/or long term ownership options such as leases for family members.

Acoustic attenuation provisions are included within the precinct to protect activities sensitive to noise from adverse effects arising from the road traffic noise associated with the operation of existing (Pohuehue Road) and future (the Wider Western Link Road) arterials.

The underlying zoning of land within this precinct is Rural - Mixed Rural for Areas A and B, and Residential - Large lot for Area C.

XXX.2. Objectives

- (1) Existing and future orchard and appropriate rural production activities are provided for and enabled by the pPrecinct.
- (2) A range of tourist, visitor activities and limited residential activities are provided for to enable heritage, social and economic opportunities based on and complementary to the established heritage orchard and rural activities.
- (3) A rural heritage character and appearance of the Morrison Heritage Orchard is maintained.

(4) Activities sensitive to noise adjacent to existing or future arterial roads are designed to protect people's health and residential amenity while they are indoors.

(3)(5) Access to and from the precinct occurs in an effective, efficient and safe manner that mitigates adverse effects of traffic generation on the surrounding road network.

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

XXX.3. Policies

(1) Provide for existing and future orchard and complementary commercial and visitor activities including outdoor rural-based activities, accommodation, weddings and functions, restaurant / café and markets.

(2) Ensure that residential subdivision and development is enabled in defined areas and at appropriate densities that are consistent with and do not compromise the open space heritage values of the orchard or conflict with associated rural and visitor activities.

(3) Encourage subdivision, development and land uses that maintain and protect the overall rural character and appearance of the Heritage Orchard Precinct and avoid adverse effects between it and existing and future surrounding residential and other sensitive activities.

(4) Ensure that activities sensitive to noise adjacent to existing and future arterial roads are designed with acoustic attenuation measures to protect people's health and residential amenity while they are indoors.

(3)(5) Avoid vehicle access onto the Wider Western Link Road and restrict vehicle access to old State Highway 1 until necessary safety and efficiency improvements have been implemented.

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

XXX.4. Activity table

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

Table XXX.X.1 Activity table specifies the activity status of land use, development and subdivision activities in the Morrison Heritage Orchard Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Permitted activities are subject to the relevant standards in XXX.6.

Table XXX.X.1 Activity table

Use		Activity status
Visitor Activities and Accommodation		
(A1)	A maximum of four dwellings in Activity Area A as of [INSERT OPERATIVE PLAN CHANGE DATE] or a single site comprising Activity Area A.	P
(A2)	One dwelling per site in Activity Areas A, B and C other than as permitted in (A1) <u>above and (A12) of this table.</u>	P
(A3)	Camping ground	P
(A4)	Garden centre	P
(A5)	Markets	P
(A6)	One minor dwelling per principal dwelling, <u>excluding dwellings established under (A12) of this table.</u>	P
(A7)	Produce sales	P
(A8)	Restaurant and café	P
(A9)	Rural commercial services	P
(A10)	Rural tourist and visitor activities	P
(A11)	Visitor accommodation	P
(A12)	Workers' accommodation	P
(A13)	Weddings and functions	P
(A14)	Activities (A1) to (A13) not complying with the standards in Rules <u>XXX.6.2 to XXX.6.10</u> below.	RD
<u>(A15)</u>	<u>Activities not complying with the standards in Rules 6.1.1; 6.1.1A - Table IXXX.6.1.1A (T1); or 6.1.2 below.</u>	<u>RD</u>
<u>(A16)</u>	<u>Activities not complying with the standard in Rule 6.1.1A - Table IXXX.6.1.1A (T2) below</u>	<u>D</u>
Development		
<u>(A175)</u>	New buildings or additions up to 250m ² GFA in all Precinct Activity Areas	P
<u>(A186)</u>	New buildings or additions 250m ² GFA <u>or greater</u> in all Precinct Activity Areas.	RD
<u>(A19)</u>	<u>Development not complying with Standards 6.1.2 Activities sensitive to noise adjacent to an existing or future arterial road</u>	<u>RD</u>
Subdivision		
<u>(A207)</u>	Subdivision complying with Standard XXX.6.11.	RD

(A2148)	Subdivision not complying with Standard XXX.6.11.	D
(A22)	Subdivision no complying with Standards 6.1.1 and 6.1.1A	NC

XXX.5. Notification

- (1) An application for resource consent for a restricted discretionary activity listed in Table XXX.X.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties, other than the requirement to limited notify NZTA or Auckland Transport under Rule (2) below, or unless the Council decides that special circumstances exist under section 95A(4) 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).

XXX.6. Standards

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

All activities listed as permitted, restricted discretionary in (A16) and subdivision in (A17) in **Table XXX.X.1** Activity table must comply with the following standards.

XXX.6.1 General

6.1.1 Access and traffic generation standard

- (1) ~~All activities shall obtain Vehicle access is limited to Pohuehue Road State Highway One in accordance with at~~ the Approved Entry Point (AEP) shown on the Precinct Plan.
- (2) Subdivision and development that has frontage to the Wider Western Link Road must not be provided with vehicle access to that road.

~~Activities A3 to A13 excluding produce sales (A7) listed in Table XXX.X.1 above do not either singularly or cumulatively exceed a trip generation threshold of 100 v/hr (any hour).~~

6.1.1A Transport Infrastructure

Purpose:

- To ensure transport infrastructure is appropriately provided.
1. Subdivision and activities under in Table XXX.X.1 Activity table must not exceed the triggers / thresholds in Table IXXX.6.1.1A until the required transport infrastructure upgrades or speed limit reductions are constructed or applied and operational in the general location shown on Precinct Plan 1.

2. Subdivision and activities must comply with the standards in Table IXXX.6.1.1A.

3. Table IXXX.6.1.1A will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) for any subdivision or prior to occupation of any new building(s) for a land use only.

Table IXXX.6.1.1A Transport infrastructure upgrade requirements for subdivision and development

<u>-</u>	<u>Column 1 Transport Infrastructure Upgrade required</u>	<u>Column 2 Trigger / threshold for transport infrastructure upgrade in Column 1</u>
<u>T1</u>	<u>Maximum speed limit on Pohuehue Road reduced to 60km/hr or lower.</u>	<u>Activities (A1) and (A2), (A4) to (A8) and (A13) in Table XXX.X.1 Activity table.</u>
<u>T2</u>	<u>Upgrading of Pohuehue Road where it has frontage to the Precinct (as shown on Precinct Plan 1) to an urban arterial standard with active mode facilities.</u>	<u>Subdivision and / or activities with frontage or access to Pohuehue Road other than allowed by T1 above.</u>

6.1.2 Activities sensitive to traffic noise

Purpose:

- To ensure activities sensitive to noise adjacent to existing and future arterial roads are designed to protect people's health and residential activity while they are indoors.
1. Any new buildings or alterations to existing buildings containing an activity sensitive to noise within 35m of the boundary of Pohuehue Road or the proposed Wider Western Link Road (arterial and future arterial roads respectively) must be designed, constructed and maintained so that road traffic noise does not exceed 40 dB LAeq (24 hour) in all noise sensitive spaces.
 2. If windows must be closed to achieve the design noise levels in Standard Ixxx.6.1.2A (1), the building must be designed, constructed and maintained with a mechanical ventilation system that meets the requirements of E25.6.10(3)(b) and (d) to (f).
 3. A design report must be submitted by a suitably qualified and experienced person to the council demonstrating that compliance with Standard Ixxx.6.1.2 (1) and (2) can be achieved prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in Ixxx.6.1.2 (1). In the design, road noise is based on future predicted noise levels.

For the purposes of this Standard, future predicted noise levels shall be either based on computer noise modelling undertaken by a suitably qualified and experienced person on behalf of the applicant or those levels modelled as part of the Auckland Transport designations NOR 3 and NOR 8 (old State Highway 1 South Upgrade and Wider Western Link - North Upgrade).

Should noise modelling undertaken on behalf of the applicant be used for the purposes of the future predicted noise levels under this standard, modelling shall be based on an assumed

posted speed limit of 50km/h, the use of an asphaltic concrete surfacing (or equivalent low-noise road surfacing) and a traffic design year of 2048.

XXX.6.2. Camping grounds within ~~Precinct Plan~~ Activity Areas A and B

- (1) Camping ground(s) for a maximum of 50 sites within either each of Activity Areas A and B.
- (2) Camping ground sites shall not cumulatively exceed 100 sites over both Activity Areas A and B.

XXX.6.3. Garden Centre within ~~Precinct Plan~~ Activity Areas A and B

- (1) The maximum area of a garden centre including building and outdoor sales and storage areas is 750m².
- (2) Only one garden centre may be established in either Activity Area A or B, but not both.

XXX.6.4. Markets

- (1) The location of the market shall be located within Activity Area B.
- (2) The market shall have a maximum of 100 stalls.
- (3) The trading hours ~~of markets~~ are limited to 7.00am to until 11.00pm.
- (4) Any other activities associated with the market must not occur between midnight and 6.00am.
- (5) Stalls involved in the markets are limited to the sale of food and beverages or items produced by the stall holder which may include fresh and processed goods, small holding livestock, artwork, crafts and pottery and includes locally made products. This includes shops with an operational function (e.g. cheese making).

XXX.6.5. Produce sales

- (1) The location of the Orchard produce sales shop shall be located within Activity Area B of the ~~P~~plan.
- (2) The produce sales shop shall have a maximum of 450m² including building and outdoor sales ~~f~~for the display and sale of produce.
- (3) The type of produce offered for sale on the site must be confined to the following:
 - (a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, beer, wine, juices.
 - (b) produce or products from on-site primary produce manufacturing.
 - (c) produce and handcrafts not grown or produced on the site or on a site in the locality,

shall not exceed ~~40~~50 % of the ~~GFA~~produce display and sales area.

XXX.6.6. Restaurant and cafe

- (1) One restaurant and one café may be established in Activity Area B.
- (2) A restaurant or café shall each provide have a maximum seating for ~~a maximum of~~ 120 people.
- (3) The hours of operation of both a restaurant ~~or~~and café are limited to 7.00am to midnight.

XXX.6.7. Rural tourist and visitor activities

- (1) Rural tourist and visitor activities for a maximum of 500 people cumulatively in Activity Areas A and B.

XXX.6.8 Visitor accommodation

(1) Visitor accommodation (including manager's accommodation) for a maximum of 25 units or 100 people (whichever is greater) within ~~either or both~~each of Activity Areas A and B.

~~(1)(2)~~ Visitor accommodation shall not cumulatively exceed 50 units or 200 people (whichever is greater) over both Activity Areas A and B.

XXX.6.9 Weddings and functions

- (1) Wedding and function activities may occur within either or both Activity Areas A and B.
- (2) The activity may include use of an existing restaurant / café on the site and temporary or semi-permanent marquees.

XXX.6.10. Workers accommodation

(1) Workers accommodation with a maximum of 10 dwellings ~~in total in either or both~~within each of Activity Areas A and B complying with the following:

- (a) Dwellings shall comply with all the relevant yard setbacks and height standards for buildings in the Zone.
- (b) Dwellings shall have a maximum floor area of 120m² excluding decks and garaging. The floor area may include a dormitory or individual rooms.

~~(c)~~ The accommodation may accommodate seasonal workers.

(c)

~~(1)(2)~~ Workers accommodation shall not cumulatively exceed 20 dwellings over both Activity Areas A and B

XXX.6.11. Subdivision

- (1) Minimum and maximum net site areas for a maximum of four sites, excluding the balance site, within Activity Area A:

- (a) Between 600m² and 4,000m² for sites serviced by a private or public wastewater network.
 - (b) Between 2,500m² and 4,000m² for sites serviced by individual on-site wastewater systems.
- (2) The land comprising each of Activity Areas A and B; being two sites in total.
- (3) Large Lot Residential Activity Area C:
- (a) Subdivision in Activity Area C is governed by two optional Rules but not both.
 - (b) Option 1 (Simple Subdivision). The minimum net site area for the Residential – Large Lot Zone rules in E38.8.
 - (c) Option 2 (Cluster Subdivision)
 - (i) Minimum site area of 300m² for proposed sites serviced by a public or private wastewater network or 2,500m² for proposed sites serviced by an on-site wastewater system, and capable of containing a building rectangle complying with Rule E38.8.1.1 (2).
 - (ii) The area of household unit sites shall be limited to an area for the household unit and reasonable outdoor use including room for household unit extensions. (Note: houses may be joined together).
 - (iii) The total number of sites created must not exceed the number of lots which could be created over the net site area of the parent site at 1 house per 4,000m², other than a balance site.
 - (iv) The identified building rectangles of all proposed sites must be located within a single contiguous area not exceeding 30% of Activity Area C.
 - (v) The remainder of Activity Area C shall be held either within one of the proposed residential sites or in common as a single balance site and shall have a consent notice included on the title to the satisfaction of the Council preventing additional dwellings being erected on the site and requiring the control of weeds and pests.

IXXX.6.12 Landscape Protection Area Controls (Northern Escarpment)

Purpose:

- To protect landscape features on key upper portions of the precinct.
 - To promote revegetation of the northern escarpment.
- (1) The minimum landscaped area for new sites identified on the Morrison Orchard: Precinct Plan as Landscape Protection Area – Northern Escarpment must be at least 75 per cent of the net site area. Except that for cluster subdivision provided for by the Morrison Heritage Orchard Precinct Rule XXX.6.11. Subdivision (3) Large Lot Residential Activity Area C: Option 2

(Cluster Subdivision) where the minimum landscaping area is to be 30% of the combined area of the residential sites, land within one of the proposed residential sites or owned in common as a single balance site.

- (2) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
 - (a) Hue (colour) – all colours from 00 to 24.
 - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

XXX.7. Assessment – restricted discretionary activities

XXX.7.1. Matters of discretion

(1) **Land use activities**

The Matters of discretion in Rules [E27.8.1\(4\)](#) and H19.12.1 apply,

(2) **Subdivision**

The Matters of discretion in Rule E38.12.1 apply,

(3) **Non-compliance with IXXX.6.1.2A Activities sensitive to noise adjacent to an existing or future arterial road:**

(a) Effects on human health and residential amenity while people are indoors.

(b) Building location.

(c) Topographical, building design features or other alternative measures that will mitigate potential adverse health and amenity effects relating to noise.

(4) **Vehicle access to Pohuehue Road at the Approved Entry Point shown on Precinct Plan 1:**

(a) The Matters of discretion in Rule E27.8.1(12) apply.

XXX.7.2. Assessment criteria

(1) **Land use activities:**

The Assessment criteria in Rule H19.12.2 (1) (b) to (d); (5) and (6) and E27.8.2 (3), (9), (10) and (11) apply.

(2) **Subdivision:**

The Assessment criteria in Rule E38.12.2 apply.

(3) Non-compliance with Standard lxxx.6.1.2A Activities sensitive to noise adjacent to an existing or future arterial road:

- (a) Whether activities sensitive to noise adjacent to Pohuehue Road or Wider Western Link Road existing and future arterial roads are designed to protect people from adverse health and amenity effects while they are indoors.
- (b) Whether any identified topographical or building design features, or the location of the building or any other existing buildings, will mitigate any potential health and amenity effects.
- (c) The extent to which alternative mitigation measures or the characteristics of a proposed activity avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.

(4) Vehicle access to Pohuehue Road at the Approved Entry Point shown on Precinct Plan 1:

- (a) The Assessment criteria in Standard E27.8.2 (11)
- (b) Effects of the location and design of the access on the safe and efficient operation of the adjacent transport network having regard to:
 - i. future upgrade of Pohuehue Road between Fairwater Road and the southern Warkworth Rural Urban Boundary to an urban arterial corridor with active mode facilities;
 - ii. existing cyclists, and estimated future cyclists having regard to the level of development envisaged by the Warkworth Structure Plan; and
 - iii. existing and proposed cycle facilities.

(5) Any activity which exceeds the trip generation thresholds under Standard E27.6.1:

- (a) Effects on the safe and efficient operation of the transport network.

XXX.8. Special information requirements

Xxxx8.1 Transportation and Safety

~~The special information requirements under E27.9 apply.~~

In addition to the special information requirements under E27.9:

1. Transport Assessment for Trip Generation

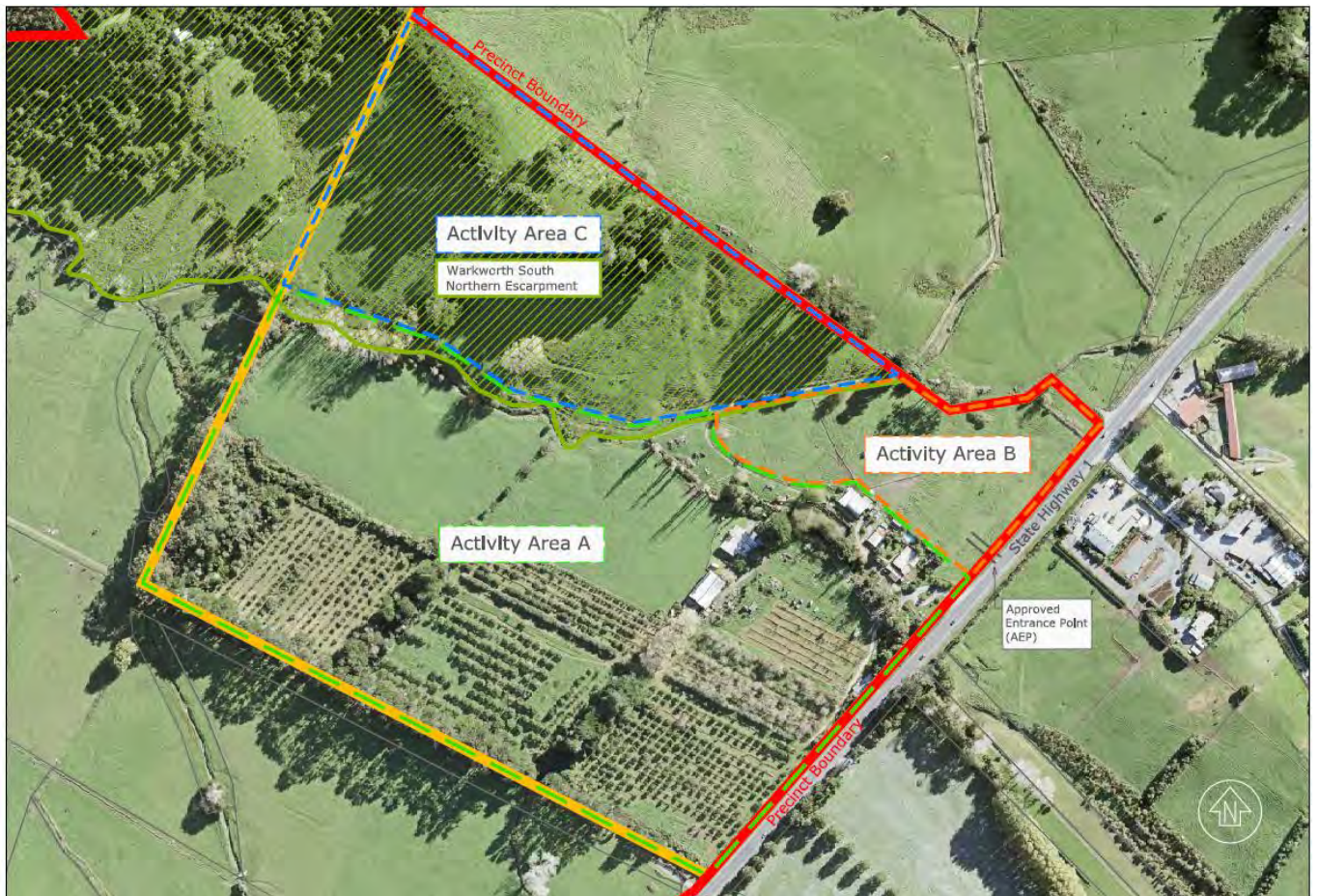
- (a) Any application must be supported by a Transport Assessment, prepared by a suitably qualified transport engineer, demonstrating whether it complies with the trip generation threshold in E27.6.1.

(b) Where the proposal does not comply with the trip generation threshold, the Transport Assessment must address the effects of the non-compliance and any mitigation measures required.

2. The Council may require applications for a proposed activity, subdivision or development with vehicle access to Pohuehue Road to include a transport assessment prepared by a suitably qualified traffic engineer. As a minimum, the transport assessment must address how the location and design of any access supports the safe and efficient function of the transport network.

XXX.9. Precinct Plan

XXX.9.1 Morrison Orchard: Precinct Plan



ATTACHMENT B – DIRECTION 1

PRIVATE PLAN CHANGE 93: 3 SEPTEMBER 2024

PART A – AMENDMENT TO AUCKLAND UNITARY PLAN GIS VIEWER (MAPS)

Map 1 – Proposed Zoning of I593 Warkworth South Plan Change

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number:	1
Geographic area:	North
Current zones:	Future Urban Open Space – Conservation Rural – Rural Production
Proposed zones:	Residential – Terrace Housing and Apartment Buildings Residential – Mixed Housing Urban Residential – Single House Residential – Large Lot Business – Local Centre Open Space- Conservation Rural – Mixed Rural

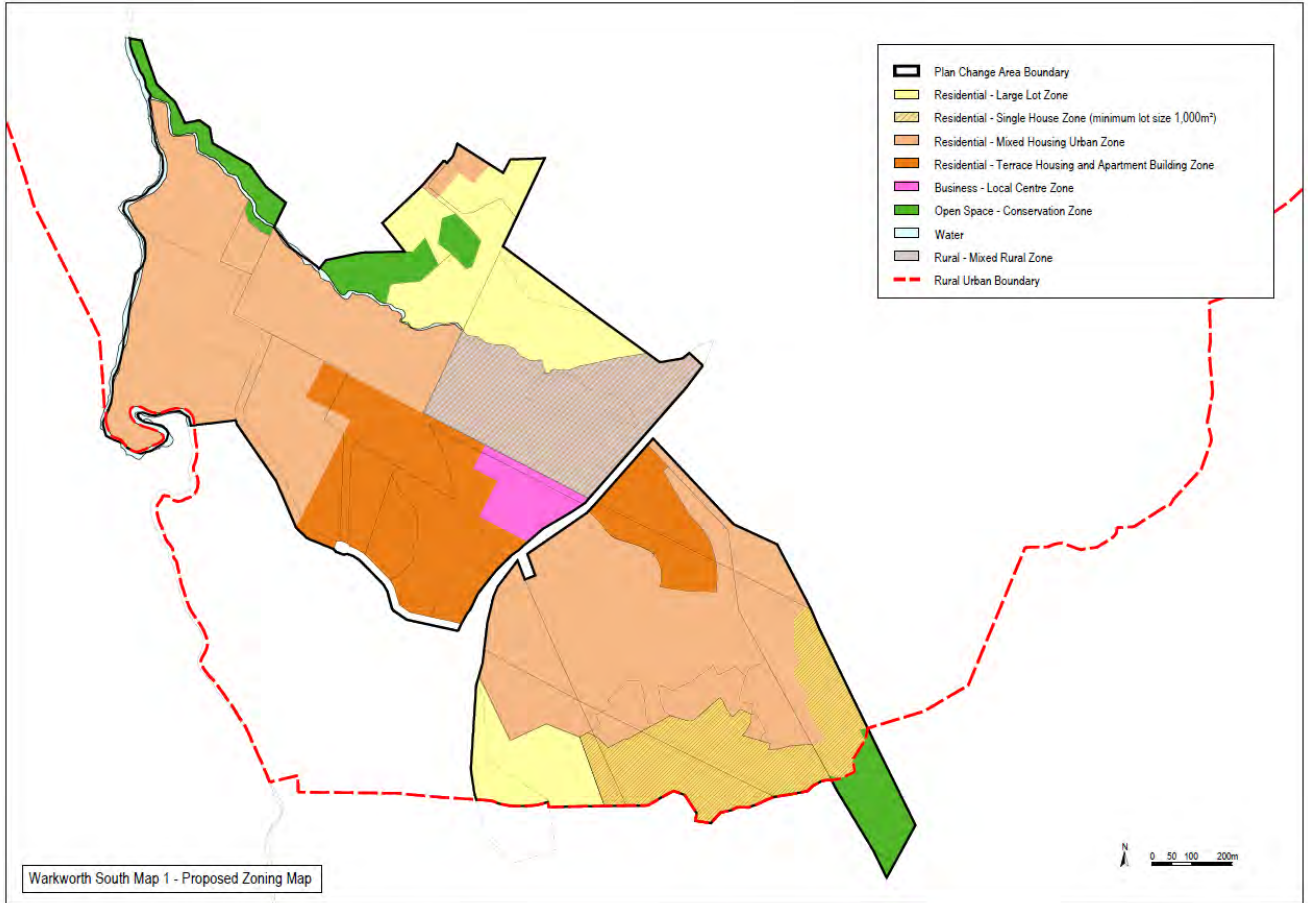
PART A AMENDMENT TO THE MAPS

ZONING

That the land currently zoned Future Urban Zone and Rural – Rural Production to be rezoned Residential – Terrace Housing and Apartment Building, Residential – Single House, Residential – Mixed Housing Urban, Residential – Large Lot, Business – Local Centre, Open Space - Conservation, and Rural – Mixed Rural as shown on the following zoning plan.

The existing area zoned Open Space – Conservation (Lot 3 DP 344489) retains its current zoning.

Map 1 – Zoning



OVERLAYS

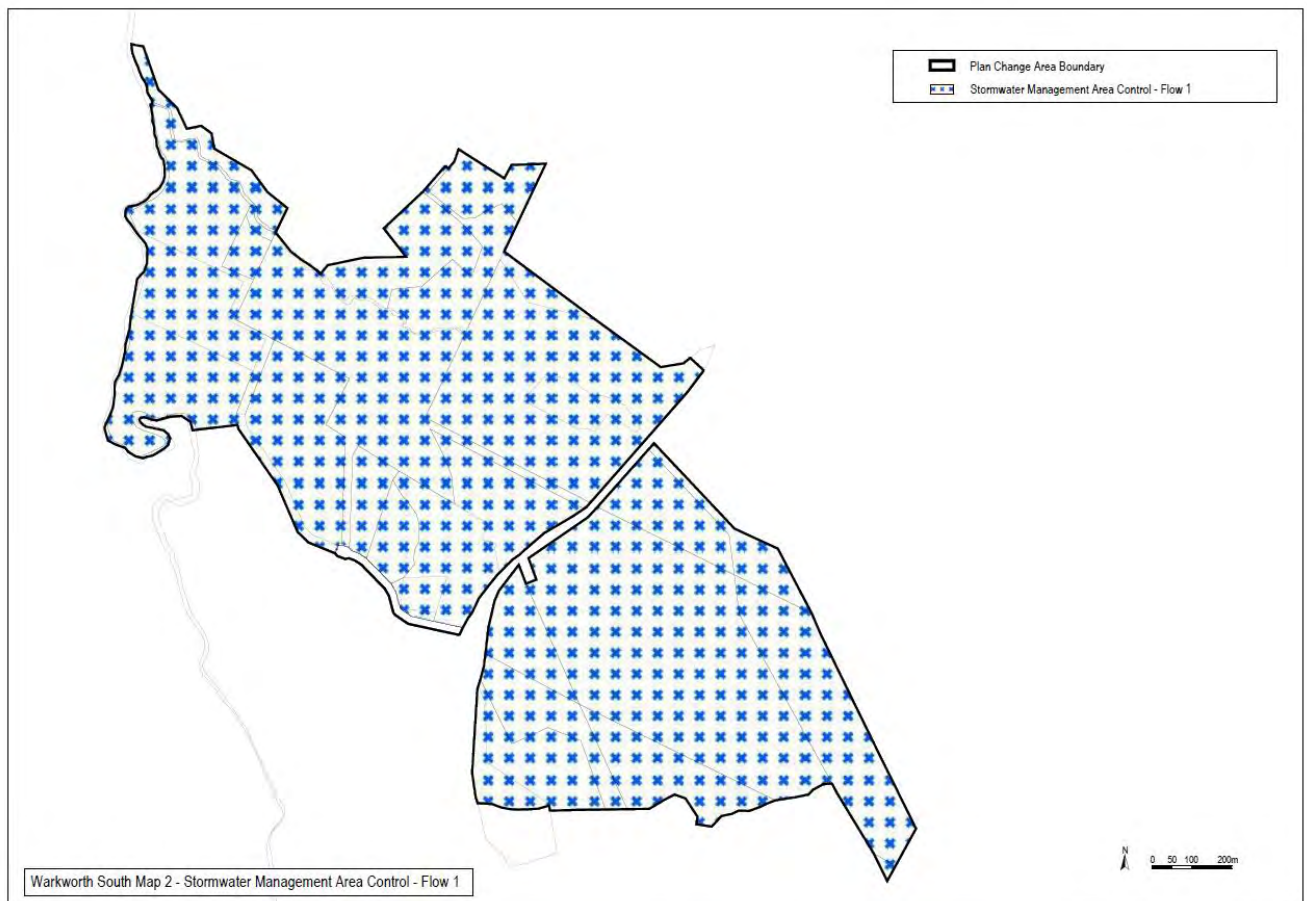
The following existing overlays within the Plan Change area are to be retained:

- Natural Resources: Natural Stream Management Areas Overlay [rp]
- Natural Resources: High-Use Stream Management Areas Overlay [rp]
- Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Mahurangi Waitemata
- Natural Resources: Significant Ecological Areas Overlay - SEA_T_2367, Terrestrial
- Natural Resources: Significant Ecological Areas Overlay - SEA_T_2378, Terrestrial
- Outstanding Natural Landscapes Overlay [rcp/dp] - Area 43, West Mahurangi Harbour

CONTROLS

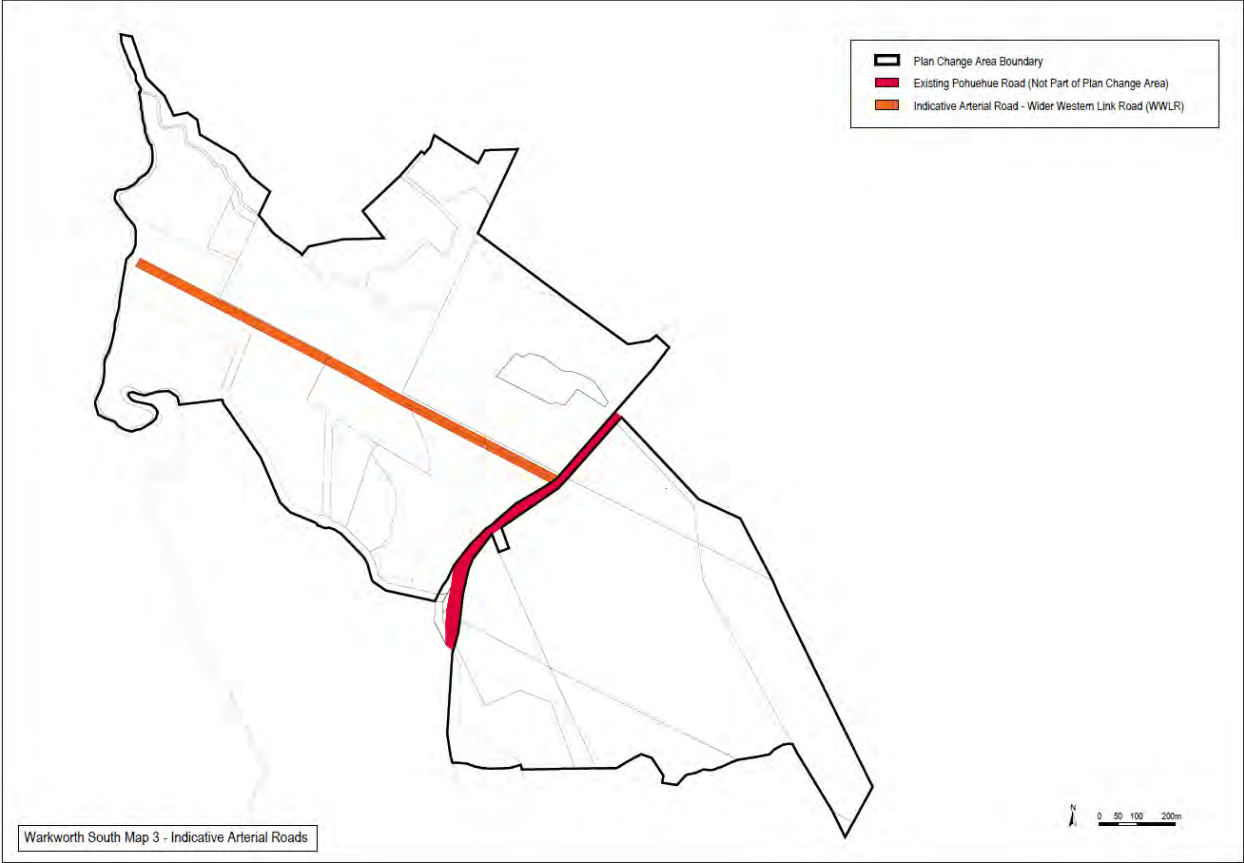
The land shown below be identified as “SMAF1” in the ‘Controls’ map.

Map 2 – Control: SMAF1



The land shown below be identified as "Arterial Road" in the 'Controls' map.

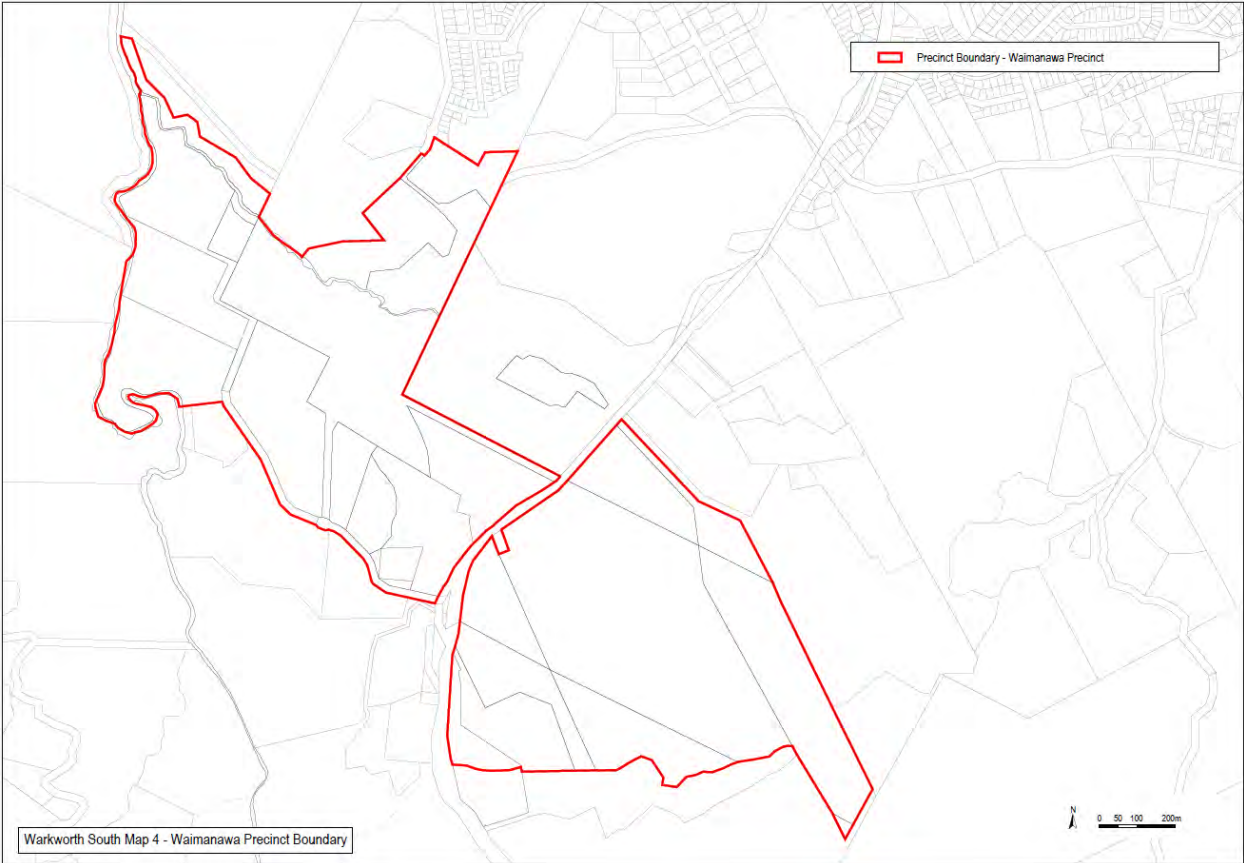
Map 3 – Control: Arterial Road



PRECINCTS

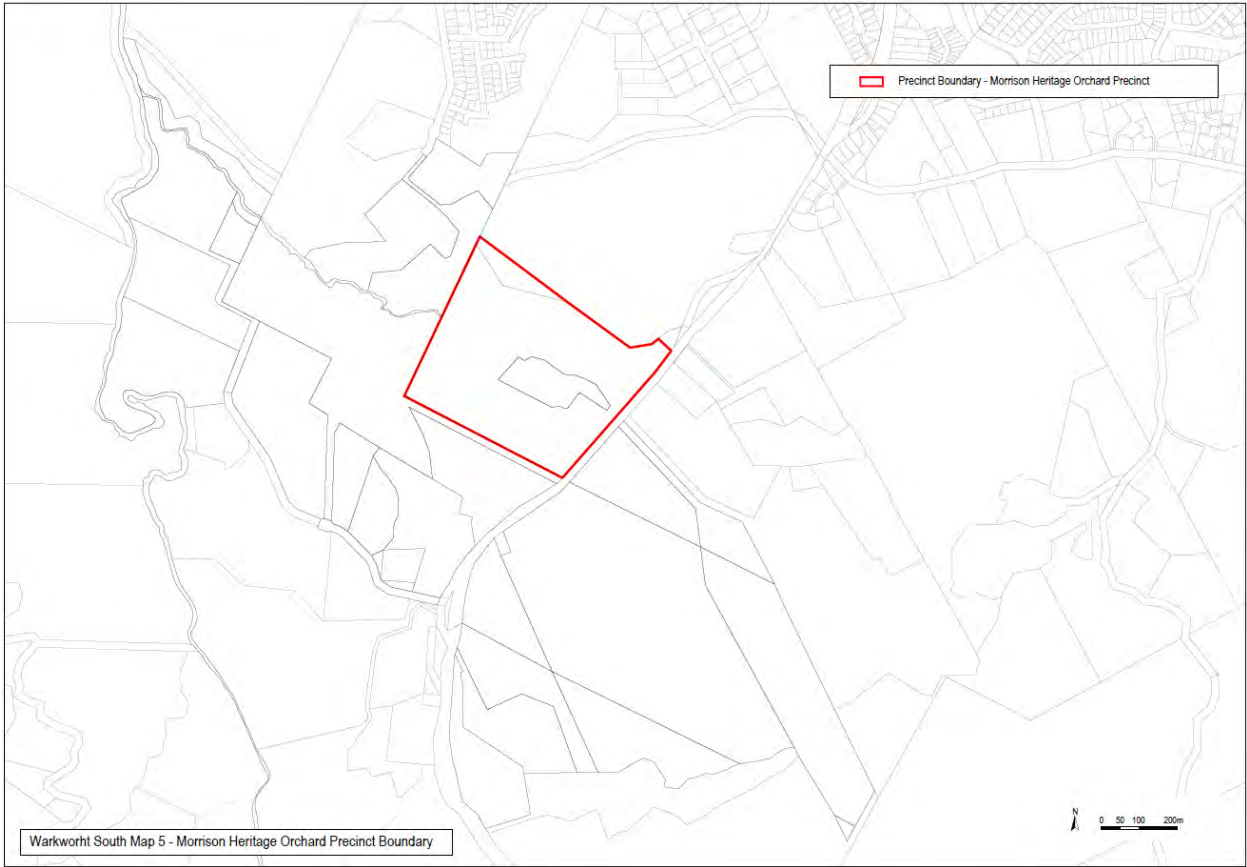
The land shown below be identified as 'Waimanawa' in the 'Precinct' Map.

Map 4 –Precinct Boundary of I593 Waimanawa Precinct



The land shown below be identified as 'Morrison Heritage Orchard' in the 'Precinct' Map.

Map 5 – Precinct Boundary of I593 Morrison Heritage Orchard Precinct



PART B I593 WAIMANAWA PRECINCT

Insert the following new precinct provisions:

I593 Waimanawa Precinct

I593.1 Precinct description

The Waimanawa Precinct assists in providing for urban growth within the Warkworth area. This precinct provides for the development of a new residential neighbourhood within Warkworth and for the coordinated provision of housing, local retail, infrastructure and open spaces. The precinct is located adjacent to the Morrison Heritage Orchard Precinct.

The majority of the precinct is within a shallow west-east valley with the upper eastern reaches of the Mahurangi River on the valley floor, with Pohuehue Road traversing north-south through the middle of the precinct. To the west of old State Highway One, the precinct is on a generally low to gentle contoured valley with two branches of the upper Mahurangi River within the valley floor. The land gently rises towards Valerie Close to the south while the northern side of the valley is much steeper with vegetated areas.

To the east of Pohuehue Road the precinct sits on a low to moderate contoured catchment which rises gently then more steeply to the east where it abuts in part the Avice Miller Scenic Reserve on its eastern edge.

The topography and the watercourses provide a unique opportunity within Warkworth for a residential community within a contained valley and focused along a series of open space areas which adjoin and incorporate the watercourses. With the existing surrounding roading network and the future development of the Wider Western Link Road, the precinct will be well-connected to both the existing Warkworth urban area and to the wider Auckland Region.

The development of this precinct will create a range of lot sizes providing for different housing typologies focused on a series of open spaces while responding to the topography of the precinct. This will result in a walkable community within a high amenity urban area with enhanced landscape and environmental outcomes.

A range of zonings apply within the precinct. The zonings are:

- Residential – Terrace Housing and Apartment Building
- Residential – Mixed Housing Urban
- Residential – Single House
- Residential – Large Lot
- Business – Local Centre

- Open Space - Conservation zone

There are several key open space areas which will be a mix of private, community and public areas which are identified in Precinct Plan 4. These are:

- The Endeans Farm Recreational Park
- The Waimanawa Wetland Reserve
- The Mahurangi River Esplanade Reserve and Parks

These open space areas provide a chain of connected open space areas through the precinct and are to be developed over time to provide for a range of environmental, social and accessibility outcomes.

In addition, a small number of local neighbourhood reserves are proposed.

Provision is made for a local centre designed to be a focal point for the community through providing services to the southern Warkworth community and yet be complementary to the Warkworth town centre. This local centre will be designed to be the gateway to Warkworth from the south and to reflect its location opposite the Morrison Heritage Orchard. The local centre is to be both accessible and functional for the local community.

Development in the precinct is to provide for a potable and wastewater system. The precinct provides for the enhancement of the existing roading network and construction of that part of the Wider Western Link Road which passes through the precinct.

The Wider Western Link Road is a planned future arterial road linking up Pohuehue Road, the possible future Southern Interchange and Woodcocks Road. Construction of the Wider Western Link Road through the precinct to a collector road standard will be integrated with subdivision and development within the precinct. A possible future public transport interchange location is also identified adjacent to the local centre and which is in a location that will be accessible by a range of transport modes.

The development controls for the precinct recognise that development of residential lots can occur concurrently with the provision of infrastructure.

A walking and cycling network is to be incorporated into the roading network and which connects to the wider transportation network. In addition, provision is made for an off-road greenway network providing a network of tracks and walkways through the various open spaces and connecting to the broader greenway and roading network outside the precinct. Provision is also made through a special yard control for a bat flight corridor which is identified on Precinct Plan 5.

Acoustic attenuation provisions are contained within the precinct to protect activities sensitive to noise from adverse effects arising from the road traffic noise associated with the operation of existing (Pohuehue Road) and future (the Wider Western Link Road) arterials.

In respect of the requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 the precinct includes the following qualifying matters:

- A more restrictive front yard rule for residential sites adjacent to the Wider Western Link Road and Green Avenue.

- A more restrictive rear yard in part of the Residential – Mixed Housing Urban Zone to provide for a Bat Flight Corridor.
- A more restrictive rear yard in part of the Residential – Single House Zone adjoining the Avice Miller Reserve.
- A more restrictive minimum lot size in the Residential – Single House Zone.
- A more restrictive maximum height limited in the Landscape Protection Area (Eastern Escarpment).
- A more restrictive minimum landscaping requirement in the Landscape Protection Areas (Northern and Eastern Escarpments).
- Differing riparian yards and planting requirements alongside some streams.

All relevant overlay, Auckland-wide and zone objectives, policies and provisions apply in this precinct unless otherwise specified below.

I593.2 Objectives

- (1) Provide for residential urban growth in the southern Warkworth area that enables a range of housing options and a local centre through a mix of zones.
- (2) Subdivision and development achieves an accessible urban area with efficient, safe and integrated vehicle, walking and cycle connections internally and to the wider Warkworth urban area.
- (3) Subdivision and development provides for and supports the safety and efficiency of the current and future strategic and local transport network.
- (4) Warkworth South is subdivided and developed in a manner that achieves a series of active and passive open spaces and linkages within the southern Warkworth area.
- (5) Apply urban zoning efficiently to protect against future urban expansion into Warkworth's valued rural and coastal hinterland.
- (6) Enable the enhancement of the character of the rural-urban interface through limitations on housing density, building location, maximum height, and enhanced landscaping.
- (7) Allow for residential zoning that provides for a variety of housing types and sizes that respond to-
 - (a) housing needs and demand; and
 - (b) the neighbourhoods planned urban built character, including 3-6 storey buildings.
- (8) Enable the development of a local centre which is designed to reflect its location opposite the Morrison Heritage Orchard, at the southern gateway to Warkworth and adjoining a watercourse.
- (9) Subdivision and development are coordinated with the delivery of infrastructure (including transportation, stormwater, water supply, and wastewater infrastructure and future educational facilities) and services required to provide for development within the precinct and future community requirements.

- (10) Occupation of development does not occur in advance of the availability of operational infrastructure for transportation, stormwater, potable water, non-potable water supply and wastewater services for that development.
- (11) Subdivision and development within the precinct provides for the protection and enhancement of identified landscape features, the protection and enhancement of the ecological values of streams, natural wetlands and areas of indigenous vegetation and the retention of a bat flight corridor.
- (12) To provide for the opportunity for a future public transportation interchange which can be safely accessed by buses and other appropriate transport modes.
- (13) Activities sensitive to noise adjacent to Pohuehue Road and the Wider Western Link Road are designed to minimise adverse effects on people's health and residential amenity while they are indoors.

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

1593.3 Policies

- (1) Provide a mix of residential zones to provide for a range of residential lots sizes and housing typologies, to help meet community needs.
- (2) Provide for social infrastructure, infrastructure (including a public transport interchange), open space uses and a local centre to meet the needs of the community over time through a mix of zonings and other provisions for public assets.
- (3) Provide a zoning and transport and greenway network that creates a focus of the precinct on a series of open spaces and is sympathetic to the natural topography of the area.
- (4) Provide a series of open spaces along upper reaches of the Mahurangi River and within the precinct to provide for a range of active and passive opportunities, to promote walkability, and to enhance the overall amenity and liveability of the precinct.
- (5) Locate more intensive housing adjacent to the local centre, public transport interchange and overlooking the recreational and wetland open spaces.
- (6) Create low density housing along the rural-urban boundary to form a transition from urban to rural uses.
- (7) Create the opportunity to develop an accessible and functional local centre through zoning at the southern gateway for Warkworth.
- (8) Require subdivision and development to protect and enhance natural wetlands and permanent and intermittent streams identified on Precinct Plan 2.

- (9) Require subdivision and development to protect the landscape values of the flanks of the northern and eastern escarpments (as shown on Precinct Plan 1) and to promote the retention of existing native vegetation or the revegetation of these escarpments.
- (10) Require subdivision and development to protect the landscape values of the Avice Miller Reserve by requiring a planted special yard setback from the reserve boundary.
- (11) Require subdivision and development to retain the Bat flight corridor alongside part of the Mahurangi River.
- (12) Require subdivision and development to provide stormwater, wastewater, water supply, electricity, communication services and educational facilities in a coordinated manner.
- (13) Require subdivision and development to provide walking and cycling networks within the precinct, including to any future public transport interchange, while providing connections to the wider transport network and existing urban development.
- (14) Require subdivision and development to upgrade existing and/or provide new roading infrastructure (which is designed for a range of modes of transport and including public transport) within the precinct and to provide connections to adjoining land generally in accordance with Precinct Plan 3.
- (15) Provide for and require the Wider Western Link Road to be constructed to service subdivision and development within the precinct, while recognising that it is intended to form part of a future strategic transport connection.
- (16) Avoid direct vehicle access from individual sites on to the Wider Western Link Road, Pohuehue Road, Green Avenue and Collector Road 1 (except for sites zoned Large Lot and Open Space areas identified on Precinct Plan 4), while allowing direct pedestrian and cycle access and for bus and service vehicle access to the future public transport interchange.
- (17) Manage stormwater runoff from all impervious areas in the precinct through a treatment train approach which assists in maintaining high water quality and enhances poor water quality within this upper catchment of the Mahurangi River.
- (18) Require esplanade reserve and riparian yard planting for stormwater management, ecological corridor and amenity purposes.
- (19) Require subdivision to provide for the recreation and amenity needs of residents by: (a) providing open spaces which are prominent and accessible by pedestrians; (b) providing for the number and size of open spaces in proportion to the future density of the neighbourhood; and (c) providing for pedestrian and/or cycle linkages.
- (20) Ensure that activities sensitive to noise adjacent to old State Highway One and the Wider Western Link Road are designed with acoustic attenuation measures to minimise adverse effects people's health and residential amenity while they are indoors.

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

I593.4 Activity table

The provisions in any relevant overlays, Auckland-wide provisions and zones apply in this precinct except the following:-

- (a) Rule E26.2.3 (A48) Infrastructure Activity table: Above Ground Reservoirs
- (b) Rule E38.4.2 (A16) Subdivision – Urban Activity: Vacant sites subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.3
- (c) Rule E38.4.2 (A17) Subdivision – Urban Activity: Vacant sites subdivision involving parent sites of less than 1ha not complying with Standard E38.8.2.3.
- (d) Rule E38.4.2 (A18) Subdivision – Urban Activity: Vacant sites subdivision involving parent sites of 1ha or greater complying with Standard E38.8.3.1
- (e) Rule E38.4.2 (A19) Subdivision – Urban Activity: Vacant sites subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.3.1

Activity Table I593.4.1 – I593.4.7 specify the activity status of regional and district land use, development and subdivision in the Waimanawa Precinct pursuant to sections 9(2), 9(3), 11 and 13 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in the activity status column means that the activity status in the relevant overlay, Auckland-wide or zone provision apply and one or more precinct standard applies.

Note

Activities and standards apply to vegetation removal within SEA overlay as listed in Chapter E15 Vegetation management and biodiversity.

Table I593.4.1 All zones

Activity		Activity status
Use		
Development		
(A1)	New buildings and additions.	
(A2)	New buildings and additions to buildings which do not meet Standard I593.6.13 High Contaminant Yield Material.	NC
(A3) [rp]	New reclamation or drainage of a Retained Stream on Precinct Plan 2, including filling within the stream and piping of a stream, but excluding drainage works underneath a stream or bridging over a stream.	NC

(A4) [rp/dp]	Removal of any native vegetation shown as covenanted, proposed covenanted bush or area of significant vegetation on Precinct Plan 2, not otherwise provided for except this shall not preclude: (i) removal of deceased or damaged limbs or trees that could create a fall hazard; and/or (ii) clearing of bush up to 2m wide to create or maintain consented walking tracks.	NC
(A5)	Any development that is not in accordance with Standard I593.6.1 Special Yard: Green Avenue and Wider Western Link Road, or Standard I593.6.2 Special Yard: Avic Miller Reserve	NC
(A6)	Public walkways within a riparian yard or esplanade reserve.	RD
(A7)	Construction of a wastewater pump station and associated infrastructure including holding tanks and emergency overflow facilities, within the general locations shown on Precinct Plan 2.	C
(A8)	Development (except for in the Residential – Large Lot Zone) not complying with Standard I593.6.9 Standards for Wastewater and Potable Water Connections and/or I593.6.10 Standards for Stormwater.	NC
(A9)	Development not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T2) to (T6) inclusive.	NC
(A10)	Development not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T1) and (T7).	RD
(A11)	Development not complying with Table I593.6.15.2	RD
(A12)	Development not complying with Standard I593.6.17 Activities sensitive to noise within 35 metres of old State Highway One or the Wider Western Link Road	RD
(A13)	Development not complying with Standard I593.6.18 Non-potable Water Supply Efficiency and Standard I593.6.19 Potable Water Supply Efficiency	D
Subdivision		
(A14)	Subdivision involving parent sites of 1ha or greater complying with Standard E38.8.2.1 or E38.8.3.1, and Standard I593.6.11 Special Subdivision Control Area	RD

	(Eastern Escarpment) in the Residential – Single House Zone, generally in accordance with Precinct Plan 1.	
(A15)	Subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.1 or E38.8.2.3 and Standard I593.6.11 Special Subdivision Control Area – (Eastern Escarpment) in Residential - Single House Zone and generally in accordance with Precinct Plans 1.	RD
(A16)	Subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.2.1 or E38.8.3.1.	D
(A17)	Subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.1 or E38.8.2.3.	D
(A18)	Subdivision (except for in the Residential – Large Lot Zone) not complying with Standard I593.6.9 Standards for Wastewater and Potable Water Connections and/or Standard I593.6.10 Standards for Stormwater	NC
(A19)	Subdivision that does not comply with Standard I593.6.11 Special Subdivision Control Area (Eastern Escarpment) in Residential – Single House Zone.	NC
(A20)	Subdivision not complying with Standard I593.6.12 Riparian Yards for Streams and Natural Wetlands	NC
(A21)	Subdivision not complying with Standard I593.6.14 Greenways – Walking and Cycling Infrastructure	RD
(A22)	Subdivision not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T2) to (T6) inclusive.	NC
(A23)	Subdivision not complying with Standard I593.6.15(2) Transport Infrastructure and Table I5936.15.1 – (T1) and (T7).	RD
(A24)	Subdivision not complying with Table I593.6.15.2	RD

Table I593.4.2 Residential - Large Lot Zone

Activity		Activity status
Use		
Development		
(A1)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	

(A2)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Northern Escarpment Area) shown on Precinct Plan 1 that do not comply with Standard I593.6.5 Landscape Protection Controls (Northern Escarpment).	NC
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Table I593.4.3 Residential – Single House Zone

Activity		Activity status
Use		
Development		
(A1)	Integrated residential development.	
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	
(A3)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Eastern Escarpment) shown on Precinct Plan 1 that do not comply with Standard I593.6.6 Landscape Protection Controls (Eastern Escarpment).	NC
(A4)	Development of a water supply reservoir and associated infrastructure, within the general location shown on Precinct Plan 2.	C
Subdivision		
(A5)	Subdivision not complying with Standard I593.6.7 Vehicle Access Restrictions.	NC

Table I593.4.4 Residential - Mixed Housing Urban Zone

Activity		Activity status
Use		
(A1)	Restaurants and cafes within the existing former Ransom Vineyard Building (Lot 3 DP 155544).	P
(A2)	Education facilities within the existing former Ransom Vineyard Building (Lot 3 DP 155544).	P
Development		
(A3)	Integrated residential development.	

(A4)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	
(A5)	New buildings and additions to buildings that do not comply with I593.6.1 Special Yard: Green Avenue and Wider Western Link Road, I593.6.3 Special Yard: Bat Flight Corridor, or I593.6.16 Fences Adjoining the Front Yard or Vested Publicly Accessible Open Space.	D
(A6)	Development not complying with Standard I593.6.7 Vehicle Access Restrictions.	NC
(A7)	Development not complying with Standard I593.6.8 Wider Western Link Road.	NC
Subdivision		
(A8)	Subdivision not complying with Standard I593.6.7 Vehicle Access Restrictions.	NC
(A9)	Subdivision not complying with Standard I593.6.8 Wider Western Link Road.	NC

Table I593.4.5 Residential – Terrace Housing and Apartment Building

Activity		Activity status
Use		
Development		
(A1)	Integrated residential development.	
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	
(A3)	New buildings and additions to buildings that do not comply with I593.6.1 Special Yard: Green Avenue and Wider Western Link Road.	D
(A4)	Development not complying with Standard I593.6.7 Vehicle Access Restrictions.	NC
(A5)	Development not complying with Standard I593.6.8 Wider Western Link Road.	NC
Subdivision		
(A6)	Any subdivision not complying with Standard I593.6.7 Vehicle Access Restrictions.	NC

(A7)	Subdivision not complying with Standard I593.6.8 Wider Western Link Road.	NC
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Table I593.4.6 Business – Local Centre

Activity		Activity status
Use		
(A1)	Operation and maintenance of a public transport interchange	P
Development		
(A2)	New buildings	
(A3)	Additions and alterations to buildings not otherwise provided for	
(A4)	Development not complying with Standard I593.6.7 Vehicle Access Restrictions.	NC
(A5)	Development not complying with Standard I593.6.8 Wider Western Link Road.	NC
(A6)	Development of a public transport interchange and associated facilities.	C
(A7)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Eastern Escarpment) shown on Precinct Plan 1 that do not comply with Standards I593.6.6 Landscape Protection Controls (Eastern Escarpment).	
Subdivision		
(A8)	Any subdivision not complying with Standard I593.6.7 Vehicle Access Restrictions.	NC
(A9)	Subdivision not complying with Standard I593.6.8 Wider Western Link Road.	NC

Table I593.4.7 Open Space – Conservation

Activity		Activity status
Use		
Subdivision and Development		
(A1)	Any subdivision or development not complying with Standard I593.6.7 Vehicle Access Restrictions.	NC

I593.5 Notification

- (1) The notification rules of the underlying zone apply in respect of applications for residential activities or for subdivision associated with an application for the construction and use of residential activities.
- (2) Any other application for resource consent for an activity listed in Tables I593.4.1 to I593.4.7 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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).

I593.6 Standards

- (1) Unless specified in Standard I593.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I593.4.1 to I593.4.7 above.
- (2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables above:
 - (a) Activity Table 1593.4.1 All zones:
 - Activity (A1): H1.6.5, H3.6.8, H5.6.8, H6.6.9 and H11.6.4 as they relate to riparian yards.
 - Activity (A14): E38.8.2.3 does not apply to subdivision in Residential – Large Lot, and Residential - Single House Zone where land is subject to Landscape Protection Area – Eastern Escarpment shown on Precinct Plan 1 and Standard I593.6.11 applies.
 - Activity (A15): E38.8.3.1(3) - (5) does not apply to subdivision in Residential - Single House Zone where land is subject to Landscape Protection Area – Eastern Escarpment shown on Precinct Plan 1 and Standard I593.6.11 applies.
 - (b) Activity Table I593.4.3 Residential – Single House Zone:

- Activity (A3): H3.6.6 Building height standard of 8 metres does not apply to that part of the site subject to the Landscape Protection Control (Eastern Escarpment) shown on the planning maps and where Standard I593.6.6 Landscape Protection Control (Eastern Escarpment) applies.
 - Activity (A3): H6.5.1 Yards. The riparian yard in Table H3.6.8.1 Yards does not apply where:
 - Standard I593.6.12 Riparian Yards for Streams and Natural Wetlands applies.
- (c) Activity Table I593.4.2 Residential – Large Lot Zone:
- Activity (A2): H6.4.1 Yards. The riparian yard in Table H1.6.5.1 Yards does not apply where:
 - Standard I593.6.12 Riparian Yards for Streams and Natural Wetlands applies.
- (d) Activity Table I593.4.4 Residential – Mixed Housing Urban Zone:
- Activity (A5): H5.6.8 Yards. The front yard in Table H5.6.8.1 Yards does not apply where:
 - Standard I593.6.1 Special Yard: Green Avenue and Wider Western Link Road applies.
 - The rear yard in Table H5.6.8.1 Yards does not apply where:
 - Standard I593.6.3 Special Yard: Bat Flight Corridor applies.
 - The riparian yard in Table H5.6.8.1 Yards does not apply where:
 - Standard I593.6.12 Riparian Yards for Streams and Natural Wetlands applies.
- (e) Activity Table I593.4.5 Residential – Terrace Housing and Apartment Buildings Zone:
- Activity (A3) H6.6.9 Yards. The relevant yard in Table H6.6.9.1 Yards does not apply where:
 - Standard I593.6.1 Special Yard: Green Avenue and Wider Western Link Road applies.
 - The riparian yard in Table H6.6.9.1 Yards does not apply where:
 - Standard I593.6.12 Riparian Yards for Streams and Natural Wetlands applies.
- (f) Activity Table I593.4.6 Business – Local Centre:

- Activity (A2): H6.5.1 Yards. The riparian yard in Table H11.6.4.1 Yards does not apply where:
 - Standard I593.6.12 Riparian Yards for Streams and Natural Wetlands applies.
- Activity (A3): H6.5.1 Yards. The riparian yard in Table H11.6.4.1 Yards does not apply where:
 - Standard I593.6.12 Riparian Yards for Streams and Natural Wetlands applies.
 - Standard H1.6.7 Large Lot Residential Building Coverage as it applies to the Landscape Protection Area Controls (Eastern Escarpment) I593.6.6.

(3) All activities listed in Activity Tables I593.4.1 to I593.4.7 must comply with Standards I593.6.

I593.6.1 Special Yard: Green Avenue and Wider Western Link Road

Purpose:

- to promote the development of the front yards for outdoor use; and
 - to promote passive surveillance along the adjoining road.
- (1) A building or parts of a building on sites shown as subject to the Special Yard: Green Avenue or Special Yard: Wider Western Link Road on I593.10.1 Precinct Plan 1 must be set back at least 3m from the front boundary.

I593.6.2 Special Yards: Avice Miller Reserve

Purpose:

- to provide a buffer adjacent to the Avice Miller Reserve.
- (1) A building or parts of a building must be set back from the legal boundary with Avice Miller Reserve by 10m.
- (2) A 8m wide strip of the Special Yard measured from the boundary of the Avice Miller Reserve shall be planted with indigenous vegetation that attain a height of at least 5m when mature, except where a public walking track is constructed within the 8m yard.
- (3) The 8m wide strip of the Special Yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area, the prevention of dumping of rubbish and garden waste, the management of noxious weeds, and a prohibition on the keeping of domestic cats for properties containing the special yard.
- (4) This yard does not apply to any bulk potable water reservoir. Any bulk water reservoir

shall be set back a minimum of 3m from the Avice Miller Reserve boundary.

- (5) All external lighting within 30m of Avice Miller Reserve shall not exceed 0.3 lux when measured 1m above ground level and be downlit with controls in place to prevent uplifting, in order to provide an appropriate buffer with Avice Miller Reserve and possible bat flight corridors. Streetlights and temporary lighting associated with the maintenance of Watercare assets are exempt from provision I593.6.2(5).
- (6) Any property within 300m of the Avice Miller Reserve shall have a cat proof fence to ensure domestic cats cannot leave the property.

I593.6.3 Special Yard: Bat Flight Corridor

Purpose:

- to provide an unobstructed, dark-space, flight corridor for Bats.
- (1) No dwellings, accessory buildings or light standards (over 1m high) are to be constructed within the Special Yard: Bat Flight Corridor as shown on Precinct Plan 5.
 - (2) All external lighting within or along the external boundary of the area identified as Special Yard: Bat Flight Corridor as shown on Precinct Plan 5 shall not exceed 0.3 lux when measured 1m above ground level and be downlit with controls in place to prevent uplifting.

I593.6.4 Special Height Limits

Purpose:

- to control the maximum height of buildings on part of or adjacent to the eastern escarpment.
- (1) The maximum height limit in the Residential - Single House zone in the area shown as “special height limit 5m single storey building area” on Precinct Plan 1 shall be 5m.
 - (2) The maximum height limit in the Residential - Single House zone in the area shown as “special height limit 9m building area” on Precinct Plan 1 shall be 9m.

I593.6.5 Landscape Protection Area Controls (Northern Escarpment)

Purpose:

- to protect landscape features on key upper portions of the precinct.
 - to promote revegetation of the northern escarpment.
- (1) The minimum landscaped area for sites identified on Precinct Plan 1 as Landscape Protection Area – Northern Escarpment must be at least 75 per cent of the net site area.

- (2) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
 - (a) Hue (colour) – all colours from 00 to 24
 - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

I593.6.6 Landscape Protection Area Controls (Eastern Escarpment)

Purpose:

- to protect landscape features on key upper portions of the precinct;
 - to promote revegetation of the eastern escarpment; and
 - to allow an appropriate level of building coverage in the Residential – Large Lot zone portion of the eastern escarpment.
- (1) The minimum landscaped area for sites identified on I593.10.1 Precinct Plan 1 as Landscape Protection Area – Eastern Escarpment must be at least 50 per cent of the net site area.
 - (2) Buildings must not exceed 8 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more.
 - (3) The maximum building coverage must not exceed 20 per cent of the net site area or 600m², whichever is the lesser.
 - (4) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
 - (a) Hue (colour) – all colours from 00 to 24
 - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

I593.6.7 Vehicle Access Restrictions

Purpose:

- to avoid direct vehicle access from individual sites (except any public transport interchange site or land zoned Residential – Large Lot or Open Space areas identified on Precinct Plan 4) onto Pohuehue Road, the Wider Western Link Road, Green Avenue and/or Collector Road 1; and

- to promote safe and efficient operation of transport infrastructure; and
 - to achieve safe, accessible and high-quality pedestrian and cycle connections within the precinct and including to the Local Centre and any future public transport interchange that provides positively for the needs to the local community.
- (1) Any new road intersections with Pohuehue Road or the Wider Western Link Road servicing the precinct, shall be generally located as identified as “Access Points” on I593.10.3 Precinct Plan 3.
 - (2) Sites that front the Wider Western Link Road, Green Avenue, Collector Road 1 and/or Pohuehue Road must not have direct vehicle access to the road. (This standard does not apply where direct vehicle access is required to service any public transport interchange or site zoned Residential – Large Lot or Open Space areas identified on Precinct Plan 4).

Note: Land zoned Residential - Large Lot with frontage to Pohuehue Road or Open Space areas identified on Precinct Plan 4 with frontage to the Wider Western Link Road remains subject to the vehicle access restrictions applying to arterial roads in Chapter E27 Transport (see Table E27.4.1(A5), E27.6.4.1(2) and 3(b)).

1593.6.8 Wider Western Link Road

Purpose:

- to provide for the transport needs of the precinct while enabling delivery of the Wider Western Link Road through the precinct as shown on Precinct Plan 3 as a strategic transport connection in the network serving the wider Warkworth area.
- (1) Subdivision and development of land adjacent to the Wider Western Link Road shall include the simultaneous construction of the adjacent portion of this road (as outlined in Table I593.6.15.1) to function as a Collector Road with:
 - (a) a connection to Pohuehue Road; and
 - (b) a location and completed earthwork level at the legal boundaries of all adjacent properties that enables the delivery of the entire road connection over time.
 - (c) Construction of intersections along its length in the approximate locations shown on Precinct Plan 3.

I593.6.9 Wastewater and Potable Water Connections

Purpose:

- to ensure efficient delivery of wastewater and potable water infrastructure for Waimanawa.
- (1) All lots except for those in Residential – Large Lot and Open Space – Conservation zones shall connect to a reticulated wastewater system.
- (2) All lots except for those in Residential – Large Lot and Open Space – Conservation zones shall connect to a reticulated potable water system.
- (3) Prior to the occupation of the development (excluding those in Residential – Large Lot and Open Space – Conservation zones), the development shall be connected to a functioning water and wastewater system with sufficient capacity to service that subdivision.

I593.6.10 Stormwater Management

Purpose

- to ensure that stormwater is managed and treated to maintain and enhance the health and ecological values of streams and to avoid exacerbating flood hazards.
- (1) All land use and development and subdivision must be designed and implemented to be consistent with any stormwater management plan approved by the network utility operator, including the application of water sensitive design.

I593.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment

Purpose:

- to create larger sites in that area identified as the “Eastern Escarpment Area”.
- (1) Proposed sites in the area shown as “Eastern Escarpment Area” on Precinct Plan 1 must comply with the minimum net site area of 1,000m².

I593.6.12 Riparian Yards for Streams and Natural Wetlands

Purpose:

- to protect and enhance water quality and ecology of the streams and natural wetlands shown on Precinct Plan 1 while preventing erosion.
- to integrate the watercourse within the Local Centre.
- to integrate the section of watercourse along the Wider Western Link Road within a wide road berm or as a separate open space integrated with the road berm.

- (1) The riparian yards of retained permanent or intermittent stream must be planted at the time of subdivision or site development to the minimum width shown on Precinct Plan 1 measured from the top of the stream bank or, where the stream edge cannot be identified by survey, from the centre line of the stream. This standard does not apply to that part of a riparian yard where a road or public walkway crosses over the stream and/or passes through or within the riparian yard.
- (2) The riparian yards of any natural wetland shown on Precinct Plan 2 must be planted at the time of subdivision or site development to a minimum width of 10m measured from the wetland's fullest extent. This standard does not apply to that part of a riparian yard where a road or consented public walkway crosses over the wetland and associated riparian area, and/or generally passes across a stream and associated riparian area, or within the riparian yard.
- (3) The planting must:
 - (a) Use eco-sourced native vegetation; and
 - (b) Be planted at a density that will achieve approximately 10,000 plants per hectare of new and existing plants.
- (4) Planting must be undertaken in accordance with the Special Information Requirement I593.9.2

I593.6.13 New Buildings and Additions - High Contaminant Yielding Materials

Purpose:

- to protect water quality in streams, and the Mahurangi South catchment, by limiting the release of contaminants from building materials.
- (1) New buildings, and additions to buildings must be constructed using inert cladding, roofing and spouting buildings materials.

I593.6.14 Greenways – Walking and Cycling Infrastructure

Purpose:

- to provide for off-road walkways and cycleways which Council (other than those vested as road) wants vested in Council to form part of the public greenway network.
- (1) Walkways and cycleways that are to be vested in the Council shall be provided within the greenways shown on Precinct Plan 1 and:
 - (a) Shall be constructed to a walking track standard similar to that constructed in Regional Parks;

- (b) Shall provide connections to greenways on public or private land outside the land subject to resource consent, and are futureproofed by constructing track access to the boundary of the application site; and
- (c) The width of the track shall have a minimum width of 2m.

Where the off-road greenway is not indicated on Precinct Plan 1 as being adjacent to a stream, and it is intended to be vested, the walkway and cycleway shall be located a minimum of 8m from the stream.

- (2) Where the Council does not want or is unable to accept vesting of the walkway/cycleway and associated riparian yard and stream bank, then there is no requirement to provide the walkway/cycleway.

I593.6.15 Transport Infrastructure

Purpose:

- to achieve the integration of land use and transport infrastructure (including walking and cycling).
 - to ensure transport infrastructure is appropriately provided for.
 - to provide a pedestrian and cycle connection along Pohuehue Road to McKinney Road.
- (1) The development of any part of the precinct shall provide the relevant transport infrastructure, including walking and cycling, in the general location shown on Precinct Plans 1 and 3.
 - (2) Subdivision and development (including construction of any new road) must comply with the standards in Tables I593.6.15.1 and I593.6.15.2

Table I593.6.15.1 Transport Infrastructure Upgrade Requirements

Transport Infrastructure Upgrade		Trigger
T1)	Upgrading of Valerie Close/Pohuehue Road Intersection	In the event of any subdivision with frontage to Valerie Close or any new road connection to Valerie Close or the establishment of a new restaurant, cafes or educational facility permitted under Rule I5933.4.4 (A1) and (A2), an assessment is to be undertaken to confirm if any upgrading of the intersection is required as part of that subdivision, road connection or establishment of the new restaurant, café or educational facility.

T2)	Upgrading of Pohuehue Road through the WW South Precinct to the extent shown on Precinct Plan 3.	As part of the first development for: a) new buildings within the Business – Local Centre zone; or b) an integrated residential development; or c) residential development resulting in a cumulative total of 20 new residential dwellings in the precinct.
T3)	Construction of an interim pedestrian/cycle path on Pohuehue Road from the Wider Western Link Road/Pohuehue Road Intersection to McKinney Road.	As part of the first residential development resulting in a cumulative total of 20 new residential dwellings in the precinct.
T4)	Construction of the Wider Western Link Road/Pohuehue Road Intersection.	As part of the first development for: a) new buildings within the Business – Local Centre zone; or b) an integrated residential development; or c) residential development resulting in a cumulative total of 20 new residential dwellings in the precinct.
T5)	Construction of the Wider Western Link Road.	Any subdivision or development with frontage to that section of the Wider Western Link Road.
T6)	Construction of Collector Roads (including Green Avenue).	Any subdivision or development with frontage to that section of the Collector Road.
T7)	Upgrading of Mason Heights including filling in gaps in the existing footpath network on the eastern side of Mason Heights to provide a continuous connection between the precinct and the intersection of Mason Heights with Woodcocks Road.	Any subdivision or development with frontage to that section of Mason Heights or in the event that Mason Heights is extended or a new road is connected to it within the Waimanawa Precinct.

Note 1: Table I593.6.15.1 will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) for any subdivision or prior to occupation of any new building(s) for a land use only.

Note 2: Development relevant to Standards T5 and T6 only apply to the section of the road adjacent to the development or subdivision area.

Table I593.6.15.2 Road Function and Design Elements

Name	Role and Function of Road	Minimum Road Reserve (Note 1)	Total No. of Lanes	Design Speed	Median (Note 2)	Cycle Provision	Pedestrian Provision	Freight or Heavy Vehicle Route	Access Restrictions	Bus Provision Subject to (Note 4)
Pohuehue Road	Arterial	24m*	2	50 km/h	Yes	Yes (Note 3)	Yes (Note 3)	Yes	Yes	Yes
Wider Western Link Road	Arterial	24m	2	50 km/h	Yes	Yes (Note 5)	Yes	Yes	Yes	Yes
Green Avenue	Collector	26m	2	50 km/h	Yes	Yes	Yes	No	Yes	Yes
Collector Road 1 & 2	Collector	22m	2	50 km/h	No	Yes	Yes	No	Yes, for Collector Road 1	Yes
Local Road**	Local	16m	2	30 km/h	No	No	Yes	No	No	No

* Existing road reserve for Pohuehue Road varies

** Mason Heights included

Note 1: Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints, or other localised design requirements.

Note 2: Flush, solid or raised medians subject to Auckland Transport approval at EPA stage.

Note 3: The shared walking and cycling path provision on Pohuehue Road will be an interim cycling and walking facility from the Wider Western Link Road/Pohuehue Road intersection to the McKinney Road/Pohuehue Road intersection.

Note 4: Carriageway and intersection geometry capable of accommodating buses. Bus stop form and locations and bus routes shall be determined with Auckland Transport at resource consent and engineering plan approval stage.

Note 5: A bi-directional cycle facility only will be appropriate on the northern side of the WWLR adjoining the Morrison Orchard Precinct.

I593.6.16 Fences adjoining the front yard or vested publicly accessible open space

Purpose:

- to provide for fencing that is constructed along residential front boundaries and site boundaries adjoining vested publicly accessible open spaces as shown on Precinct Plan 4, to a height sufficient to:
 - provide privacy for dwellings while enabling opportunities for passive surveillance of the esplanade reserve and / or vested publicly accessible open space.
 - minimise dominance effects from fencing on the esplanade reserve.
- (1) Fences or walls or a combination of these structures (whether separate or joined together) that adjoin front boundaries or vested publicly accessible open spaces shown on Precinct Plan 4, must not exceed the height specified below, measured from the ground level at the boundary:
- (a) 1.4m in height; or
 - (b) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder; or
 - (c) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

I593.6.17 Activities sensitive to noise within 35 metres of Pohuehue Road or the Wider Western Link Road

Purpose:

- to ensure activities sensitive to noise adjacent to Pohuehue Road and the Wider Western Link Road are designed to protect people's health and residential amenity while they are indoors.
- (1) Any new buildings or alterations to existing buildings containing an activity sensitive to noise (excluding non-habitable residential accessory buildings and garages/carports attached to dwellings) within 35m of the boundary of Pohuehue Road or the Wider Western Link Road must be designed, constructed and maintained so that road traffic noise does not exceed 40dB LAeq (24hour) in all noise sensitive spaces.
- (2) If windows must be closed to achieve the design noise levels in Standard I593.6.17(1), the building must be designed, constructed and maintained with a mechanical ventilation system that meets the requirements of E25.6.10(3)(b) and (d) to (f).
- (3) A design report must be submitted by a suitably qualified and experienced person to the council demonstrating that compliance with Standard I593.6.17(1) and (2) can be achieved

prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in I593.6.17(1). In the design, road noise is based on future predicted noise levels.

- (4) For the purposes of this Standard, future predicted noise levels shall be either based on computer noise modelling undertaken by a suitably qualified and experienced person on behalf of the applicant or those levels modelled as part of the Auckland Transport designations NOR 3 and NOR 8 (old State Highway 1 - South Upgrade and Wider Western Link - North).
- (5) Should noise modelling undertaken on behalf of the applicant be used for the purposes of the future predicted noise levels under this standard, modelling shall be based on an assumed posted speed limit of 50km/h, the use of an asphaltic concrete surfacing (or equivalent low-noise road surfacing) and a traffic design year of 2048.

I593.6.18 Non-potable Water Supply Efficiency

Purpose:

- to ensure new dwellings adopt minimum water efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.
- (1) All new dwellings are designed to have non-potable water requirements (for outdoor use such as landscaping and gardens) supplied by rainwater tanks (or bladders) sized in accordance with Table I593.6.18.1. Rain tank/bladder capacity for attached housing typologies can be provided in either individual or as communal rainwater systems.

The minimum sizes for rainwater tanks (or bladders) in Table I593.6.18.1 apply to all detached and attached housing.

Table I593.6.18.1 All dwellings except apartments

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L*
4 bedroom	5000L (roof area up to 110m ²) 3000L (roof area greater than 110m ²)
5 bedroom	5000L

* All attached dwellings to be 3000L maximum

I593.6.19 Potable Water Supply Efficiency

Purpose:

- to ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.
- (1) All new dwellings are fitted with water efficient fixtures, to a minimum 3 Star standard (under the Water Efficiency Labelling Scheme (WELS))

I593.7 Assessment – controlled activities

I593.7.1 Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the overlay, Auckland wide or zone provisions:

- (1) Provision of safe and efficient access;
- (2) Landscaping and fencing;
- (3) Effects on the use of open space; and
- (4) Effects on health and safety.

I593.7.2 Assessment criteria – controlled activities

The Council will consider the relevant assessment criteria for controlled activities from the list below:

- (1) Provision of safe and efficient access:
 - (a) Whether safe and direct access can be provided to the site for access and maintenance.
 - (b) For public transport interchanges, whether safe and efficient vehicle, pedestrian and cyclist access (as appropriate) into and within the public transport interchange is achieved.
- (2) Landscaping and fencing
 - (a) The extent to which the visual effects of any buildings or large extents of paving can be softened by landscaping without compromising the functional requirements of a pump station, water reservoir or public transport interchange.
 - (b) The extent to which fencing can be used to minimise potential health and safety hazards.
- (3) Effects on the use of public open space

- (a) The extent to which interference with public use and enjoyment of open space is minimised where the facility is located in public open space.
- (4) Effects on health and safety
 - (a) Whether there will be any health and safety effects and the extent to which these can be mitigated through measures such as fencing and signage.

I593.8 Assessment – restricted discretionary activities

I593.8.1 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) Subdivision
 - (a) The matters of discretion listed at E38.12.1(7).
 - (b) Landscaping within the Avice Miller Reserve Yard and the Landscape Protection Control areas.
 - (c) The provision of open space as shown on Precinct Plan 2, including public accessibility, function of the open space, and compliance with Crime Prevention Through Environmental Design Principles.
 - (d) Transport including:
 - (i) access;
 - (ii) provision of walking and-cycling infrastructure;
 - (iii) traffic generation;
 - (iv) access to parking;
 - (v) Location and design of the Wider Western Link Road and Collector Roads;
 - (vi) provision of public transport facilities;
 - (vii) design and sequencing of transport network upgrades.
 - (e) The design and operation of any intersection with the Wider Western Link Road and Pohuehue Road.
 - (f) Stormwater management.
 - (g) Wastewater connections

- (h) The extent to which greenway connections are provided.
- (i) The extent to which riparian yards are provided adjacent to streams and natural wetlands.
- (j) The effect on recreation and open space.
- (k) The effects of walkways within riparian yards on ecology.
- (l) The design of the road and associated road reserve, and any associated design constraints.

(2) Local Centre – New buildings and additions and alterations

- (a) The matters of discretion listed at H11.8.1(4), noting that clause H11.8.1(4)(a)(i) is amended as follows:

The contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space (including the watercourse);

(3) Non-compliance with Standard I593.6.17 - Activities sensitive to noise within 35m of Pohuehue Road or the Wider Western Link Road.

- (a) Effects on human health and residential amenity while people are indoors.
- (b) Building location or design features, topography or other alternative measures that will mitigate potential adverse health and amenity effects relating to noise.

I593.8.2 Assessment criteria - restricted discretionary activities

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

(1) Subdivision

- (a) Design and layout

The extent to which:

- (i) The proposal contributes to the implementation of policies and in particular I593.3(1)-(13).
- (ii) Subdivision layout is consistent with Precinct Plans 1 to 4.
- (iii) Public open space and greenway spaces consider the public street network to support legibility, ease of visual access, and Crime Prevention Through Environmental Design Principles.
- (iv) Land is provided for the open space areas identified on Precinct Plan 4, or such other locations that are suitable and agreed to with Auckland Council.

- (v) Land is provided for the Warkworth South wastewater pump stations and water reservoir (if required) in the general locations shown on Precinct Plan 2.
 - (vi) Any application proposes a condition of consent requiring landscape planting within the Landscape Protection Control areas to be maintained and replaced as necessary to ensure that the landscaping is maintained in perpetuity.
- (b) Streams, natural wetlands, stormwater, and walkways

The extent to which:

- (i) Lots that include streams shown on Precinct Plan 2, have complying practical building platforms clear of identified streams to be retained and any riparian yard requirement.
 - (ii) The cumulative effect of the approach to stormwater management is in accordance with a Stormwater Management Plan approved by the network utility operator and achieves a 'treatment train' process based on a ten year attenuation standard which mitigates urban stormwater, quality issues and controls runoff from roads and other impervious surfaces.
 - (iii) Connections to greenways on public or private land outside the land subject to resource consent, are futureproofed by constructing track access to the boundary of the application site.
 - (iv) Any walkways are set back a minimum of 10m from any natural wetland.
 - (v) Any walkway is set back a minimum of 5m from the top of the bank of any stream, except any walkway and bridge which crosses the stream.
 - (vi) Any walkway within a riparian yard successfully manages potential stream erosion and sedimentation effects and are planted in indigenous vegetation to the edge of the walkway.
 - (vii) The treatment of walkway edges, including retaining walls, protects the ecology of the stream and does not unduly detract from the amenity of the stream and walkway.
 - (viii) The location and alignment of the walkway addresses any effects on the ecology of the immediate area and existing riparian planting, land contour and the practicality of constructing the walkway and the amenity that would be provided to users of the walkway.
- (c) Transport

The extent to which:

- (i) The collector road network and the Wider Western Link Road, are provided generally as shown on Precinct Plan 3 to achieve a connected street layout that integrates with the surrounding transport network and responds to landform.

- (ii) An integrated network of local roads is provided within the precinct that provides a good degree of accessibility and supports a walkable street network.
- (iii) Greenway routes, generally in accordance with Precinct Plan 3, are created to ensure an interconnected neighbourhood.
- (iv) The intersection design of any road intersection with the Wider Western Link Road or Pohuehue Road as shown on Precinct Plan 3 is supported by a transport assessment and safety audit demonstrating the intersection will provide a safe, efficient and effective connection to service the expected subdivision and development. This includes safe and convenient provision for pedestrians and cyclists.
- (v) The transport assessment and safety audit required under Rule I593.8.2(1)(c)(iv) demonstrate the design and operation of the proposed intersection will not have adverse effects on the function of the surrounding transport network including Pohuehue Road and the Wider Western Link Road.
- (vi) The greenway network crossings of the Wider Western Link Road occurs by at-grade pedestrian and/or cyclist crossing facilities.
- (vii) The design of new or upgraded roads accords with the Road Function and Design Elements Table I593.6.15.2.

(d) Non-compliance with Table I593.6.15.2 Road Function and Design Elements

- (i) Whether there are constraints or other factors present which make it impractical to comply with the required standards;
- (ii) Whether the design of the road, and associated road reserve achieves policies (13), (15) and (16);
- (iii) Whether the proposed design and road reserve:
 - incorporates measures to achieve the required design speeds;
 - can safely accommodate required vehicle movements;
 - can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;
 - assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.
- (iv) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.
- (v) Whether the proposed streetlighting for roads within 30m of Avice Miller Reserve takes into account the possible bat corridor.

- (e) Stormwater management
 - (i) Development is in accordance with the approved Stormwater Management Plan and policies E1.3(1) – (14).
 - (f) Wastewater connections
 - (i) The extent to which the proposal facilitates and enables wastewater servicing for Warkworth South to be provided in an efficient and comprehensive way.
 - (g) The effect on recreation and open space
 - (i) The extent to which reserves and open space are provided and their integration with the surrounding open space network and suitability for the intended function and future requirements of the area;
 - (ii) Refer to Policy I593.3(19).
- (2) Local Centre – New buildings and additions and alterations
- (i) The design of the Local Centre shall achieve a connected and functional design that reflects a high quality of architectural design, landscape architecture and best practise urban design principles, including the extent to which a suitable pedestrian and cyclist connection is provided between the Local Centre and any public transport facilities, the land to the west, south and to the pedestrian and cycle crossing at the Wider Western Link Road and Pohuehue Road Intersection.
 - (ii) The quality of design shall provide a safe useable environment that reflects urban design best practise including Crime Prevention Through Environmental Design principles.
 - (iii) Planting and hard landscape elements shall enhance and reflect local character such as the values of the Mahurangi River, riparian corridors and Morrison Heritage Orchard.
 - (iv) The extent to which land use activities complement adjoining land uses and assist in maintaining or enhancing connectivity and relationship to adjacent open space areas.
- (3) Non-compliance with Standard I593.6.17 Activities sensitive to noise within 35m of Pohuehue Road or the Wider Western Link Road
- (a) Whether activities sensitive to noise adjacent to old Pohuehue Road and the Wider Western Link Road are designed to protect people from adverse health and amenity effects while they are indoors.
 - (b) Whether any identified topographical or building design features, or the location of the building or any other existing buildings, will mitigate any potential health and amenity effects.

- (c) The extent to which alternative mitigation measures avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.

I593.9 Special information requirements

I593.9.1 Transport and safety

An application for subdivision and development that proposes an intersection with the Wider Western Link Road or Pohuehue Road must be accompanied by the following information as a minimum:

- (1) A transport assessment and safety audit prepared by a suitably qualified person for any proposed intersection with the Wider Western Link Road or Pohuehue Road. This transport assessment and safety audit is to be prepared in accordance with any relevant Auckland Transport and NZTA/Waka Kotahi Guidelines.

I593.9.2 Riparian planting plan

An application for any subdivision or development that requires the provision and planting of an esplanade reserve or riparian yard under I593.6.12 Riparian Yards for Streams and Natural Wetlands must be accompanied by the following information as a minimum:

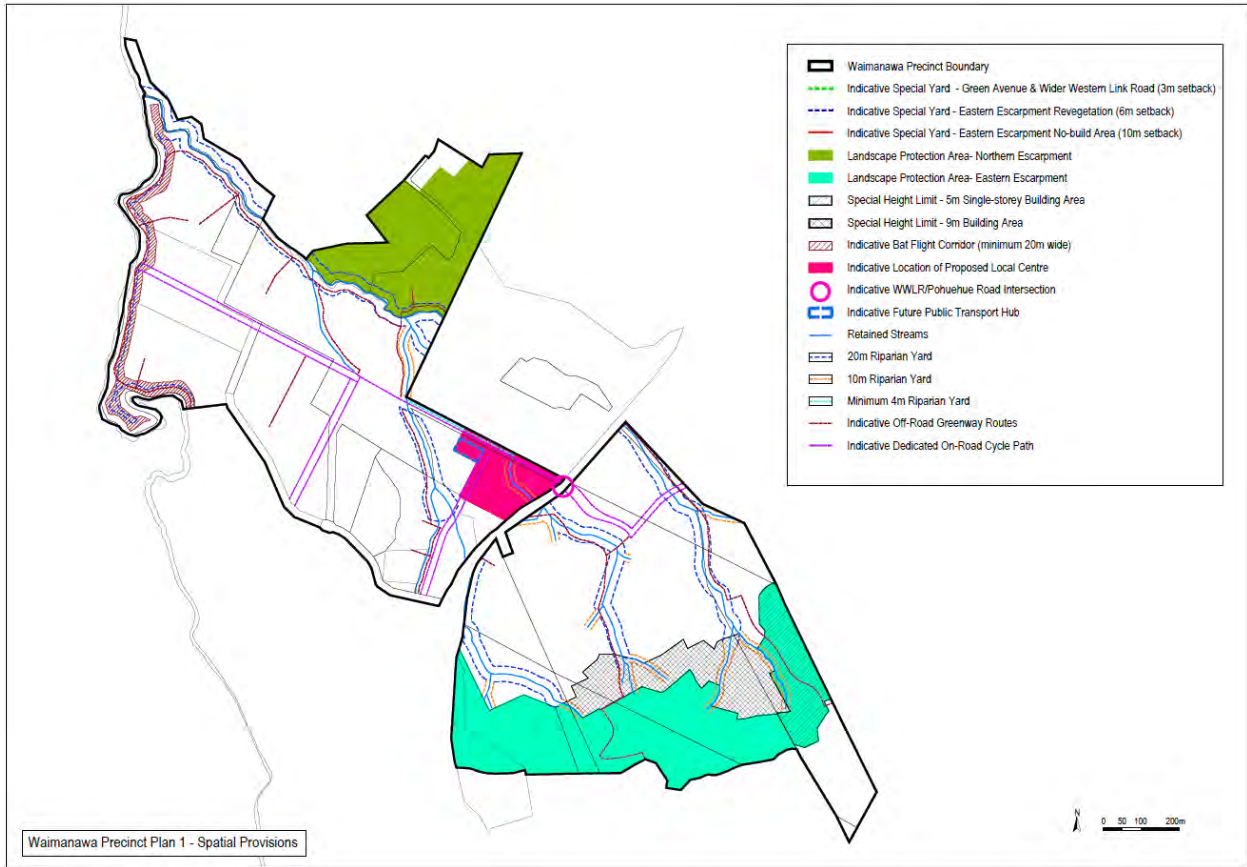
- (1) A planting plan prepared by a suitably qualified person
- (2) The planting plan must;
 - (i) Identify the location, species, planting bag size and density of the plants;
 - (ii) Confirm detail on the eco-sourcing proposed for the planting; and
 - (iii) Take into consideration the local biodiversity and ecosystem extent.

I593.9.3 Local centre

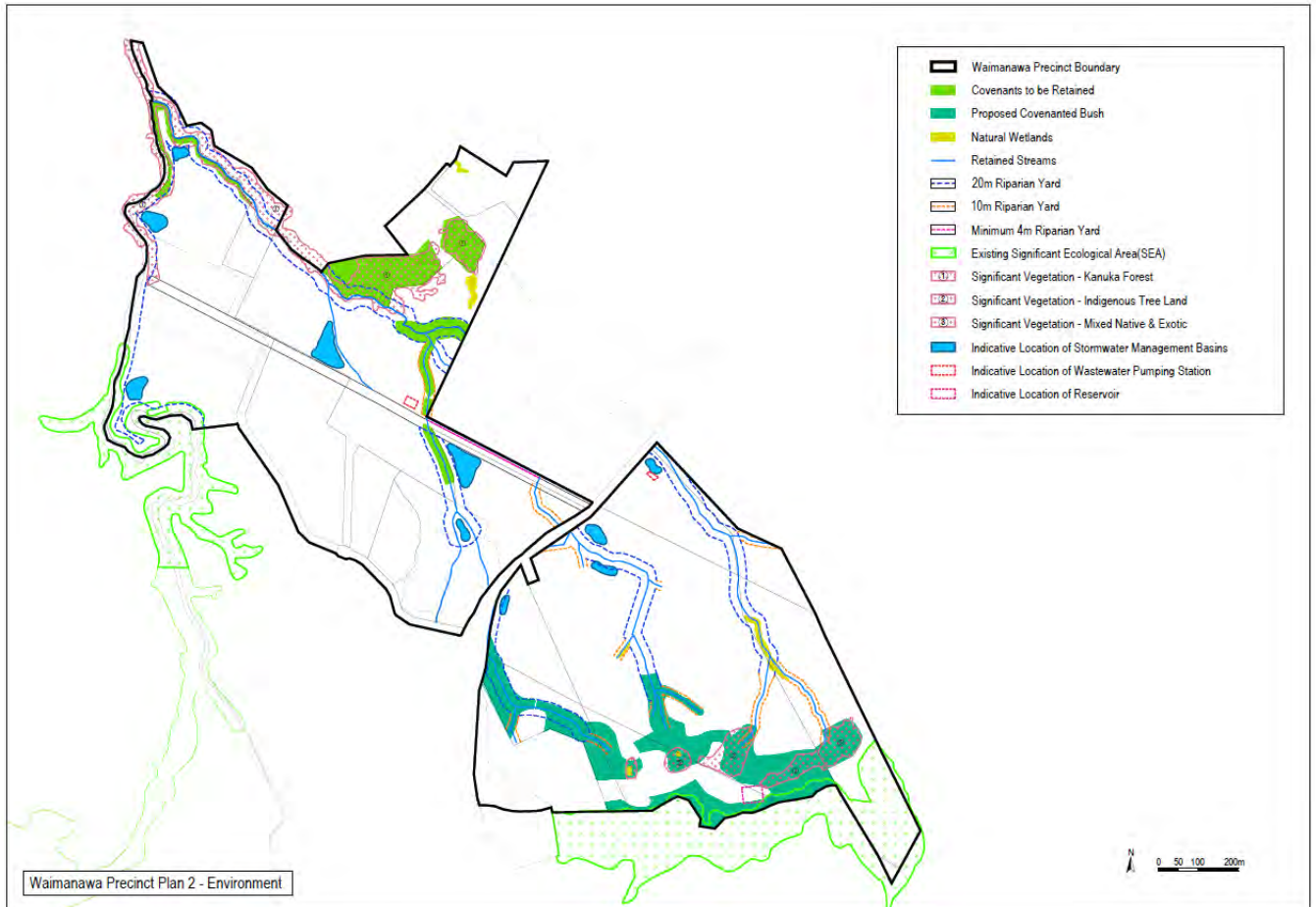
- (1) An application for new buildings, additions and alterations which require resource consent in the Local Centre must be accompanied by:
 - (a) An urban design assessment demonstrating how the development addresses where relevant:
 - (i) the matters stated in Objective 8 and Policy 7; and
 - (ii) Activation of the street frontage along the Wider Western Link Road; and
 - (iii) Open space and access along the watercourse; and
 - (iv) Creation of a landmark building on the corner of Pohuehue Road and the Wider Western Link Road; and

(v) Its proximity to the Morrison Heritage Orchard.

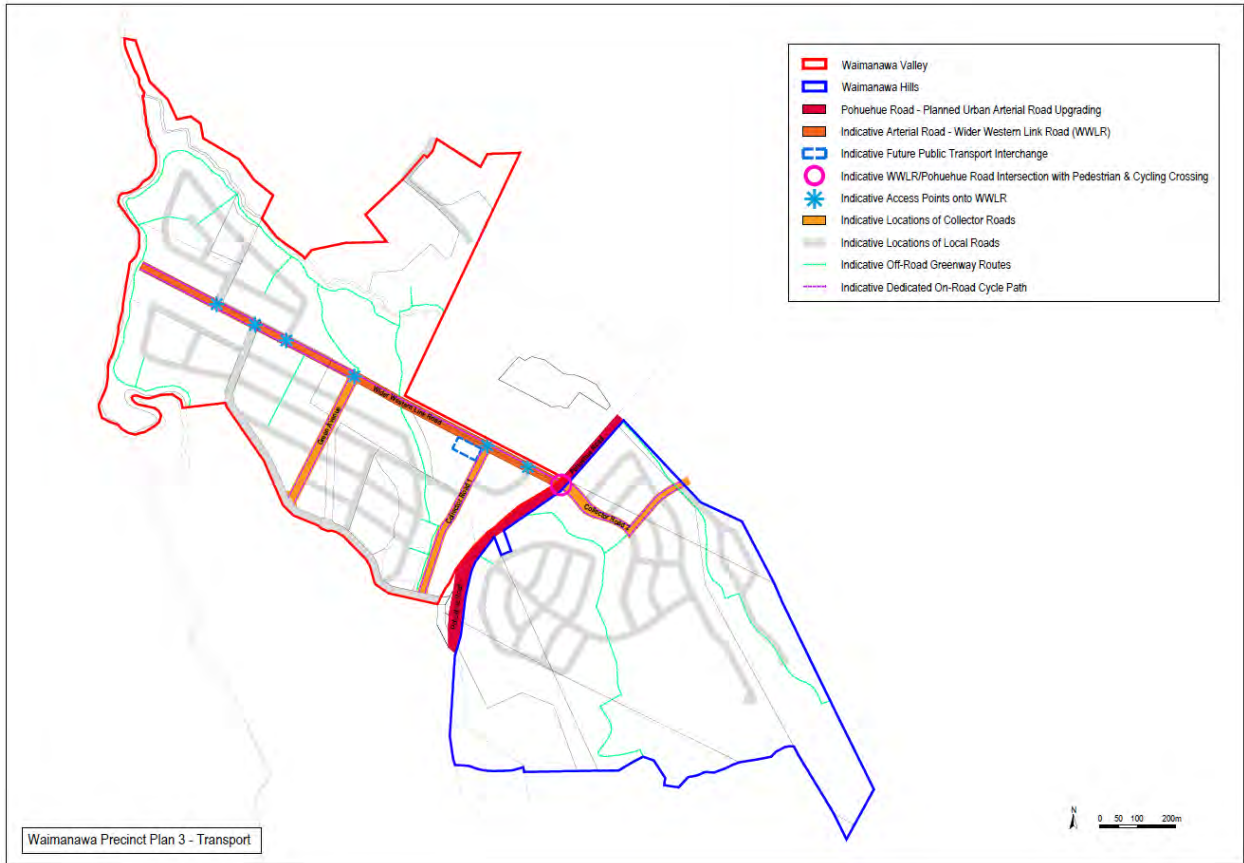
1593.10.1 Waimanawa Precinct Plan 1 Spatial provisions



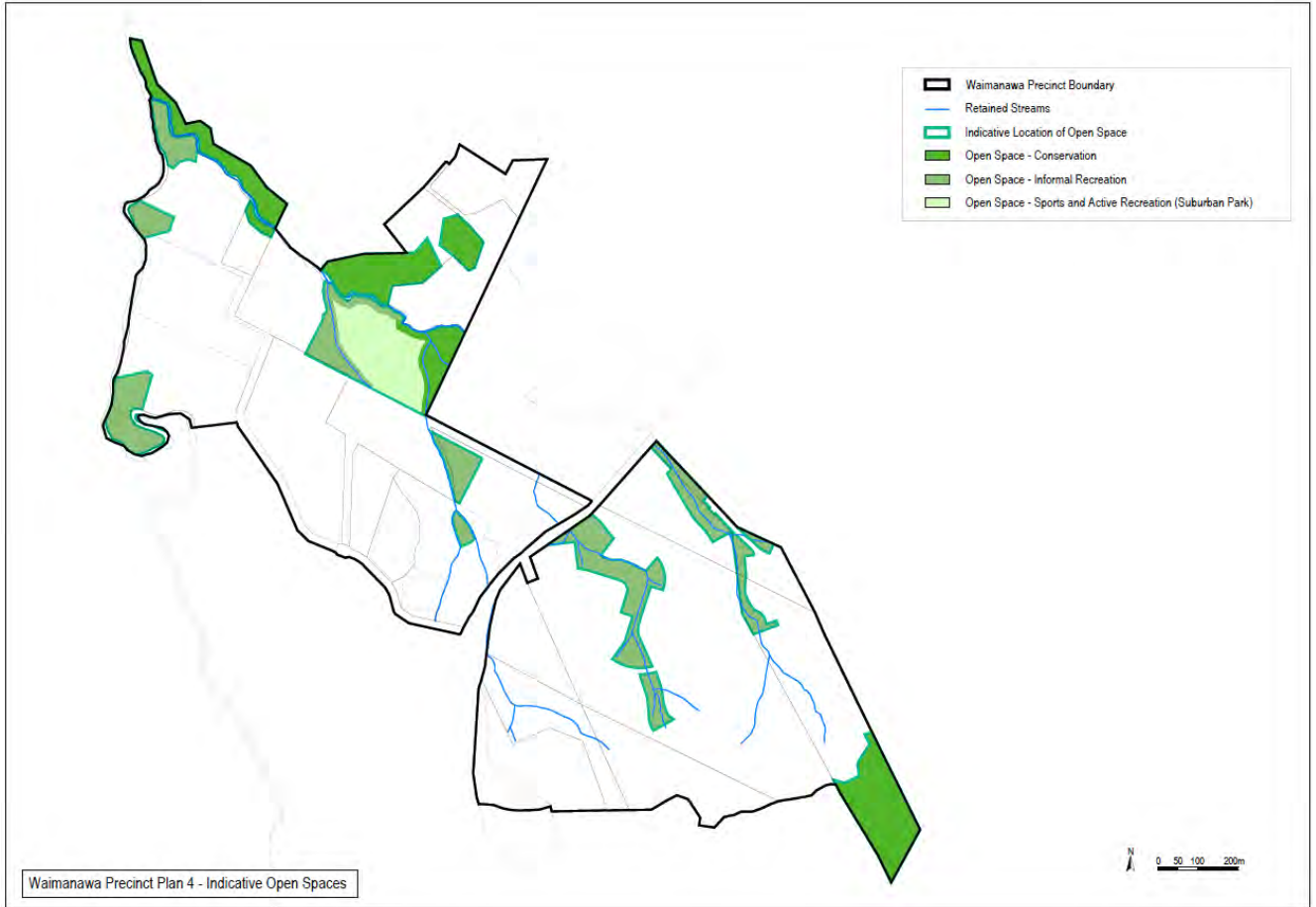
I593.10.2 Waimanawa Precinct Plan 2 Environment



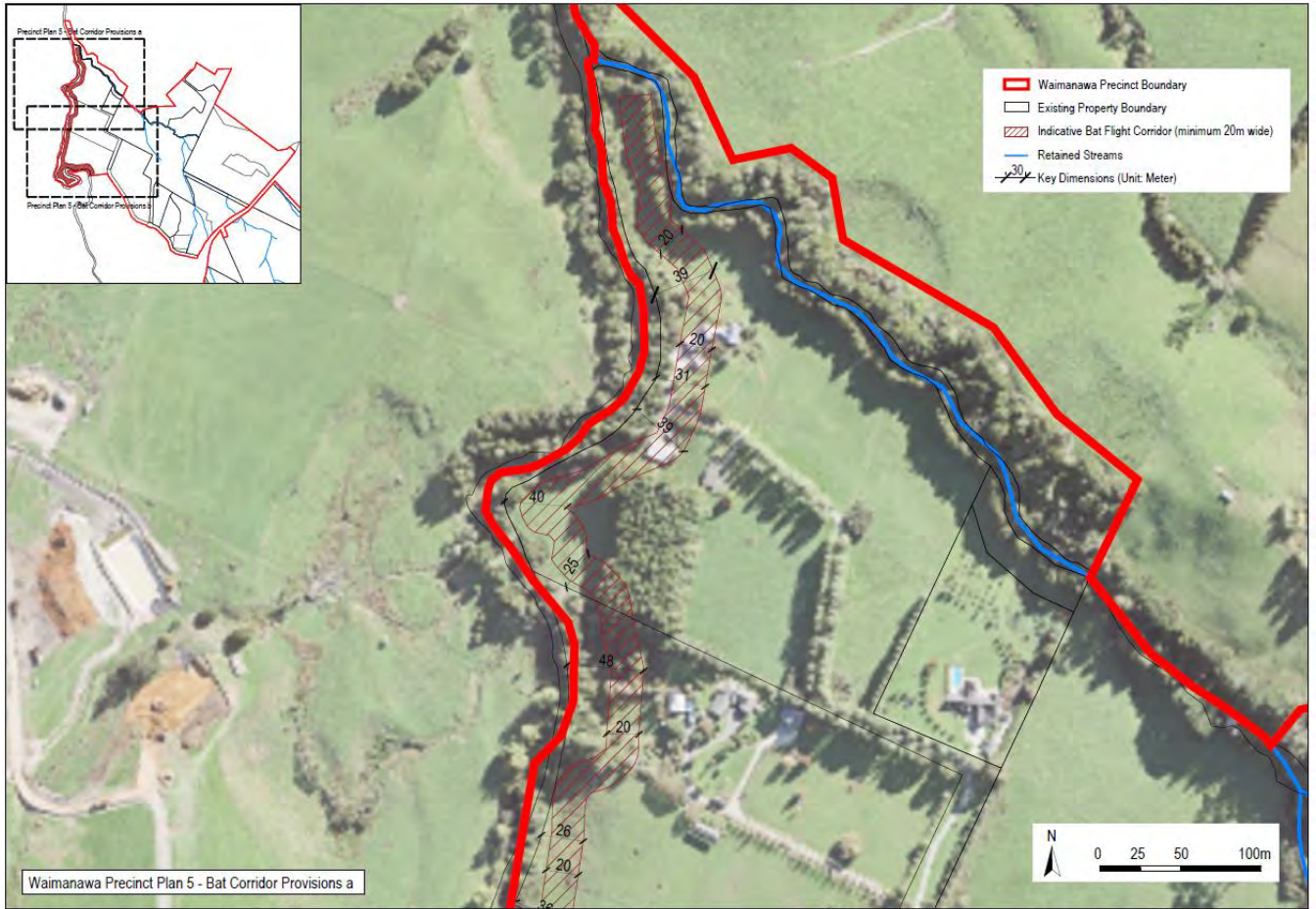
I593.10.3 Waimanawa Precinct Plan 3 Transportation



I593.10.4 Waimanawa Precinct Plan 4 Indicative Open Space



I593.10.5 Waimanawa Precinct Plan 5 Bat Flight Corridor





PART C IXXX MORRISON HERITAGE ORCHARD PRECINCT

XXX.1. Morrison Heritage Orchard Precinct Description

The Morrison Heritage Orchard Precinct is located to the south of Warkworth on Pohuehue Road. The precinct is comprised of approximately 20 hectares and is located adjacent to the Waimanawa Precinct.

The purpose of the Morrison Heritage Orchard Precinct is to enable the ongoing operation and expansion of the existing Morrison Orchard as a heritage rural land use. It permits the ongoing use of the site for both traditional orchard and other rural productive land use activities, and complementary tourist and visitor activities including an orchard shop, a market, restaurant / café as well as playground, wedding venue and similar social activities.

The precinct limits activities to those with a rural orchard and similar rural activities, and tourist and visitor activities based on the precinct's values for such activities within the wider surrounding urban environment. Although privately owned and operated, the Heritage Orchard Precinct provides an important significant green space for relatively intensive urban development that is planned in Warkworth with few significant non-urbanised areas to offset the resulting adverse effects of extensive built development.

In addition to the above activities, provision is also made for limited Residential - Large Lot Residential subdivision and use, including the option of cluster subdivision and development that responds to both landscape and contour / geotechnical considerations and limitations.

Subdivision in this precinct is also controlled so that the Morrison Orchard continues to be managed and operated largely as a single entity but with provision for limited residential activities and/or long term ownership options such as leases for family members.

Acoustic attenuation provisions are included within the precinct to protect activities sensitive to noise from adverse effects arising from the road traffic noise associated with the operation of existing (Pohuehue Road) and future (the Wider Western Link Road) arterials.

The underlying zoning of land within this precinct is Rural - Mixed Rural for Areas A and B, and Residential - Large lot for Area C.

XXX.2. Objectives

- (1) Existing and future orchard and appropriate rural production activities are provided for and enabled by the precinct.
- (2) A range of tourist, visitor activities and limited residential activities are provided for to enable heritage, social and economic opportunities based on and complementary to the established heritage orchard and rural activities.
- (3) A rural heritage character and appearance of the Morrison Heritage Orchard is maintained.
- (4) Activities sensitive to noise adjacent to existing or future arterial roads are designed to protect people's health and residential amenity while they are indoors.

- (5) Access to and from the precinct occurs in an effective, efficient and safe manner that mitigates adverse effects of traffic generation on the surrounding road network.

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

XXX.3. Policies

- (1) Provide for existing and future orchard and complementary commercial and visitor activities including outdoor rural-based activities, accommodation, weddings and functions, restaurant / café and markets.
- (2) Ensure that residential subdivision and development is enabled in defined areas and at appropriate densities that are consistent with and do not compromise the open space heritage values of the orchard or conflict with associated rural and visitor activities.
- (3) Encourage subdivision, development and land uses that maintain and protect the overall rural character and appearance of the Heritage Orchard Precinct and avoid adverse effects between it and existing and future surrounding residential and other sensitive activities.
- (4) Ensure that activities sensitive to noise adjacent to existing and future arterial roads are designed with acoustic attenuation measures to protect people's health and residential amenity while they are indoors.
- (5) Avoid vehicle access onto the Wider Western Link Road and restrict vehicle access to old State Highway 1 until necessary safety and efficiency improvements have been implemented.

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

XXX.4. Activity table

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

Table XXX.X.1 Activity table specifies the activity status of land use, development and subdivision activities in the Morrison Heritage Orchard Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Permitted activities are subject to the relevant standards in XXX.6.

Table XXX.X.1 Activity table

Use		Activity status
Visitor Activities and Accommodation		
(A1)	A maximum of four dwellings in Activity Area A as of [INSERT OPERATIVE PLAN CHANGE DATE] or a single site comprising Activity Area A.	P
(A2)	One dwelling per site in Activity Areas A, B and C other than as permitted in (A1) and (A12) of this table.	P
(A3)	Camping ground	P
(A4)	Garden centre	P
(A5)	Markets	P
(A6)	One minor dwelling per principal dwelling, excluding dwellings established under (A12) of this table.	P
(A7)	Produce sales	P
(A8)	Restaurant and café	P
(A9)	Rural commercial services	P
(A10)	Rural tourist and visitor activities	P
(A11)	Visitor accommodation	P
(A12)	Workers' accommodation	P
(A13)	Weddings and functions	P
(A14)	Activities (A1) to (A13) not complying with the standards in Rules XXX.6.2 to XXX.6.10 below.	RD
(A15)	Activities not complying with the standards in Rules 6.1.1; <u>6.1.1A - Table IXXX.6.1.1A (T1)</u> ; or 6.1.2 below.	RD
(A16)	Activities not complying with the standard in Rule <u>6.1.1A - Table IXXX.6.1.1A (T2)</u> below	D
Development		
(A17)	New buildings or additions up to 250m ² GFA in all Precinct Activity Areas	P
(A18)	New buildings or additions 250m ² GFA or greater in all Precinct Activity Areas.	RD
(A19)	Development not complying with Standards 6.1.2 Activities sensitive to noise adjacent to an existing or future arterial road	RD
Subdivision		
(A20)	Subdivision complying with Standard XXX.6.11.	RD

(A21)	Subdivision not complying with Standard XXX.6.11.	D
(A22)	Subdivision no complying with Standards 6.1.1 and 6.1.1A	NC

XXX.5. Notification

- (1) An application for resource consent for a restricted discretionary activity listed in Table XXX.X.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties, other than the requirement to limited notify NZTA or Auckland Transport under Rule (2) below, or unless the Council decides that special circumstances exist under section 95A(4) 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).

XXX.6. Standards

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

All activities listed as permitted, restricted discretionary in (A16) and subdivision in (A17) in **Table XXX.X.1** Activity table must comply with the following standards.

XXX.6.1 General

6.1.1 Access and traffic generation standard

- (1) Vehicle access is limited to Pohuehue Road at the Approved Entry Point (AEP) shown on the Precinct Plan.
- (2) Subdivision and development that has frontage to the Wider Western Link Road must not be provided with vehicle access to that road.

6.1.1A Transport Infrastructure

Purpose:

- To ensure transport infrastructure is appropriately provided.
1. Subdivision and activities under in Table XXX.X.1 Activity table must not exceed the triggers / thresholds in Table IXXX.6.1.1A until the required transport infrastructure upgrades or speed limit reductions are constructed or applied and operational in the general location shown on Precinct Plan 1.
 2. Subdivision and activities must comply with the standards in Table IXXX.6.1.1A.

3. Table IXXX.6.1.1A will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) for any subdivision or prior to occupation of any new building(s) for a land use only.

Table IXXX.6.1.1A Transport infrastructure upgrade requirements for subdivision and development

	Column 1 Transport Infrastructure Upgrade required	Column 2 Trigger / threshold for transport infrastructure upgrade in Column 1
T1	Maximum speed limit on Pohuehue Road reduced to 60km/hr or lower	Activities (A1) and (A2), (A4) to (A8) and (A13) in Table XXX.X.1 Activity table
T2	Upgrading of Pohuehue Road where it has frontage to the Precinct (as shown on Precinct Plan 1) to an urban arterial standard with active mode facilities.	Subdivision and / or activities with frontage or access to Pohuehue Road other than allowed by T1 above.

6.1.2 Activities sensitive to traffic noise

Purpose:

- To ensure activities sensitive to noise adjacent to existing and future arterial roads are designed to protect people's health and residential activity while they are indoors.
1. Any new buildings or alterations to existing buildings containing an activity sensitive to noise within 35m of the boundary of Pohuehue Road or the proposed Wider Western Link Road (arterial and future arterial roads respectively) must be designed, constructed and maintained so that road traffic noise does not exceed 40 dB LAeq (24 hour) in all noise sensitive spaces.
 2. If windows must be closed to achieve the design noise levels in Standard Ixxx.6.1.2A (1), the building must be designed, constructed and maintained with a mechanical ventilation system that meets the requirements of E25.6.10(3)(b) and (d) to (f).
 3. A design report must be submitted by a suitably qualified and experienced person to the council demonstrating that compliance with Standard Ixxx.6.1.2 (1) and (2) can be achieved prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in Ixxx.6.1.2 (1). In the design, road noise is based on future predicted noise levels.

For the purposes of this Standard, future predicted noise levels shall be either based on computer noise modelling undertaken by a suitably qualified and experienced person on behalf of the applicant or those levels modelled as part of the Auckland Transport designations NOR 3 and NOR 8 (old State Highway 1 South Upgrade and Wider Western Link - North Upgrade).

Should noise modelling undertaken on behalf of the applicant be used for the purposes of the future predicted noise levels under this standard, modelling shall be based on an assumed posted speed limit of 50km/h, the use of an asphaltic concrete surfacing (or equivalent low-noise road surfacing) and a traffic design year of 2048.

XXX.6.2. Camping grounds within Activity Areas A and B

- (1) Camping ground(s) for a maximum of 50 sites within either of Activity Areas A and B.
- (2) Camping ground sites shall not cumulatively exceed 100 sites over both Activity Areas A and B.

XXX.6.3. Garden Centre within Activity Areas A and B

- (1) The maximum area of a garden centre including building and outdoor sales and storage areas is 750m².
- (2) Only one garden centre may be established in either Activity Area A or B, but not both.

XXX.6.4. Markets

- (1) The market shall be located within Activity Area B.
- (2) The market shall have a maximum of 100 stalls.
- (3) The trading hours are limited to 7.00am to 11.00pm.
- (4) Any other activities associated with the market must not occur between midnight and 6.00am.
- (5) Stalls involved in the markets are limited to the sale of food and beverages or items produced by the stall holder which may include fresh and processed goods, small holding livestock, artwork, crafts and pottery and includes locally made products. This includes shops with an operational function (e.g. cheese making).

XXX.6.5. Produce sales

- (1) The location of the Orchard produce sales shop shall be located within Activity Area B of the Precinct Plan.
- (2) The produce sales shop shall have a maximum of 450m² including building and outdoor sales for the display and sale of produce.
- (3) The type of produce offered for sale on the site must be confined to the following:
 - (a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, beer, wine, juices.
 - (b) produce or products from on-site primary produce manufacturing.
 - (c) produce and handcrafts not grown or produced on the site or on a site in the locality, shall not exceed 50 % of the produce display and sales area.

XXX.6.6. Restaurant and cafe

- (1) One restaurant and one café may be established in Activity Area B.
- (2) A restaurant or café shall each have a maximum seating for 120 people.
- (3) The hours of operation of both a restaurant and café are limited to 7.00am to midnight.

XXX.6.7. Rural tourist and visitor activities

- (1) Rural tourist and visitor activities for a maximum of 500 people cumulatively in Activity Areas A and B.

XXX.6.8 Visitor accommodation

- (1) Visitor accommodation (including manager's accommodation) for a maximum of 25 units or 100 people (whichever is greater) within each of Activity Areas A and B.
- (2) Visitor accommodation shall not cumulatively exceed 50 units or 200 people (whichever is greater) over both Activity Areas A and B.

XXX.6.9 Weddings and functions

- (1) Wedding and function activities may occur within either or both Activity Areas A and B.
- (2) The activity may include use of an existing restaurant / café on the site and temporary or semi-permanent marquees.

XXX.6.10. Workers accommodation

- (1) Workers accommodation with a maximum of 10 dwellings within each of Activity Areas A and B complying with the following:
 - (a) Dwellings shall comply with all the relevant yard setbacks and height standards for buildings in the Zone.
 - (b) Dwellings shall have a maximum floor area of 120m² excluding decks and garaging. The floor area may include a dormitory or individual rooms.
 - (c) The accommodation may accommodate seasonal workers.
- (2) Workers accommodation shall not cumulatively exceed 20 dwellings over both Activity Areas A and B

XXX.6.11. Subdivision

- (1) Minimum and maximum net site areas for a maximum of four sites, excluding the balance site, within Activity Area A:
 - (a) Between 600m² and 4,000m² for sites serviced by a private or public wastewater network.

- (b) Between 2,500m² and 4,000m² for sites serviced by individual on-site wastewater systems.
- (2) The land comprising each of Activity Areas A and B; being two sites in total.
- (3) Large Lot Residential Activity Area C:
 - (a) Subdivision in Activity Area C is governed by two optional Rules but not both.
 - (b) Option 1 (Simple Subdivision). The minimum net site area for the Residential – Large Lot Zone rules in E38.8.
 - (c) Option 2 (Cluster Subdivision)
 - (i) Minimum site area of 300m² for proposed sites serviced by a public or private wastewater network or 2,500m² for proposed sites serviced by an on-site wastewater system, and capable of containing a building rectangle complying with Rule E38.8.1.1 (2).
 - (ii) The area of household unit sites shall be limited to an area for the household unit and reasonable outdoor use including room for household unit extensions. (Note: houses may be joined together).
 - (iii) The total number of sites created must not exceed the number of lots which could be created over the net site area of the parent site at 1 house per 4,000m², other than a balance site.
 - (iv) The identified building rectangles of all proposed sites must be located within a single contiguous area not exceeding 30% of Activity Area C.
 - (v) The remainder of Activity Area C shall be held either within one of the proposed residential sites or in common as a single balance site and shall have a consent notice included on the title to the satisfaction of the Council preventing additional dwellings being erected on the site and requiring the control of weeds and pests.

IXXX.6.12 Landscape Protection Area Controls (Northern Escarpment)

Purpose:

- To protect landscape features on key upper portions of the precinct.
 - To promote revegetation of the northern escarpment.
- (1) The minimum landscaped area for new sites identified on the Morrison Orchard: Precinct Plan as Landscape Protection Area – Northern Escarpment must be at least 75 per cent of the net site area. Except that for cluster subdivision provided for by the Morrison Heritage Orchard Precinct Rule XXX.6.11. Subdivision (3) Large Lot Residential Activity Area C: Option 2 (Cluster Subdivision) where the minimum landscaping area is to be 30% of the combined area of the residential sites, land within one of the proposed residential sites or owned in common as a single balance site.

- (2) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
 - (a) Hue (colour) – all colours from 00 to 24.
 - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

XXX.7. Assessment – restricted discretionary activities

XXX.7.1. Matters of discretion

(1) Land use activities

The Matters of discretion in Rules E27.8.1(4) and H19.12.1 apply,

(2) Subdivision

The Matters of discretion in Rule E38.12.1 apply,

(3) Non-compliance with IXXX.6.1.2A Activities sensitive to noise adjacent to an existing or future arterial road:

- (a) Effects on human health and residential amenity while people are indoors.
- (b) Building location.
- (c) Topographical, building design features or other alternative measures that will mitigate potential adverse health and amenity effects relating to noise.

(4) Vehicle access to Pohuehue Road at the Approved Entry Point shown on Precinct Plan 1:

- (a) The Matters of discretion in Rule E27.8.1(12) apply.

XXX.7.2. Assessment criteria

(1) Land use activities:

The Assessment criteria in Rule H19.12.2 (1) (b) to (d); (5) and (6) and E27.8.2 (3), (9), (10) and (11) apply.

(2) Subdivision:

The Assessment criteria in Rule E38.12.2 apply.

(3) Non-compliance with Standard Ixxx.6.1.2A Activities sensitive to noise adjacent to an existing or future arterial road:

- (a) Whether activities sensitive to noise adjacent to Pohuehue Road or Wider Western Link Road existing and future arterial roads are designed to protect people from adverse health and amenity effects while they are indoors.
 - (b) Whether any identified topographical or building design features, or the location of the building or any other existing buildings, will mitigate any potential health and amenity effects.
 - (c) The extent to which alternative mitigation measures or the characteristics of a proposed activity avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.
- (4) **Vehicle access to Pohuehue Road at the Approved Entry Point shown on Precinct Plan 1:**
- (a) The Assessment criteria in Standard E27.8.2 (11)
 - (b) Effects of the location and design of the access on the safe and efficient operation of the adjacent transport network having regard to:
 - i. future upgrade of Pohuehue Road between Fairwater Road and the southern Warkworth Rural Urban Boundary to an urban arterial corridor with active mode facilities;
 - ii. existing cyclists, and estimated future cyclists having regard to the level of development envisaged by the Warkworth Structure Plan; and
 - iii. existing and proposed cycle facilities.
- (5) **Any activity which exceeds the trip generation thresholds under Standard E27.6.1:**
- (a) Effects on the safe and efficient operation of the transport network.

XXX.8. Special information requirements

Xxxx8.1 Transportation and Safety

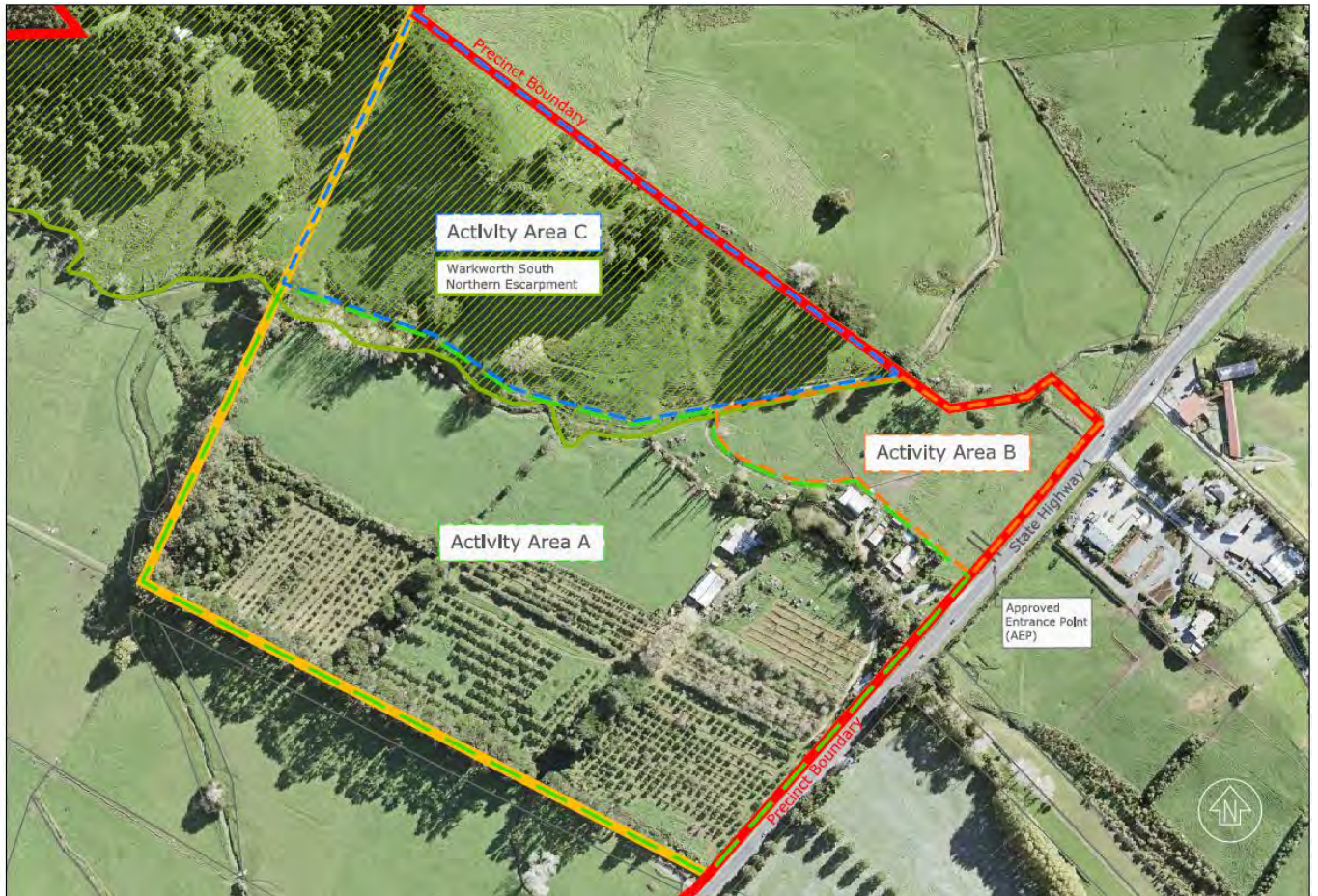
In addition to the special information requirements under E27.9:

1. Transport Assessment for Trip Generation
 - (a) Any application must be supported by a Transport Assessment, prepared by a suitably qualified transport engineer, demonstrating whether it complies with the trip generation threshold in E27.6.1.
 - (b) Where the proposal does not comply with the trip generation threshold, the Transport Assessment must address the effects of the non-compliance and any mitigation measures required.

- The Council may require applications for a proposed activity, subdivision or development with vehicle access to Pohuehue Road to include a transport assessment prepared by a suitably qualified traffic engineer. As a minimum, the transport assessment must address how the location and design of any access supports the safe and efficient function of the transport network.

XXX.9. Precinct Plan

XXX.9.1 Morrison Orchard: Precinct Plan



Attachment C

No.	PC93 Clause Reference	Proposed Amendments	Submission Point
PART A – AMENDMENT TO THE MAPS			
1.	Map 3 – Control: Arterial Road	Removal of ‘Indicative WWLR/SH1 Intersection’.	Auckland Transport (AT) 20.3
2.	Map 4 – Precinct Boundary of I593 Waimanawa Precinct	Plan has been amended for Morrison Heritage Orchard to highlight Precinct Boundary only.	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2
PART B – WAIMANAWA PRECINCT			
3.	1593.1 Precinct description	Development in the precinct is to provide <u>Development in the precinct is to provide</u> es for an extension of the potable and wastewater system network in Warkworth, including the construction of a new potable water reservoir and wastewater pump station(s) which will both service the wider Warkworth South area. The precinct provides for the enhancement of the existing roading network and construction of that part of the Wider Western Link Road which passes through the precinct.	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2
4.	1593.1 Precinct description	The development controls for the precinct recognise that development of residential lots can occur concurrently with the provision of infrastructure but prior to the issuing of s224(c) certification for subdivision.	Watercare 32.6
5.	1593.1 Precinct description	A walking and cycling network <u>is</u> to be incorporated into the roading network and which connects to the wider transportation network. In addition, provision is made for <u>an off-road</u> greenway network providing a network of tracks and walkways through the various open spaces and roads and connecting to the broader greenway and roading network outside the precinct. Provision is also made through a special yard control for a bat flight corridor which is identified on Precinct Plan 5.	AT 20.7

6.	1593.1 Precinct description	<u>Acoustic attenuation provisions are contained within the precinct to protect activities sensitive to noise from adverse effects arising from the road traffic noise associated with the operation of existing (Pohuehue Road) and future (the Wider Western Link Road) arterials.</u>	<ul style="list-style-type: none"> • AT 20.8 • Waka Kotahi NZ Transport Agency 31.5
7.	1593.2(2) Objectives	<u>(2) The Warkworth South Precinct is subdivided and developed in a manner that Subdivision and development achieves an accessible urban area with efficient, safe and integrated vehicle, walking and cycle connections internally and to the wider Warkworth urban area.</u>	AT 20.9
8.	1593.2(3) Objectives	<u>(2)(3) Subdivision and development while providing for and supporting the safety and efficiency of the current and future national strategic and local roading-transport network.</u>	AT 20.9
9.	1593.2(4) Objectives	<u>(3)(4) The Warkworth South Precinct is subdivided and developed in a manner that achieves a series of active and passive open spaces and linkages within the southern Warkworth area.</u>	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2
10.	1593.2(9) Objectives	<u>(9) Subdivision and development are coordinated with the delivery of infrastructure (including transportation, stormwater, potable water, water supply, and wastewater- infrastructure and future educational facilities infrastructure) and services required to provide for development within the precinct and future community requirements.</u>	<ul style="list-style-type: none"> • Auckland Council (AC) 17.1 • Ministry of Education (MoE) 29.1 • AT 20.10
11.	1593.2(10) Objectives	<u>(10) Occupation of development does not occur in advance of the availability of operational infrastructure for transportation, stormwater, potable water, non-potable water supply and wastewater services for that development.</u>	<ul style="list-style-type: none"> • AC 17.1 • AT 20.12

12.	I593.2(12) Objectives	<u>(12)</u> To provide for the opportunity for a future public transportation interchange which can be safely accessed by <u>buses and other appropriate transport modes</u> a range of transportation modes .	AT 20.11
13.	I593.2(13) Objectives	(9) <u>(13)</u> Activities sensitive to noise adjacent to Pohuehue Road and the Wider Western Link Road are <u>designed to minimise adverse effects on people’s health and residential amenity while they are indoors</u> .	<ul style="list-style-type: none"> • AT 20.8 • Waka Kotahi NZ Transport Agency 31.5
14.	I593.3(2) Policies	(2) Provide for social infrastructure, infrastructure <u>(including a public transport interchange)</u> , open space uses and a local centre to meet the needs of the community over time through a mix of zonings and <u>other provisions for public assets</u> .	AT 20.21
15.	I593.3(12) Policies	(12) Require subdivision and development to provide stormwater, wastewater, potable water, water supply , electricity, communication services and educational <u>facilities infrastructure</u> in a coordinated manner .	MoE 29.2
16.	I593.3(13) Policies	(13) Require subdivision and development to provide for walking and cycling networks within the precinct, <u>including to any future public transport interchange</u> , while providing connections to the wider transportation network <u>and existing urban development and any future public transport interchange</u> .	AT 20.16
17.	I593.3(15) Policies	(14) <u>(15)</u> Provide for and require the Wider Western Link Road to be constructed to <u>a collector road standard in the interim to service subdivision and development within the precinct, while provision is made for its future upgrading by Auckland Transport to provide recognising that it is intended to form part of a future strategic transport connection</u> .	AT 20.18

18.	I593.3(16) Policies	<p>(15)<u>(16)</u> Avoid direct vehicle access from individual sites on to the Wider Western Link Road, and Pohuehue Road State Highway One, Green Avenue and Collector Road 1 (except for sites zoned Large Lot and Open Space areas identified on Precinct Plan 4), while allowing direct pedestrian and cycle access and for bus and service vehicle access to the future public transport interchange.</p>	<ul style="list-style-type: none"> • Ash Hames and Fiona Rayner 21.3 • AT 20.19 		
19.	I593.3(18) Policies	<p>(18) Minimise direct vehicle access from individual sites on to collector roads identified on Precinct Plan 3, while allowing direct pedestrian and cycle access.</p>	AT 20.19		
20.	I593.3(20) Policies	<p>(19)<u>(20)</u> Ensure that activities sensitive to noise adjacent to old State Highway One and the Wider Western Link Road are designed with acoustic attenuation measures to minimise adverse effects people's health and residential amenity while they are indoors.</p>	<ul style="list-style-type: none"> • AT 20.8 • Waka Kotahi NZ Transport Agency 31.5 		
21.	I593.4 Activity tables	Removal of the final column listing the 'Standards to be complied with' from all activity tables.	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.4		
22.	Table I593.4.1 All zones (A2)	<table border="1" data-bbox="479 991 1368 1094"> <tr> <td data-bbox="479 991 622 1094">(A2)</td> <td data-bbox="622 991 1368 1094">New buildings and additions to buildings which meet Standards box 6.13 High Contaminant Yield Material.</td> </tr> </table>	(A2)	New buildings and additions to buildings which meet Standards box 6.13 High Contaminant Yield Material.	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.5
(A2)	New buildings and additions to buildings which meet Standards box 6.13 High Contaminant Yield Material.				

23.	Table I593.4.1 All zones (A3)	<table border="1"> <tr> <td data-bbox="481 231 616 478">(A34) [rp]</td> <td data-bbox="616 231 1355 478">New reclamation or drainage of a Retained Stream on Precinct Plan 2, including filling within the stream and piping of a stream, but excluding drainage works underneath a stream or bridging over a stream, including filling over or piping of a stream shown as a Retained Stream on Precinct Plan 2.</td> </tr> </table>	(A34) [rp]	New reclamation or drainage of a Retained Stream on Precinct Plan 2, including filling within the stream and piping of a stream, but excluding drainage works underneath a stream or bridging over a stream, including filling over or piping of a stream shown as a Retained Stream on Precinct Plan 2.	NC	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.6
(A34) [rp]	New reclamation or drainage of a Retained Stream on Precinct Plan 2, including filling within the stream and piping of a stream, but excluding drainage works underneath a stream or bridging over a stream, including filling over or piping of a stream shown as a Retained Stream on Precinct Plan 2.					
24.	Table I593.4.1 All zones (A4)	<table border="1"> <tr> <td data-bbox="481 558 616 909">(A45) [rp/dp]</td> <td data-bbox="616 558 1355 909">Removal of any native vegetation shown as covenanted, proposed covenanted bush or area of significant vegetation on Precinct Plan 2, not otherwise provided for except this shall not preclude: (i) removal of deceased or damaged limbs or trees that could create a fall hazard; and/or (ii) clearing of bush up to 2m wide to create or maintain consented walking tracks.</td> </tr> </table>	(A45) [rp/dp]	Removal of any native vegetation shown as covenanted, proposed covenanted bush or area of significant vegetation on Precinct Plan 2, not otherwise provided for except this shall not preclude: (i) removal of deceased or damaged limbs or trees that could create a fall hazard; and/or (ii) clearing of bush up to 2m wide to create or maintain consented walking tracks.	NC	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2
(A45) [rp/dp]	Removal of any native vegetation shown as covenanted, proposed covenanted bush or area of significant vegetation on Precinct Plan 2, not otherwise provided for except this shall not preclude: (i) removal of deceased or damaged limbs or trees that could create a fall hazard; and/or (ii) clearing of bush up to 2m wide to create or maintain consented walking tracks.					
25.	Table I593.4.1 All zones (A5)	<table border="1"> <tr> <td data-bbox="481 989 616 1204">(A56)</td> <td data-bbox="616 989 1355 1204">Any development of the land shown on Precinct Plan 1 that is not in accordance with Standard I593.6.1 Special Yard:— Green Avenue and Wider Western Link Road, or Standard I593.6.2, —Special Yard:— Avice Miller Reserve</td> </tr> </table>	(A56)	Any development of the land shown on Precinct Plan 1 that is not in accordance with Standard I593.6.1 Special Yard:— Green Avenue and Wider Western Link Road, or Standard I593.6.2, —Special Yard:— Avice Miller Reserve	NC	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2
(A56)	Any development of the land shown on Precinct Plan 1 that is not in accordance with Standard I593.6.1 Special Yard:— Green Avenue and Wider Western Link Road, or Standard I593.6.2, —Special Yard:— Avice Miller Reserve					

26.	Table I593.4.1 All zones (A9)	<table border="1"> <tr> <td data-bbox="481 229 622 371">(A9)</td> <td data-bbox="629 229 1368 371">Development not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T2) to (T6) inclusive.</td> <td data-bbox="1375 229 1731 371">NC</td> </tr> </table>	(A9)	Development not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T2) to (T6) inclusive.	NC	<ul style="list-style-type: none"> • AT 20.25 and 20.26 • AC 17.4
(A9)	Development not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T2) to (T6) inclusive.	NC				
27.	Table I593.4.1 All zones (A10)	<table border="1"> <tr> <td data-bbox="481 446 622 588">(A10)</td> <td data-bbox="629 446 1368 588">Development not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T1) and (T7).</td> <td data-bbox="1375 446 1731 588">RD</td> </tr> </table>	(A10)	Development not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T1) and (T7).	RD	<ul style="list-style-type: none"> • AT 20.25 and 20.26 • AC 17.4
(A10)	Development not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T1) and (T7).	RD				
28.	Table I593.4.1 All zones (A11)	<table border="1"> <tr> <td data-bbox="481 660 622 724">(A11)</td> <td data-bbox="629 660 1368 724">Development not complying with Table I593.6.15.2</td> <td data-bbox="1375 660 1731 724">RD</td> </tr> </table>	(A11)	Development not complying with Table I593.6.15.2	RD	AT 20.23
(A11)	Development not complying with Table I593.6.15.2	RD				
29.	Table I593.4.1 All zones (A12)	<table border="1"> <tr> <td data-bbox="481 801 622 943">(A12)</td> <td data-bbox="629 801 1368 943">Development not complying with Standard I593.6.17 Activities sensitive to noise within 35 metres of old State Highway One or the Wider Western Link Road</td> <td data-bbox="1375 801 1731 943">RD</td> </tr> </table>	(A12)	Development not complying with Standard I593.6.17 Activities sensitive to noise within 35 metres of old State Highway One or the Wider Western Link Road	RD	<ul style="list-style-type: none"> • AT 20.8 • Waka Kotahi NZ Transport Agency 31.5
(A12)	Development not complying with Standard I593.6.17 Activities sensitive to noise within 35 metres of old State Highway One or the Wider Western Link Road	RD				
30.	Table I593.4.1 All zones (A13)	<table border="1"> <tr> <td data-bbox="481 1015 622 1157">(A13)</td> <td data-bbox="629 1015 1368 1157">Development not complying with Standard I593.6.18 Non-potable Water Supply Efficiency and Standard I593.6.19 Potable Water Supply Efficiency</td> <td data-bbox="1375 1015 1731 1157">D</td> </tr> </table>	(A13)	Development not complying with Standard I593.6.18 Non-potable Water Supply Efficiency and Standard I593.6.19 Potable Water Supply Efficiency	D	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2
(A13)	Development not complying with Standard I593.6.18 Non-potable Water Supply Efficiency and Standard I593.6.19 Potable Water Supply Efficiency	D				

31.	Table I593.4.1 All zones (A22)	<table border="1"> <tr> <td data-bbox="481 231 616 367">(A22)</td> <td data-bbox="616 231 1366 367">Subdivision not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T2) to (T6) inclusive.</td> <td data-bbox="1366 231 1724 367">NC</td> </tr> </table>	(A22)	Subdivision not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T2) to (T6) inclusive.	NC	<ul style="list-style-type: none"> • AT 20.25 and 20.26 • AC 17.4
(A22)	Subdivision not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T2) to (T6) inclusive.	NC				
32.	Table I593.4.1 All zones (A23)	<table border="1"> <tr> <td data-bbox="481 422 616 558">(A23)</td> <td data-bbox="616 422 1366 558">Subdivision not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T1) and (T7).</td> <td data-bbox="1366 422 1724 558">RD</td> </tr> </table>	(A23)	Subdivision not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T1) and (T7).	RD	<ul style="list-style-type: none"> • AT 20.25 and 20.26 • AC 17.4
(A23)	Subdivision not complying with Standard I593.6.15(2) Transport Infrastructure and Table I593.6.15.1 – (T1) and (T7).	RD				
33.	Table I593.4.1 All zones (A24)	<table border="1"> <tr> <td data-bbox="481 630 616 686">(A24)</td> <td data-bbox="616 630 1366 686">Subdivision not complying with Table I593.6.15.2</td> <td data-bbox="1366 630 1724 686">RD</td> </tr> </table>	(A24)	Subdivision not complying with Table I593.6.15.2	RD	AT 20.23
(A24)	Subdivision not complying with Table I593.6.15.2	RD				
34.	Table I593.4.2 Residential- Large Lot Zone (A3)	<table border="1"> <tr> <td data-bbox="481 766 616 869">(A3)</td> <td data-bbox="616 766 1366 869">Development not complying with Standard I593.6.15 Transportation Infrastructure</td> <td data-bbox="1366 766 1433 869">D</td> </tr> </table>	(A3)	Development not complying with Standard I593.6.15 Transportation Infrastructure	D	<ul style="list-style-type: none"> • AT 20.25 and 20.26 • AC 17.4
(A3)	Development not complying with Standard I593.6.15 Transportation Infrastructure	D				
35.	Table I593.4.2 Residential- Large Lot Zone (A4)	<table border="1"> <tr> <td data-bbox="481 949 616 1005">(A4)</td> <td data-bbox="616 949 1366 1005">Subdivision not complying with Standard I593.6.15.</td> <td data-bbox="1366 949 1433 1005">D</td> </tr> </table>	(A4)	Subdivision not complying with Standard I593.6.15.	D	<ul style="list-style-type: none"> • AT 20.25 and 20.26 • AC 17.4
(A4)	Subdivision not complying with Standard I593.6.15.	D				
36.	Table I593.4.3 Residential – Single House Zone (A5)	<table border="1"> <tr> <td data-bbox="481 1085 616 1220">(A5)</td> <td data-bbox="616 1085 1366 1220">Subdivision not complying with Standard I593.6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.</td> <td data-bbox="1366 1085 1724 1220">NC</td> </tr> </table>	(A5)	Subdivision not complying with Standard I593.6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.	NC	AT 20.27
(A5)	Subdivision not complying with Standard I593.6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.	NC				

37.	Table I593.4.4 Residential – Mixed Housing Urban Zone (A1) and (A2) <i>Note – Consequential deletion of Table I593.4.2 Residential – Mixed Housing Urban Zone (A6) and (A7)</i>	<table border="1"> <thead> <tr> <th colspan="3" style="background-color: #e0e0e0;">Use</th> </tr> </thead> <tbody> <tr> <td style="background-color: #e0f2f7;">(A1)</td> <td style="background-color: #e0f2f7;"><u>Restaurants and cafes within the existing former Ransom Vineyard Building (Lot 3 DP 155544).</u></td> <td style="background-color: #e0f2f7;">P</td> </tr> <tr> <td style="background-color: #e0f2f7;">(A2)</td> <td style="background-color: #e0f2f7;"><u>Education facilities within the existing former Ransom Vineyard Building (Lot 3 DP 155544).</u></td> <td style="background-color: #e0f2f7;">P</td> </tr> </tbody> </table>	Use			(A1)	<u>Restaurants and cafes within the existing former Ransom Vineyard Building (Lot 3 DP 155544).</u>	P	(A2)	<u>Education facilities within the existing former Ransom Vineyard Building (Lot 3 DP 155544).</u>	P	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2
Use												
(A1)	<u>Restaurants and cafes within the existing former Ransom Vineyard Building (Lot 3 DP 155544).</u>	P										
(A2)	<u>Education facilities within the existing former Ransom Vineyard Building (Lot 3 DP 155544).</u>	P										
38.	Table I593.4.4 Residential – Mixed Housing Urban Zone (A5)	<table border="1"> <tbody> <tr> <td style="background-color: #e0f2f7;">(A53)</td> <td style="background-color: #e0f2f7;"><u>New buildings and additions to buildings that do not comply with I593.4.4.6.1 Special Yard: Green Avenue and Wider Western Link Road, I593.4.4.6.3 Special Yard: Bat Flight Corridor, or I593.4.4.6.4.16 Fences Adjoining the Front Yard or Vested Publicly Accessible Open Space on Esplanade Reserve Boundaries</u></td> <td style="background-color: #e0f2f7;">D</td> </tr> </tbody> </table>	(A53)	<u>New buildings and additions to buildings that do not comply with I593.4.4.6.1 Special Yard: Green Avenue and Wider Western Link Road, I593.4.4.6.3 Special Yard: Bat Flight Corridor, or I593.4.4.6.4.16 Fences Adjoining the Front Yard or Vested Publicly Accessible Open Space on Esplanade Reserve Boundaries</u>	D	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2						
(A53)	<u>New buildings and additions to buildings that do not comply with I593.4.4.6.1 Special Yard: Green Avenue and Wider Western Link Road, I593.4.4.6.3 Special Yard: Bat Flight Corridor, or I593.4.4.6.4.16 Fences Adjoining the Front Yard or Vested Publicly Accessible Open Space on Esplanade Reserve Boundaries</u>	D										
39.	Table I593.4.4 Residential – Mixed Housing Urban Zone (A6)	<table border="1"> <tbody> <tr> <td style="background-color: #e0f2f7;">(A64)</td> <td style="background-color: #e0f2f7;"><u>Development not complying with Standard I593.4.4.6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.</u></td> <td style="background-color: #e0f2f7;">NC</td> </tr> </tbody> </table>	(A64)	<u>Development not complying with Standard I593.4.4.6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.</u>	NC	AT 20.27						
(A64)	<u>Development not complying with Standard I593.4.4.6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.</u>	NC										
40.	Table I593.4.4 Residential – Mixed Housing Urban Zone (A8)	<table border="1"> <tbody> <tr> <td style="background-color: #ffe0e0;">(A8)</td> <td style="background-color: #ffe0e0;"><u>Development not complying with Standard I593.4.4.6.15 Transportation Infrastructure.</u></td> <td style="background-color: #ffe0e0;">D</td> </tr> </tbody> </table>	(A8)	<u>Development not complying with Standard I593.4.4.6.15 Transportation Infrastructure.</u>	D	<ul style="list-style-type: none"> • AT 20.25 and 20.26 • AC 17.4 						
(A8)	<u>Development not complying with Standard I593.4.4.6.15 Transportation Infrastructure.</u>	D										

41.	Table I593.4.4 Residential – Mixed Housing Urban Zone (A8)	<table border="1"> <tr> <td data-bbox="477 228 600 363">(A89)</td> <td data-bbox="600 228 1373 363">Subdivision not complying with Standard I593xxx.6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.</td> <td data-bbox="1373 228 1727 363">NC</td> </tr> </table>	(A89)	Subdivision not complying with Standard I593 xxx .6.7 Vehicle Limited Access Restrictions and Pedestrian Connections .	NC	AT 20.27
(A89)	Subdivision not complying with Standard I593 xxx .6.7 Vehicle Limited Access Restrictions and Pedestrian Connections .	NC				
42.	Table I593.4.4 Residential – Mixed Housing Urban Zone (A11)	<table border="1"> <tr> <td data-bbox="477 435 600 499">(A11)</td> <td data-bbox="600 435 1373 499">Subdivision not complying with Standard Ixxx.6.15.</td> <td data-bbox="1373 435 1727 499">D</td> </tr> </table>	(A11)	Subdivision not complying with Standard Ixxx.6.15.	D	<ul style="list-style-type: none"> • AT 20.25 and 20.26 • AC 17.4
(A11)	Subdivision not complying with Standard Ixxx.6.15.	D				
43.	Table I593.4.5 Residential – Terraced Housing and Apartment Building (A4)	<table border="1"> <tr> <td data-bbox="477 579 600 715">(A4)</td> <td data-bbox="600 579 1373 715">Development not complying with Standard I593xxx.6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.</td> <td data-bbox="1373 579 1727 715">NC</td> </tr> </table>	(A4)	Development not complying with Standard I593 xxx .6.7 Vehicle Limited Access Restrictions and Pedestrian Connections .	NC	AT 20.27
(A4)	Development not complying with Standard I593 xxx .6.7 Vehicle Limited Access Restrictions and Pedestrian Connections .	NC				
44.	Table I593.4.5 Residential – Terraced Housing and Apartment Building (A6)	<table border="1"> <tr> <td data-bbox="477 786 600 890">(A6)</td> <td data-bbox="600 786 1373 890">Development not complying with Standard Ixxx.6.15 Transportation Infrastructure.</td> <td data-bbox="1373 786 1727 890">D</td> </tr> </table>	(A6)	Development not complying with Standard Ixxx.6.15 Transportation Infrastructure.	D	<ul style="list-style-type: none"> • AT 20.25 and 20.26 • AC 17.4
(A6)	Development not complying with Standard Ixxx.6.15 Transportation Infrastructure.	D				
45.	Table I593.4.5 Residential – Terraced Housing and Apartment Building (A6)	<table border="1"> <tr> <td data-bbox="477 962 600 1098">(A67)</td> <td data-bbox="600 962 1373 1098">Any subdivision not complying with Standard I593xxx.6.7 Vehicle Limited Access Restrictions and Pedestrian Connections.</td> <td data-bbox="1373 962 1727 1098">NC</td> </tr> </table>	(A67)	Any subdivision not complying with Standard I593 xxx .6.7 Vehicle Limited Access Restrictions and Pedestrian Connections .	NC	AT 20.27
(A67)	Any subdivision not complying with Standard I593 xxx .6.7 Vehicle Limited Access Restrictions and Pedestrian Connections .	NC				
46.	Table I593.4.5 Residential – Terraced Housing and Apartment Building (A9)	<table border="1"> <tr> <td data-bbox="477 1169 600 1233">(A9)</td> <td data-bbox="600 1169 1373 1233">Subdivision not complying with Standard Ixxx.6.15.</td> <td data-bbox="1373 1169 1727 1233">D</td> </tr> </table>	(A9)	Subdivision not complying with Standard Ixxx.6.15.	D	<ul style="list-style-type: none"> • AT 20.25 and 20.26 • AC 17.4
(A9)	Subdivision not complying with Standard Ixxx.6.15.	D				

47.	Table I593.4.6 Business – Local Zone (A1)	(A1) Operation <u>and maintenance</u> of a public transport interchange P	AT 20.34
48.	Table I593.4.6 Business – Local Zone (A4)	(A4) Development not complying with Standard I593.6.7 <u>Vehicle Limited Access Restrictions</u> and Pedestrian Connections. NC	AT 20.27
49.	Table I593.4.6 Business – Local Zone (A7)	(A7) Development not complying with Standard I593.6.15 Transportation Infrastructure. D	<ul style="list-style-type: none"> • AT 20.25 and 20.26 • AC 17.4
50.	Table I593.4.6 Business – Local Zone (A8)	(A89) Any subdivision not complying with Standard I593.6.7 <u>Vehicle Limited Access Restrictions</u> and Pedestrian Connections. NC	AT 20.27
51.	Table I593.4.6 Business – Local Zone (A11)	(A11) Subdivision not complying with Standard I593.6.15. D	<ul style="list-style-type: none"> • AT 20.25 and 20.26 • AC 17.4
52.	Table I593.4.7 Open Space – Conservation Zone (A1)	(A1) Any subdivision <u>or development</u> not complying with Standard I593.6.7 <u>Vehicle Limited Access Restrictions</u> and Pedestrian Connections. NC	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2

53.	I593.6(2)(a) Standards	<p>(2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables above:</p> <p>(a) Activity Table 1593.64.1 All zones:</p> <ul style="list-style-type: none"> • Activity (A1):H1.6.5, H3.6.8, H5.6.8, H6.6.9 and H11.6.4 as they relate to riparian yards. • Activity (A148): E38.8.2.3 does not apply to subdivision in <u>Residential – Large Lot, and Residential - Single House Zone</u> where land is subject to special-subdivision control-area <u>Landscape Protection Area – Eastern Escarpment</u> shown on Precinct Plan 1 and Standard I593.66.11 applies. • Activity (A148): E38.8.3.1(3)-(5) does not apply to subdivision in Residential - Single House Zone where land is subject to special-subdivision-control-area <u>Landscape Protection Area – Eastern Escarpment</u> shown on Precinct Plan 1 and Standard I593.66.11 applies. 	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.7
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54.	I593.6(2)(b) Standards	<p>(b) Activity Table I593.6(2)(b).4.3 Residential – Single House Zone:</p> <ul style="list-style-type: none"> • Activity (A3): H3.6.6 Building height standard of 8 metres does not apply to that part of the site subject to the Landscape Protection Control (Eastern Escarpment) shown on the planning maps and where Standard I593.6(2)(b).6.6 Landscape Protection Control (Eastern Escarpment) applies. • Activity (A3): H6.5.1 Yards. The riparian yard in Table H3A.6.89.12 Yards does not apply where: <ul style="list-style-type: none"> Standard I593.6(2)(b).6.12 Riparian Yards for Streams and Natural Wetlands applies. <p>(c) Activity Table I593.6(2)(b).4.2 Residential – Large Lot Zone:</p> <ul style="list-style-type: none"> • Activity (A2): H6.4.1 Yards. The riparian yard in Table H15.6.58.1 Yards does not apply where: <ul style="list-style-type: none"> • Standard I593.6(2)(b).6.12 Riparian Yards for Streams and Natural Wetlands applies. • (d) Activity Table Ixxx.4.3 Residential – Single House Zone: • Activity (A3): H6.5.1 Yards. The riparian yard in Table H3A.6.9.2 Yards does not apply where: <ul style="list-style-type: none"> • Standard Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands applies. 	<p>KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2</p>
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55.	I593.6(2)(b) Standards	<p>(fg) Activity Table I593.6.4.6 Business – Local Centre:</p> <ul style="list-style-type: none"> • Activity (A1) (A2): H6.5.1 Yards. The riparian yard in Table H11.6.4.1 Yards does not apply where: <ul style="list-style-type: none"> • Standard I593.6.12 Riparian Yards for Streams and Natural Wetlands applies. • <u>Activity (A3): H6.5.1 Yards. The riparian yard in Table H11.6.4.1 Yards does not apply where:</u> <ul style="list-style-type: none"> • <u>Standard I593.6.12 Riparian Yards for Streams and Natural Wetlands applies.</u> • Standard H1.6.7 Large Lot Residential Building Coverage as it applies to the Landscape Protection Area Controls (Eastern Escarpment) I593.6.6. 	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.8
56.	I593.6(3) Standards	<p>(3) All Permitted a Activities listed in Activity Tables I593.6.4.1 to I593.6.4.7 must comply with Standards I593.6.6.</p>	AT 20.38

57.	I593.6.2 Special Yards: Avice Miller Reserve	<p>I593XXX.6.2 Special Yards: Avice Miller Reserve</p> <p>Purpose:</p> <ul style="list-style-type: none"> • to provide a buffer adjacent to the Avice Miller Reserve. <p>(1) A building or parts of a building must be set back from the legal boundary with Avice Miller Reserve by <u>106m where sites are subject to the Special Yard: Avice Miller Reserve on IXXX.10.1 Precinct Plan 4.</u></p> <p>(2) <u>A 83m wide strip of the Special Yard measured from the boundary of the Avice Miller Reserve shall be planted with indigenous vegetation that attain a height of at least 5m when mature, except where a public walking track is constructed within the 83m yard.</u></p> <p>(3) The <u>83m wide strip of the Special Yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area, the prevention of dumping of rubbish and garden waste, the management of noxious weeds, and a prohibition on the keeping of domestic cats <u>for properties containing the special yard.</u></u></p> <p>(4) This yard does not apply to any bulk potable water reservoir. Any bulk water reservoir shall be set back a minimum of 3m from the Avice Miller Reserve boundary.</p> <p><u>(5) All external lighting within 30m of Avice Miller Reserve shall not exceed 0.3 lux when measured 1m above ground level and be downlit with controls in place to prevent uplifting, in order to provide an appropriate buffer with Avice Miller Reserve and possible bat flight corridors. Streetlights and temporary lighting associated with the maintenance of Watercare assets are exempt from provision I593.6.2(5).</u></p> <p><u>(6) Any property within 300m of the Avice Miller Reserve shall have a cat proof fence to ensure domestic cats cannot leave the property.</u></p>	Department of Conservation 28.3 and 28.4
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<p>58.</p>	<p>I593.6.2 Special Yards: Avice Miller Reserve</p>	<p>I593.6.2 6.3 Special Yard: Bat Flight Corridor</p> <p>Purpose:</p> <ul style="list-style-type: none"> • to provide an unobstructed <u>dark-space</u> flight corridor for Bats. <p>(1) No dwellings, accessory buildings or light standards (over 1m high) are to be constructed within the Special Yard: Bat Flight Corridor as shown on Precinct Plan 5.</p> <p>(2) Any new landscaping which is established in the Special Yard: Bat Flight Corridor (as shown on Precinct Plan 5) is to have a maximum height at maturity of 2m.</p> <p>(3)<u>(2)</u> <u>Lighting shall not exceed 0.3 lux when measured 1m above the ground level at any point</u> <u>All external lighting</u> within or along the external boundary of the area identified as Special Yard: Bat Flight Corridor as shown on Precinct Plan 5 <u>shall not exceed 0.3 lux when measured 1m above ground level and be downlit with controls in place to prevent uplifting.</u></p>	<p>Department of Conservation 28.3 and 28.4</p>
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<p>59.</p>	<p>I593.6.7 Vehicle Access Restrictions</p>	<p>I593.6.7 Vehicle Limited Access Restrictions, Pedestrian Connections and Cycle Facilities</p> <p>Purpose:</p> <ul style="list-style-type: none"> • to avoid direct vehicle access from individual sites <u>(except any public transport interchange site or land zoned Residential – Large Lot or Open Space areas identified on Precinct Plan 4) onto Pohuehue RoadState Highway One, and the Wider Western Link Road, Green Avenue and/or Collector Road 1;</u> and • to promotehave safe and efficient operation of transport infrastructure; and • to achieve <u>safe,</u> accessible and high-quality pedestrian and cycle connections within the pPrecinct and including to the Local Centre and any future public transportation interchange that provides positively for the needs to the local community. <p>(1) Any new road intersections with Pohuehue RoadState Highway One or the Wider Western Link Road servicing the precinct, shall be generally located as identified as “Access Points” on I593.10.3 Waimanawa: Precinct Plan 3.</p> <p>(2) Sites that front onto the Wider Western Link Road, Green Avenue, <u>Collector Road 1 and/or Pohuehue RoadState Highway One</u> must not have direct vehicle access to the road. <u>(This standard does not apply where direct vehicle access is required to service any public transport interchange or site zoned Residential – Large Lot or Open Space areas identified on Precinct Plan 4) and must be provided with access from a rear driveway, rear lanes (access lots) or side roads at the time of subdivision.</u></p> <p>Note: Land zoned Residential - Large Lot with frontage to <u>Pohuehue Road or Open Space areas identified on Precinct Plan 4 with frontage to the Wider Western Link Road remains subject to the vehicle access restrictions applying to arterial roads in Chapter E27 Transport (see Table E27.4.1(A5), E27.6.4.1(2) and 3(b)).</u></p> <p>(2) At the time of adjacent land development pedestrian connections, generally as shown in Precinct Plan 3, shall be provided.</p> <p>(3) Residential sites that front a collector road other than the ‘Green Avenue’ as shown on Precinct Plan 3, must not have direct vehicle access to the road and must be provided with access from a rear driveway, rear lanes (access lots) or side roads at the time of subdivision.</p>	<ul style="list-style-type: none"> • Ash Hames and Fiona Rayner 21.5 • AT 20.39, 20.40 and 20.41
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60.	I593.6.7 Wider Western Link Road	<p>1593.6.7 6.8 Wider Western Link Road</p> <p>Purpose:</p> <ul style="list-style-type: none"> • to provide for the transport needs of the precinct while enabling delivery of the Wider Western Link Road through the precinct as shown on Precinct Plan 3 as a strategic transport connection in the network serving the wider <u>Warkworth</u> area. <p>(1) Subdivision and development of land adjacent to the Wider Western Link Road shall include the simultaneous construction of the adjacent portion of this road <u>(as outlined in Table I593.6.15.1) to function as a Collector Road standard (as outlined in Table I593.6.15.1)</u> with:</p> <ol style="list-style-type: none"> (a) a connection to <u>Pohuehue Road</u>State Highway One; and (b) a location and completed earthwork level at the legal boundaries of all adjacent properties that enables the delivery of the entire road connection; over time, <u>at the grade and cross-section for both Collector Road, and Arterial Road standards.</u> (c) Construction of intersections along its length in the approximate locations shown on Precinct Plan 3. <p><i>Note: The landowners will fund the construction of the Collector Road and vest the land required for the Collector Road in Auckland Council. Compensation will be payable for the land required for the future upgrading to an arterial road standard (unless otherwise agreed between all parties).</i></p>	AT 20.42
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61.	I593.6.9 Wastewater and Potable Water Connections	<p>I593.6.9 Wastewater and Potable Water Connections</p> <p>Purpose:</p> <ul style="list-style-type: none"> • To <u>ensure</u> efficient delivery of wastewater and potable water infrastructure for <u>Waimanawa</u>. <p>(1) All lots except for those in Residential – Large Lot and Open Space – Conservation zones shall connect to a reticulated wastewater network <u>system</u>.</p> <p>(2) All lots except for those in Residential – Large Lot and Open Space – Conservation zones shall connect to a reticulated potable water system <u>network</u>.</p> <p>(3) Prior to the <u>occupation of the development (excluding those in Residential – Large Lot and Open Space – Conservation zones)</u> issue of s224(c), the development shall be connected to a functioning water and wastewater system <u>network with sufficient capacity to service that subdivision.</u></p>	Watercare 32.4 and 32.5
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62.	I593.6.12 Riparian Yards for Streams and Natural Wetlands	<p><u>I593xxx.6.12 Riparian Yards for Streams and Natural Wetlands</u></p> <p>Purpose:</p> <ul style="list-style-type: none"> • tTo <u>protect</u> and enhance water quality and ecology of the streams and natural wetlands shown on Precinct Plan 1 while preventing erosion. • tTo <u>integrate</u> the watercourse within the Local Centre. • tTo <u>integrate</u> the section of watercourse along the Wider Western Link Road within a wide road berm or as a separate open space integrated with the road berm. <p>(1) The riparian yards of retained permanent or intermittent stream must be planted at the time of subdivision or <u>land site</u> development to the minimum width shown on Precinct Plan 1 measured from the top of the stream bank or, where the stream edge cannot be identified by survey, from the centre line of the stream. This standard does not apply to that part of a riparian yard where a road or public walkway crosses over the stream and/or passes through or <u>along within</u> the riparian yard.</p> <p>(2) The riparian yards of any natural wetland shown on Precinct Plan 2 must be planted at the time of subdivision or <u>land site</u> development to a minimum width of 10m measured from the wetland's fullest extent. This standard does not apply to that part of a riparian yard where a road or consented public walkway crosses over the wetland and associated riparian area, and/or generally passes across a stream and associated riparian area, or <u>along within</u> the riparian yard.</p> <p>(3) The planting must:</p> <ul style="list-style-type: none"> (a) Use eco-sourced native vegetation; and (b) Be planted at a density that will achieve approximately 10,000 plants per hectare of new and existing plants. <p>(4) Planting must be undertaken in accordance with the Special Information Requirement <u>I593xxx.9.2</u></p>	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.9
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<p>63.</p>	<p>I593.6.14 Greenways – Walking and Cycling Infrastructure</p>	<p><u>I593xxx.6.14 Greenways – Walking and Cycling Infrastructure</u></p> <p>Purpose:</p> <ul style="list-style-type: none"> • To <u>provide</u> for <u>off-road</u> walkways and cycleways which Council <u>(other than those vested as road)</u> wants vested in Council to form part of the public greenway network. <p>(1) Walkways and cycleways that are to be vested in the Council shall be provided within the greenways shown on Precinct Plan 1 and:</p> <ol style="list-style-type: none"> (a) Shall be constructed either to a walking track standard similar to that constructed in Regional Parks; if not part of a vested formed road, or in the case where the greenway is part of a vested formed road, constructed to normal footpath standards as appropriate; (b) Shall provide connections to greenways on public or private land outside the land subject to resource consent, and are futureproofed by constructing track access to the boundary of the application site; <u>and</u> (c) The width of the track shall have a minimum width of 2m. <p>Where the off-road greenway is not indicated on Precinct Plan 1 as being adjacent to a stream, and it is intended to be vested; the walkway and cycleway shall be located a minimum of 8m from the stream.</p> <p>(2) Where the Council does not want or is unable to accept vesting of the walkway/<u>cycleway</u> and associated riparian yard and stream bank, then there is no requirement to provide the walkway/<u>cycleway</u>.</p>	<ul style="list-style-type: none"> • KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.10 • AT 20.44
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64.	I593.6.15 Transport Infrastructure	<p><u>I593</u>xxx.6.15 Transportation Infrastructure</p> <p>Purpose:</p> <ul style="list-style-type: none"> tTo <u>achieve</u> the integration of land use and <u>transportation</u> infrastructure (including walking and cycling). tTo ensure <u>transportation</u> infrastructure is appropriately provided for. tTo <u>provide</u> a pedestrian and cycle connection <u>alongto the McKinney Road/Pohuehue RoadState Highway One Intersectionto McKinney Road.</u> <p>(1) The development of any part of the <u>p</u>Precinct shall provide the relevant transport infrastructure, including walking and cycling, <u>-as indicated in lxxx10.1 and applying to the development site,</u> in the general location shown on Precinct Plans 1 and 3.</p> <p>(2) Subdivision and development (including construction of any new road) must comply with the standards in Tables <u>s I4XX.6.4.2.4 I593.6.15.1 and I593.6.15.2</u></p>		AT 20.45 and 20.46
65.	Table I593.6.15.1(T1) Transport Infrastructure Upgrade Requirements	<p>T1)</p> <p><u>Upgrading of Valerie Close/Pohuehue RoadState HighwayOne</u> Intersection</p>	<p>In the event of any subdivision with frontage <u>toalong</u> Valerie Close occurring or <u>any</u> new road connection to Valerie Close <u>or the establishment of a new restaurant, cafes or educational facility permitted under Rule I5933.4.4 (A1) and (A2),</u> an assessment is to be undertaken to confirm if any upgrading of the intersection is required as part of that subdivision, <u>road connection or establishment of the new restaurant, café or educational facility.</u></p>	AT 20.47

66.	Table I593.6.15.1(T2) Transport Infrastructure Upgrade Requirements	T2)	Upgrading of <u>Pohuehue Road</u> State Highway One through the WW South Precinct to the extent shown on <u>Precinct Plan 3.</u>	<p>As part of the first subdivision for any land within the Business – Local Centre zone, for, for a retirement village or for a residential development creating more than 20 residential lots. As part of the first development for:</p> <ul style="list-style-type: none"> a) <u>new buildings within the Business – Local Centre zone; or</u> b) <u>an integrated residential development; or</u> c) <u>residential development resulting in a cumulative total of 20 new residential dwellings in the precinct.</u> 	<ul style="list-style-type: none"> • AC 17.6 • KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.11 and 24.12 • AT 20.48 and 20.49
67.	Table I593.6.15.1(T3) Transport Infrastructure Upgrade Requirements	T3)	Construction of the an <u>pedestrian interim pedestrian/cycle path on the eastern side of Pohuehue Road</u> State Highway One from the Wider Western Link Road/ <u>Pohuehue Road</u> State Highway One Intersection to McKinney Road.	<p>As part of the first subdivision for residential development <u>resulting in a cumulative total creating more than of 20 new residential dwellings lots in the precinct.</u></p>	<ul style="list-style-type: none"> • AC 17.6 • KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.12 • AT 20.50
68.	Table I593.6.15.1(T4) Transport Infrastructure Upgrade Requirements	T4)	Construction of the <u>pedestrian/cycle path on the western side of State Highway One from the Wider Western Link/State Highway One Intersection to the Morrisons Heritage Orchard Entrance</u>	<p>As part of the first subdivision for residential development creating more than 20 residential lots.</p>	<ul style="list-style-type: none"> • KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.12 • AT 20.50

69.	Table I593.6.15.1(T5) Transport Infrastructure Upgrade Requirements	T45)	Construction of the Wider Western Link Road/ Pohuehue Road State Highway One Intersection_	<p>As part of the first subdivision for any land within the Business – Local Centre zone, for, for a retirement village or for a residential development creating more than 20 residential lots.As part of the first development for:</p> <p>a) <u>new buildings within the Business – Local Centre zone; or</u></p> <p>b) <u>an integrated residential development; or</u></p> <p>c) <u>residential development resulting in a cumulative total of 20 new residential dwellings in the precinct.</u></p>	<ul style="list-style-type: none"> • AC 17.6 • KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.13 • AT 20.51
70.	Table I593.6.15.1(T7) Transport Infrastructure Upgrade Requirements	T67)	Construction of <u>Collector Road</u> the <u>(including Green Avenue).</u>	<p>As part of the first subdivision for residential development.<u>Any subdivision or development with frontage to that section of the Collector Road.</u></p>	<ul style="list-style-type: none"> • AT 20.52 • KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.14
71.	Table I593.6.15.1(T8) Transport Infrastructure Upgrade Requirements	T8)	<u>Collector Road</u>	<p>Any subdivision or development with frontage to that section of the Collector Road.</p>	<ul style="list-style-type: none"> • AT 20.52 • KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.14

72.	Table I593.6.15.1(T9) Transport Infrastructure Upgrade Requirements	<table border="1" data-bbox="483 229 1727 501"> <tr> <td data-bbox="483 229 631 501">T9)</td> <td data-bbox="631 229 1180 501">Upgrading of Mason Heights <u>including filling in gaps in the existing footpath network on the eastern side of Mason Heights to provide a continuous connection between the precinct and the intersection of Mason Heights with Woodcocks Road.</u></td> <td data-bbox="1180 229 1727 501">Any subdivision or development with frontage to that section of Mason Heights or in the event that Mason Heights is <u>extended</u> or a new road is connected to it within the <u>Waimanawa</u> Precinct.</td> </tr> </table>	T 9)	Upgrading of Mason Heights <u>including filling in gaps in the existing footpath network on the eastern side of Mason Heights to provide a continuous connection between the precinct and the intersection of Mason Heights with Woodcocks Road.</u>	Any subdivision or development with frontage to that section of Mason Heights or in the event that Mason Heights is <u>extended</u> or a new road is connected to it within the <u>Waimanawa</u> Precinct.	AT 20.53 and 20.54
T 9)	Upgrading of Mason Heights <u>including filling in gaps in the existing footpath network on the eastern side of Mason Heights to provide a continuous connection between the precinct and the intersection of Mason Heights with Woodcocks Road.</u>	Any subdivision or development with frontage to that section of Mason Heights or in the event that Mason Heights is <u>extended</u> or a new road is connected to it within the <u>Waimanawa</u> Precinct.				
73.	Table I593.6.15.1 Transport Infrastructure Upgrade Requirements – Notes	<p><u>Note 1:</u> Table I593.6.15.1 <u>he above</u> will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) for any subdivision or prior to occupation of any new building(s) for a land use only.</p> <p><u>(1)</u> Any development and/or subdivision must comply with Table Ixxx.6.15.2 Minimum Road Width, Function and Required Design Elements as applicable.</p> <p><u>Note 2:</u> Development relevant to Standards T56, T8 and T69 only apply to the section of the road adjacent to the development or subdivision area.</p>	AT 20.55			

74. Table I593.6.15.2 Road Function and Design Elements

AT 20.56 and 20.57

Table I593XXX.6.15.2 Road Function and Design Elements Minimum Road Width, Function and Required Design Elements

Name	Role and Function of Road	Minimum Road Reserve (Note 1)	Total No. of Lanes	Design Speed	Median (Note 2)	Cycle Provision	Pedestrian Provision	Freight or Heavy Vehicle Route	Access Restrictions	Bus Provision Subject to (Note 4)
<u>Pohuehue Road</u> <u>State Highway One</u>	Arterial	24m*	2	50 km/h	Yes	Yes (Note 3)	Yes (Note 3)	Yes	Yes	Yes
Wider Western Link Road	Arterial	24m	2	50 km/h	Yes	Yes (Note 5)	Yes	Yes	Yes	Yes
Green Avenue	Collector	26m	2	50 km/h	Yes	Yes	Yes	No	No (Note 6) Yes	Yes
Collector Road <u>1 & 2</u>	Collector	22m	2	50 km/h	No	Yes	Yes	No	No (Note 6) Yes, for <u>Collector Road 1</u>	Yes
Local Road**	Local	16m	2	30 km/h	No	No	Yes	No	No	No

* Existing road reserve for Pohuehue Road
State Highway One varies

** Mason Heights included

75.	Table I593.6.15.2 Road Function and Design Elements – Notes	<p>Note 1: <i>Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints, or other localised design requirements.</i></p> <p>Note 2: <i>Flush, solid or raised medians subject to Auckland Transport approval at EPA stage.</i></p> <p>Note 3: <i><u>The shared walking and cycling path provision on Pohuehue Road will be an interim cycling and walking facility from the Wider Western Link Road/Pohuehue Road intersection to the McKinney Road/Pohuehue Road intersection. The cycle path provision on State Highway One for both side of the road within the precinct plan frontage excluding Morrison Orchard area and:</u></i> <i>A temporary cycling and walking facility will be provided on the eastern side of State Highway One from the Wider Western Link Road/State Highway One intersection to the McKinney Road/State Highway One intersection.</i> <i>A temporary cycling and walking facility will be provided on the western side of State Highway One from the Wider Western Link Road/State Highway One intersection for approximately 100m to the new entrance to the Morrison Heritage Orchard.</i></p> <p>Note 4: <i>Carriageway and intersection geometry capable of accommodating buses. Bus stop <u>form and locations</u> and bus routes shall be determined with Auckland Transport at resource consent and engineering plan approval stage.</i></p> <p>Note 5: <i><u>Cycle lane will only be provided on the northern side of wider western link in the section where road boundary abutting existing stream riparian yard. A bi-directional cycle facility only will be appropriate on the northern side of the WWLR adjoining the Morrison Orchard Precinct.</u></i></p> <p>Note 6: <i><u>No access restriction proposed on collector roads. However, lots fronting collector road are preferred to be designed with rear access.</u></i></p>	<ul style="list-style-type: none"> • KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.15 • AT 20.58, 20.59 and 20.60
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<p>76.</p>	<p>I593.6.17 Activities sensitive to noise within 35 metres of Pohuehue Road or the Wider Western Link Road</p>	<p><u>I593.6.17 Activities sensitive to noise within 35 metres of Pohuehue Road or the Wider Western Link Road</u></p> <p><u>Purpose:</u></p> <ul style="list-style-type: none"> • <u>to ensure activities sensitive to noise adjacent to Pohuehue Road and the Wider Western Link Road are designed to protect people's health and residential amenity while they are indoors.</u> <p>(1) <u>Any new buildings or alterations to existing buildings containing an activity sensitive to noise (excluding non-habitable residential accessory buildings and garages/carports attached to dwellings) within 35m of the boundary of Pohuehue Road or the Wider Western Link Road must be designed, constructed and maintained so that road traffic noise does not exceed 40dB LAeq (24hour) in all noise sensitive spaces.</u></p> <p>(2) <u>If windows must be closed to achieve the design noise levels in Standard I593.6.17(1), the building must be designed, constructed and maintained with a mechanical ventilation system that meets the requirements of E25.6.10(3)(b) and (d) to (f).</u></p> <p>(3) <u>A design report must be submitted by a suitably qualified and experienced person to the council demonstrating that compliance with Standard I593.6.17(1) and (2) can be achieved prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in I593.6.17(1). In the design, road noise is based on future predicted noise levels.</u></p> <p>(4) <u>For the purposes of this Standard, future predicted noise levels shall be either based on computer noise modelling undertaken by a suitably qualified and experienced person on behalf of the applicant or those levels modelled as part of the Auckland Transport designations NOR 3 and NOR 8 (old State Highway 1 - South Upgrade and Wider Western Link - North).</u></p> <p>(5) <u>Should noise modelling undertaken on behalf of the applicant be used for the purposes of the future predicted noise levels under this standard, modelling shall be based on an assumed posted speed limit of 50km/h, the use of an asphaltic concrete surfacing (or equivalent low-noise road surfacing) and a traffic design year of 2048.</u></p>	<ul style="list-style-type: none"> • AT 20.8 • Waka Kotahi NZ Transport Agency 31.5
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77.	I593.6.18 Non-potable Water Supply Efficiency	<p><u>I593.6.18 Non-potable Water Supply Efficiency</u></p> <p><u>Purpose:</u></p> <ul style="list-style-type: none"> <u>to ensure new dwellings adopt minimum water efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.</u> <p><u>(1) All new dwellings are designed to have non-potable water requirements (for outdoor use such as landscaping and gardens) supplied by rainwater tanks (or bladders) sized in accordance with Table I593.6.18.1. Rain tank/bladder capacity for attached housing typologies can be provided in either individual or as communal rainwater systems.</u></p> <p><u>The minimum sizes for rainwater tanks (or bladders) in Table I593.6.18.1 apply to all detached and attached housing.</u></p> <p><u>Table I593.6.18.1 All dwellings except apartments</u></p> <table border="1" data-bbox="481 863 1724 1134"> <thead> <tr> <th><u>Dwelling type</u></th> <th><u>Minimum tank (or bladder)</u></th> </tr> </thead> <tbody> <tr> <td><u>1 bedroom (includes Studio)</u></td> <td><u>1000L</u></td> </tr> <tr> <td><u>2 bedroom</u></td> <td><u>2000L</u></td> </tr> <tr> <td><u>3 bedroom</u></td> <td><u>3000L*</u></td> </tr> <tr> <td><u>4 bedroom</u></td> <td><u>5000L (roof area up to 110m²)</u> <u>3000L (roof area greater than 110m²)</u></td> </tr> <tr> <td><u>5 bedroom</u></td> <td><u>5000L</u></td> </tr> </tbody> </table> <p><u>* All attached dwellings to be 3000L maximum</u></p>	<u>Dwelling type</u>	<u>Minimum tank (or bladder)</u>	<u>1 bedroom (includes Studio)</u>	<u>1000L</u>	<u>2 bedroom</u>	<u>2000L</u>	<u>3 bedroom</u>	<u>3000L*</u>	<u>4 bedroom</u>	<u>5000L (roof area up to 110m²)</u> <u>3000L (roof area greater than 110m²)</u>	<u>5 bedroom</u>	<u>5000L</u>	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2
<u>Dwelling type</u>	<u>Minimum tank (or bladder)</u>														
<u>1 bedroom (includes Studio)</u>	<u>1000L</u>														
<u>2 bedroom</u>	<u>2000L</u>														
<u>3 bedroom</u>	<u>3000L*</u>														
<u>4 bedroom</u>	<u>5000L (roof area up to 110m²)</u> <u>3000L (roof area greater than 110m²)</u>														
<u>5 bedroom</u>	<u>5000L</u>														

78.	I593.6.19 Potable Water Supply Efficiency	<p><u>I593.6.19 Potable Water Supply Efficiency</u></p> <p><u>Purpose:</u></p> <ul style="list-style-type: none"> • <u>to ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.</u> <p><u>(1) All new dwellings are fitted with water efficient fixtures, to a minimum 3 Star standard (under the Water Efficiency Labelling Scheme (WELS))</u></p>	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2
79.	I593.7.2(1) Assessment criteria – controlled activities	<p>(1) Provision of safe and efficient access:</p> <p>(a) Whether safe and direct access can be provided to the site for access and maintenance.</p> <p>(b) For public transport interchanges, whether safe and efficient vehicle, pedestrian and cyclist access <u>(as appropriate)</u> into and within the public transport interchange is achieved.</p>	AT 20.61

80.	I593.8.1(1) Matters of discretion	<p>(1) Subdivision</p> <p>The matters of discretion listed at E38.12.1(7).</p> <p>(b) Landscaping within the Avice Miller Reserve Yard and the Landscape Protection Control areas.</p> <p>(a) The matters of discretion listed at E38.12.1(7).</p> <p>(b) Landscaping within the Avice Miller Reserve Yard and the Landscape Protection Control areas.</p> <p>(a)(c) The provision of open space as shown on Precinct Pplan 24, including public accessibility, function of the open space, and compliance with Crime Prevention Through Environmental Design Principles.</p> <p>(d) Transport including:</p> <p>(i) access;</p> <p>(ii) provision of walking and cycling infrastructure;</p> <p>(iii) traffic generation;</p> <p>(iv) access to public transport and parking;</p> <p>(v) Location and design of the Wider Western Link Road and Collector Roads;</p> <p>(vi) provision of public transport facilities;</p> <p>(vii) design and sequencing of transport network upgrades.</p> <p>(b)(e) The design and operation of any intersection with the Wider Wester Link Road and Pohuehue Road/Stage Highway 4.</p> <p>(e)(f) Stormwater management.</p> <p>(d)(g) Wastewater connections</p> <p>(e)(h) The extent to which greenway connections are provided.</p> <p>(f)(i) The extent to which riparian yards are provided adjacent to streams and natural wetlands.</p> <p>(g)(j) The effect on recreation and open space.</p> <p>(k) The effects of walkways within riparian yards on ecology.</p> <p>(l) The design of the road and associated road reserve, and any associated design constraints.</p>	AT 20.62 and 20.63
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81.	I593.8.1(2) Matters of discretion	<p><u>(2) Local Centre – New buildings and additions and alterations</u></p> <p><u>(a) The matters of discretion listed at H11.8.1(4), noting that clause H11.8.1(4)(a)(i) is amended as follows:</u></p> <p><u>The contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space (including the watercourse);</u></p>	KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.16
82.	I593.8.1(3) Matters of discretion	<p><u>(3) Non-compliance with Standard I593.6.17 - Activities sensitive to noise within 35m of Pohuehue Road or the Wider Western Link Road.</u></p> <p><u>(a) Effects on human health and residential amenity while people are indoors.</u></p> <p><u>(b) Building location or design features, topography or other alternative measures that will mitigate potential adverse health and amenity effects relating to noise.</u></p>	<ul style="list-style-type: none"> • AT 20.8 • Waka Kotahi NZ Transport Agency 31.5

<p>83.</p>	<p>I593.8.2(1)(a) Assessment criteria – restricted discretionary activities</p>	<p>(1) Subdivision</p> <p>(a) Design and layout;</p> <p>The extent to which:</p> <ul style="list-style-type: none"> (i) The proposal contributes to the implementation of policies and in particular I593xxx.3(1)-(139). (ii) Subdivision layout is consistent with Precinct Plans 1 to 4. (iii) Public open space and greenway spaces consider the public street network to support legibility, ease of visual access, and Crime Prevention Through Environmental Design Principles. (iv) Land is provided for the open space areas identified on Precinct Plan 4, or such other locations that are suitable and agreed to with Auckland Council. (v) Land is provided for the Warkworth South wastewater pump stations and water reservoir (if required) in the general locations shown on Precinct Plan 2. (vi) Any application proposes a condition of consent requiring landscape planting within the Landscape Protection Control areas to be maintained and replaced as necessary to ensure that the landscaping is maintained in perpetuity. 	<p>KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2</p>
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84.	I593.8.2(1)(d) Assessment criteria – restricted discretionary activities	<p>(d) (d) — <u>Non-compliance with Table I593.6.15.2 Road Function and Design Elements</u></p> <p><u>(i) Whether there are constraints or other factors present which make it impractical to comply with the required standards;</u></p> <p><u>(ii) Whether the design of the road, and associated road reserve achieves policies (13), (15) and (16);</u></p> <p><u>(iii) Whether the proposed design and road reserve:</u></p> <ul style="list-style-type: none"> • <u>incorporates measures to achieve the required design speeds;</u> • <u>can safely accommodate required vehicle movements;</u> • <u>can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;</u> • <u>assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.</u> <p><u>(iv) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.</u></p> <p><u>(v) Whether the proposed streetlighting for roads within 30m of Avice Miller Reserve takes into account the possible bat corridor.</u></p>	AT 20.23
85.	I593.8.2(2)(i) Assessment criteria – restricted discretionary activities	<p>(2) <u>Assessment criteria for Local Centre – New buildings and additions and alterations:</u></p> <p>(i) The design of the Local Centre shall achieve a connected and functional design that reflects a high quality of architectural design, landscape architecture and best practise urban design principles, including the extent to which a suitable pedestrian and cyclist connection is provided between the Local Centre and any public transport facilities interchange, the land to the west, south and to the pedestrian and cycle crossing at the Wider Western Link Road and Pohuehue Road <u>State Highway One</u> Intersection.</p>	AT 20.68

86.	I593.8.2(3) Assessment criteria – restricted discretionary activities	<p><u>(3) Non-compliance with Standard I593.6.17 Activities sensitive to noise within 35m of Pohuehue Road or the Wider Western Link Road</u></p> <p><u>(a) Whether activities sensitive to noise adjacent to old Pohuehue Road and the Wider Western Link Road are designed to protect people from adverse health and amenity effects while they are indoors.</u></p> <p><u>(b) Whether any identified topographical or building design features, or the location of the building or any other existing buildings, will mitigate any potential health and amenity effects.</u></p> <p><u>(c) The extent to which alternative mitigation measures avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.</u></p>	<ul style="list-style-type: none"> • AT 20.8 • Waka Kotahi NZ Transport Agency 31.5
87.	Special Information Requirements I593.9.3 Local Centre	<p><u>I593</u>xxx.9.3 Local centre</p> <p>(1) An application for new buildings, <u>additions and alterations</u> which require resource consent in the Local Centre must be accompanied by:</p> <p>(a) An urban design assessment demonstrating how the development addresses where relevant:</p> <ul style="list-style-type: none"> (i) the matters stated in Objective <u>87</u> and Policy 7; and (ii) Activation of the street frontage along the Wider Western Link Road; and (iii) Open space and access along the watercourse; and (iv) Creation of a landmark building on the corner of <u>Pohuehue Road</u>State Highway One and the Wider Western Link Road; and (v) Its proximity to the Morrison Heritage Orchard. 	<p>KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2</p>

88.	I593.10.1 Waimanawa Precinct Plan 1 Spatial Provisions	Amended Map to remove 'Indicative Special Yard – Avice Miller Scenic Reserve (3m Setback)'	<ul style="list-style-type: none"> • KA Waimanawa Limited Partnership and Stepping Towards Far Limited (The Submitters) 24.2 • Department of Conservation 28.4
89.	I593.10.3 Waimanawa Precinct Plan 3 Transportation	Amended Map to identify 'Waimanawa Hills' and 'Waimanawa Valley', and the extent of Pohuehue Road upgrades.	AT 20.71 and 20.72
PART C – MORRISON HERITAGE ORCHARD PRECINCT			
90.	XXX.1. Morrison Heritage Orchard Precinct Description	<u>Acoustic attenuation provisions are included within the precinct to protect activities sensitive to noise from adverse effects arising from the road traffic noise associated with the operation of existing (Pohuehue Road) and future (the Wider Western Link Road) arterials.</u>	AT 20.74
91.	XXX.2(4) Objectives	<u>(4) Activities sensitive to noise adjacent to existing or future arterial roads are designed to protect people's health and residential amenity while they are indoors.</u>	AT 20.74
92.	XXX.2(5) Objectives	<u>(3)(5) Access to and from the precinct occurs in an effective, efficient and safe manner that mitigates adverse effects of traffic generation on the surrounding road network.</u>	AT 20.73
93.	XXX.3(4) Policies	<u>(4) Ensure that activities sensitive to noise adjacent to existing and future arterial roads are designed with acoustic attenuation measures to protect people's health and residential amenity while they are indoors.</u>	AT 20.74

94.	XXX.3(5) Policies	(3) (5) <u>Avoid vehicle access onto the Wider Western Link Road and restrict vehicle access to old State Highway 1 until necessary safety and efficiency improvements have been implemented.</u>		AT 20.73
95.	Table XXX.X.1 Activity Table (A2)	(A2)	One dwelling per site in Activity Areas <u>A, B</u> and C other than as permitted in (A1) above <u>and (A12) of this table.</u>	P R and T Morrison, D Morrison 41.1
96.	Table XXX.X.1 Activity Table (A6)	(A6)	One minor dwelling per principal dwelling, <u>excluding dwellings established under (A12) of this table.</u>	P R and T Morrison, D Morrison 41.2
97.	Table XXX.X.1 Activity Table (A14)	(A14)	Activities (A1) to (A13) not complying with the standards in Rules <u>XXX.6.2 to XXX.6.10</u> below.	RD R and T Morrison, D Morrison 41.5 to 41.13
98.	Table XXX.X.1 Activity Table (A15)	(A15)	<u>Activities not complying with the standards in Rules 6.1.1; 6.1.1A - Table IXXX.6.1.1A (T1); or 6.1.2 below.</u>	RD AT 20.75, 20.76
99.	Table XXX.X.1 Activity Table (A16)	(A16)	<u>Activities not complying with the standard in Rule 6.1.1A - Table IXXX.6.1.1A (T2) below</u>	D AT 20.75, 20.76
100.	Table XXX.X.1 Activity Table (A18)	(A18 6)	New buildings or additions 250m ² GFA <u>or greater</u> in all Precinct Activity Areas.	RD R and T Morrison, D Morrison 41.3

101.	Table XXX.X.1 Activity Table (A19)	<table border="1"> <tr> <td data-bbox="474 231 651 316">(A19)</td> <td data-bbox="651 231 1536 316">Development not complying with Standards 6.1.2 Activities sensitive to noise adjacent to an existing or future arterial road</td> <td data-bbox="1536 231 1709 316">RD</td> </tr> </table>	(A19)	Development not complying with Standards 6.1.2 Activities sensitive to noise adjacent to an existing or future arterial road	RD	AT 20.74
(A19)	Development not complying with Standards 6.1.2 Activities sensitive to noise adjacent to an existing or future arterial road	RD				
102.	Table XXX.X.1 Activity Table (A22)	<table border="1"> <tr> <td data-bbox="474 391 651 475">(A22)</td> <td data-bbox="651 391 1536 475">Subdivision no complying with Standards 6.1.1 and 6.1.1A</td> <td data-bbox="1536 391 1709 475">NC</td> </tr> </table>	(A22)	Subdivision no complying with Standards 6.1.1 and 6.1.1A	NC	AT 20.75
(A22)	Subdivision no complying with Standards 6.1.1 and 6.1.1A	NC				
103.	XXX.5(1) Notification	<p>(1) An application for resource consent for a restricted discretionary activity listed in Table XXX.X.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties, <u>other than the requirement to limited notify NZTA or Auckland Transport under Rule (2) below, or</u> unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</p>	AT 20.77			
104.	XXX.6.1.1 Access and traffic generation standard	<p>XXX.6.1 General</p> <p>6.1.1 Aaccess and traffic generation standard</p> <p>(1) All activities shall obtain Vehicle access <u>is limited to <u>Pohuehue Road State Highway One</u> in accordance with <u>at</u> the Approved Entry Point (AEP) shown on the Precinct Plan.</u></p> <p>(2) <u>Subdivision and development that has frontage to the Wider Western Link Road must not be provided with vehicle access to that road.</u></p> <p>Activities A3 to A13 excluding produce sales (A7) listed in Table XXX.X.1 above do not either singularly or cumulatively exceed a trip generation threshold of 100 v/hr (any hour).</p>	AT 20.75, 20.78, 20.79, 20.80			

105.	XXX.6.1.1A Transport Infrastructure	<p><u>6.1.1A Transport Infrastructure</u></p> <p><u>Purpose:</u></p> <ul style="list-style-type: none"> <u>To ensure transport infrastructure is appropriately provided.</u> <ol style="list-style-type: none"> <u>Subdivision and activities under in Table XXX.X.1 Activity table must not exceed the triggers / thresholds in Table IXXX.6.1.1A until the required transport infrastructure upgrades or speed limit reductions are constructed or applied and operational in the general location shown on Precinct Plan 1.</u> <u>Subdivision and activities must comply with the standards in Table IXXX.6.1.1A.</u> <u>Table IXXX.6.1.1A will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) for any subdivision or prior to occupation of any new building(s) for a land use only.</u> <p><u>Table IXXX.6.1.1A Transport infrastructure upgrade requirements for subdivision and development</u></p> <table border="1" data-bbox="483 916 1711 1270"> <thead> <tr> <th><u>-</u></th> <th><u>Column 1 Transport Infrastructure Upgrade required</u></th> <th><u>Column 2 Trigger / threshold for transport infrastructure upgrade in Column 1</u></th> </tr> </thead> <tbody> <tr> <td><u>T1</u></td> <td><u>Maximum speed limit on Pohuehue Road reduced to 60km/hr or lower.</u></td> <td><u>Activities (A1) and (A2), (A4) to (A8) and (A13) in Table XXX.X.1 Activity table.</u></td> </tr> <tr> <td><u>T2</u></td> <td><u>Upgrading of Pohuehue Road where it has frontage to the Precinct (as shown on Precinct Plan 1) to an urban arterial standard with active mode facilities.</u></td> <td><u>Subdivision and / or activities with frontage or access to Pohuehue Road other than allowed by T1 above.</u></td> </tr> </tbody> </table>	<u>-</u>	<u>Column 1 Transport Infrastructure Upgrade required</u>	<u>Column 2 Trigger / threshold for transport infrastructure upgrade in Column 1</u>	<u>T1</u>	<u>Maximum speed limit on Pohuehue Road reduced to 60km/hr or lower.</u>	<u>Activities (A1) and (A2), (A4) to (A8) and (A13) in Table XXX.X.1 Activity table.</u>	<u>T2</u>	<u>Upgrading of Pohuehue Road where it has frontage to the Precinct (as shown on Precinct Plan 1) to an urban arterial standard with active mode facilities.</u>	<u>Subdivision and / or activities with frontage or access to Pohuehue Road other than allowed by T1 above.</u>	AT 20.73
<u>-</u>	<u>Column 1 Transport Infrastructure Upgrade required</u>	<u>Column 2 Trigger / threshold for transport infrastructure upgrade in Column 1</u>										
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<p>106.</p>	<p>XXX.6.1.2 Activities sensitive to traffic noise</p>	<p>6.1.2 Activities sensitive to traffic noise</p> <p><u>Purpose:</u></p> <ul style="list-style-type: none"> • <u>To ensure activities sensitive to noise adjacent to existing and future arterial roads are designed to protect people’s health and residential activity while they are indoors.</u> <ol style="list-style-type: none"> 1. <u>Any new buildings or alterations to existing buildings containing an activity sensitive to noise within 35m of the boundary of Pohuehue Road or the proposed Wider Western Link Road (arterial and future arterial roads respectively) must be designed, constructed and maintained so that road traffic noise does not exceed 40 dB LAeq (24 hour) in all noise sensitive spaces.</u> 2. <u>If windows must be closed to achieve the design noise levels in Standard lxxx.6.1.2A (1), the building must be designed, constructed and maintained with a mechanical ventilation system that meets the requirements of E25.6.10(3)(b) and (d) to (f).</u> 3. <u>A design report must be submitted by a suitably qualified and experienced person to the council demonstrating that compliance with Standard lxxx.6.1.2 (1) and (2) can be achieved prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in lxxx.6.1.2 (1). In the design, road noise is based on future predicted noise levels.</u> <p><u>For the purposes of this Standard, future predicted noise levels shall be either based on computer noise modelling undertaken by a suitably qualified and experienced person on behalf of the applicant or those levels modelled as part of the Auckland Transport designations NOR 3 and NOR 8 (old State Highway 1 South Upgrade and Wider Western Link - North Upgrade).</u></p> <p><u>Should noise modelling undertaken on behalf of the applicant be used for the purposes of the future predicted noise levels under this standard, modelling shall be based on an assumed posted speed limit of 50km/h, the use of an asphaltic concrete surfacing (or equivalent low-noise road surfacing) and a traffic design year of 2048.</u></p>	<p>AT 20.74</p>
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107.	XXX.6.2 Camping Grounds within Activity Areas A and B	<p>XXX.6.2. Camping grounds within Precinct Plan Activity Areas A and B</p> <p>(1) <u>Camping ground(s)</u> for a maximum of 50 sites <u>within either</u> of Activity Areas A and B.</p> <p>(2) <u>Camping ground sites shall not cumulatively exceed 100 sites over both Activity Areas A and B.</u></p>	R and T Morrison, D Morrison 41.5
108.	XXX.6.3 Garden Centre within Activity Areas A and B	<p>XXX.6.3. Garden Centre within Precinct Plan Activity Areas A and B</p> <p>(1) <u>The maximum area of a garden centre including building and outdoor sales and storage areas is 750m².</u></p> <p>(2) <u>Only one garden centre may be established in either Activity Area A or B, but not both.</u></p>	R and T Morrison, D Morrison 41.6
109.	XXX.6.4 Markets	<p>XXX.6.4. Markets</p> <p>(1) <u>The location of the</u> market shall be located within Activity Area B.</p> <p>(2) <u>The market shall have a</u> maximum of 100 stalls.</p> <p>(3) The trading hours <u>of markets</u> are limited to 7.00am <u>to until</u> 11.00pm.</p> <p>(4) Any other activities associated with the market must not occur between midnight and 6.00am.</p> <p>(5) Stalls involved in the markets are limited to the sale of food and beverages or items produced by the stall holder which may include fresh and processed goods, small holding livestock, artwork, crafts and pottery and includes locally made products. This includes shops with an operational function (e.g. cheese making).</p>	R and T Morrison, D Morrison 41.7

110.	XXX.6.5 Produce Sales	<p>XXX.6.5. Produce sales</p> <p>(1) The location of the Orchard produce sales shop shall be located within Activity Area B of the Precinct Pplan.</p> <p>(2) The produce sales shop shall have a maximum of 450m² <u>including building and outdoor sales</u> ffor the display and sale of produce.</p> <p>(3) The type of produce offered for sale on the site must be confined to the following:</p> <p>(a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, beer, wine, juices.</p> <p>(b) produce or products from on-site primary produce manufacturing.</p> <p>(c) produce and handcrafts not grown or produced on the site or on a site in the locality, shall not exceed 4050 % of the GF<u>produce display and sales area</u>.</p>	R and T Morrison, D Morrison 41.8
111.	XXX.6.6 Restaurant and cafe	<p>XXX.6.6. Restaurant and cafe</p> <p>(1) One restaurant and one café <u>may be established</u> in Activity Area B.</p> <p>(2) A restaurant or café shall each provide<u>have a maximum</u> seating for a maximum of 120 people.</p> <p>(3) The hours of operation of <u>both</u> a restaurant or<u>and</u> café are limited to 7.00am to midnight.</p>	R and T Morrison, D Morrison 41.9
112.	XXX.6.7 Rural tourist and visitor activities	<p>XXX.6.7. Rural tourist and visitor activities</p> <p>(1) Rural tourist and visitor activities for a maximum of 500 people <u>cumulatively</u> in Activity Areas A and B.</p>	R and T Morrison, D Morrison 41.10

113.	XXX.6.8 Visitor accommodation	<p>XXX.6.8 Visitor accommodation</p> <p>(1) Visitor accommodation (including manager’s accommodation) for a maximum of 25 units or 100 people (whichever is greater) within either or both<u>each of</u> Activity Areas A and B.</p> <p>(1)(2) <u>Visitor accommodation shall not cumulatively exceed 50 units or 200 people (whichever is greater) over both Activity Areas A and B.</u></p>	R and T Morrison, D Morrison 41.11
114.	XXX.6.9 Weddings and functions	<p>XXX.6.9 Weddings and functions</p> <p>(1) Wedding and function activities may occur within either or both Activity Areas A and B.</p> <p>(2) The activity may include use of an <u>existing</u> restaurant / café on the site and temporary or semi-permanent marquees.</p>	R and T Morrison, D Morrison 41.12

115.	XXX.6.10 Workers Accommodation	<p>XXX.6.10. <u>Workers accommodation</u></p> <p><u>(1) Workers accommodation with a maximum of 10 dwellings in total in either or both within each of Activity Areas A and B complying with the following:</u></p> <p>(a) Dwellings shall comply with all the relevant yard setbacks and height standards for buildings in the Zone.</p> <p>(b) Dwellings shall have a maximum floor area of 120m² excluding decks and garaging. The floor area may include a dormitory or individual rooms.</p> <p>(c) The accommodation may accommodate seasonal workers.</p> <p><u>(1)(2) <u>Workers accommodation shall not cumulatively exceed 20 dwellings over both Activity Areas A and B</u></u></p>	R and T Morrison, D Morrison 41.13
116.	XXX.7.1(1) Matters of Discretion – Land use activities	<p>(1) Land use activities</p> <p>The Matters of discretion in Rules <u>E27.8.1(4) and H19.12.1</u> apply,</p>	AT 20.73

117.	XXX.7.1(3) Matters of Discretion – Non-compliance with IXXX.6.1.2A Activities sensitive to noise adjacent to an existing or future arterial road	<p><u>(3) Non-compliance with IXXX.6.1.2A Activities sensitive to noise adjacent to an existing or future arterial road:</u></p> <p><u>(a) Effects on human health and residential amenity while people are indoors.</u></p> <p><u>(b) Building location.</u></p> <p><u>(c) Topographical, building design features or other alternative measures that will mitigate potential adverse health and amenity effects relating to noise.</u></p>	AT 20.74
118.	XXX.7.1(4) Matters of Discretion – Vehicle access to Pohuehue Road at the Approved Entry Point shown on Precinct Plan 1	<p><u>(4) Vehicle access to Pohuehue Road at the Approved Entry Point shown on Precinct Plan 1:</u></p> <p><u>(a) The Matters of discretion in Rule E27.8.1(12) apply.</u></p>	AT 20.73
119.	XXX.7.2(3) Assessment criteria – Non-compliance with IXXX.6.1.2A Activities sensitive to noise adjacent to an existing or future arterial road	<p><u>(3) Non-compliance with Standard Ixxx.6.1.2A Activities sensitive to noise adjacent to an existing or future arterial road:</u></p> <p><u>(a) Whether activities sensitive to noise adjacent to Pohuehue Road or Wider Western Link Road existing and future arterial roads are designed to protect people from adverse health and amenity effects while they are indoors.</u></p> <p><u>(b) Whether any identified topographical or building design features, or the location of the building or any other existing buildings, will mitigate any potential health and amenity effects.</u></p> <p><u>(c) The extent to which alternative mitigation measures or the characteristics of a proposed activity avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.</u></p>	AT 20.74

120.	XXX.7.2(4) Assessment criteria – Vehicle access to Pohuehue Road at the Approved Entry Point shown on Precinct Plan 1	<p><u>(4) Vehicle access to Pohuehue Road at the Approved Entry Point shown on Precinct Plan 1:</u></p> <p><u>(a) The Assessment criteria in Standard E27.8.2 (11)</u></p> <p><u>(b) Effects of the location and design of the access on the safe and efficient operation of the adjacent transport network having regard to:</u></p> <ul style="list-style-type: none"> <u>i. future upgrade of Pohuehue Road between Fairwater Road and the southern Warkworth Rural Urban Boundary to an urban arterial corridor with active mode facilities;</u> <u>ii. existing cyclists, and estimated future cyclists having regard to the level of development envisaged by the Warkworth Structure Plan; and</u> <u>iii. existing and proposed cycle facilities.</u> 	AT 20.73 and 20.78
121.	XXX.7.2(5) Assessment criteria – Any activity which exceeds the trip generation thresholds under E27.6.1	<p><u>(5) Any activity which exceeds the trip generation thresholds under Standard E27.6.1:</u></p> <p><u>(a) Effects on the safe and efficient operation of the transport network.</u></p>	AT 20.73

<p>122.</p>	<p>XXX.8.1 – Special Information Requirements – Transportation and Safety</p>	<p>Xxxx8.1 Transportation and Safety</p> <p>The special information requirements under E27.9 apply.</p> <p><u>In addition to the special information requirements under E27.9:</u></p> <p><u>1. Transport Assessment for Trip Generation</u></p> <p style="padding-left: 40px;"><u>(a) Any application must be supported by a Transport Assessment, prepared by a suitably qualified transport engineer, demonstrating whether it complies with the trip generation threshold in E27.6.1.</u></p> <p style="padding-left: 40px;"><u>(b) Where the proposal does not comply with the trip generation threshold, the Transport Assessment must address the effects of the <u>non-compliance</u> and any mitigation measures required.</u></p> <p><u>2. The Council may require applications for a proposed activity, subdivision or development with vehicle access to <u>Pohuehue Road</u> to include a transport assessment prepared by a suitably qualified traffic engineer. As a minimum, the transport assessment must address how the location and design of any access supports the safe and efficient function of the transport network.</u></p>	<p>AT 20.81</p>
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