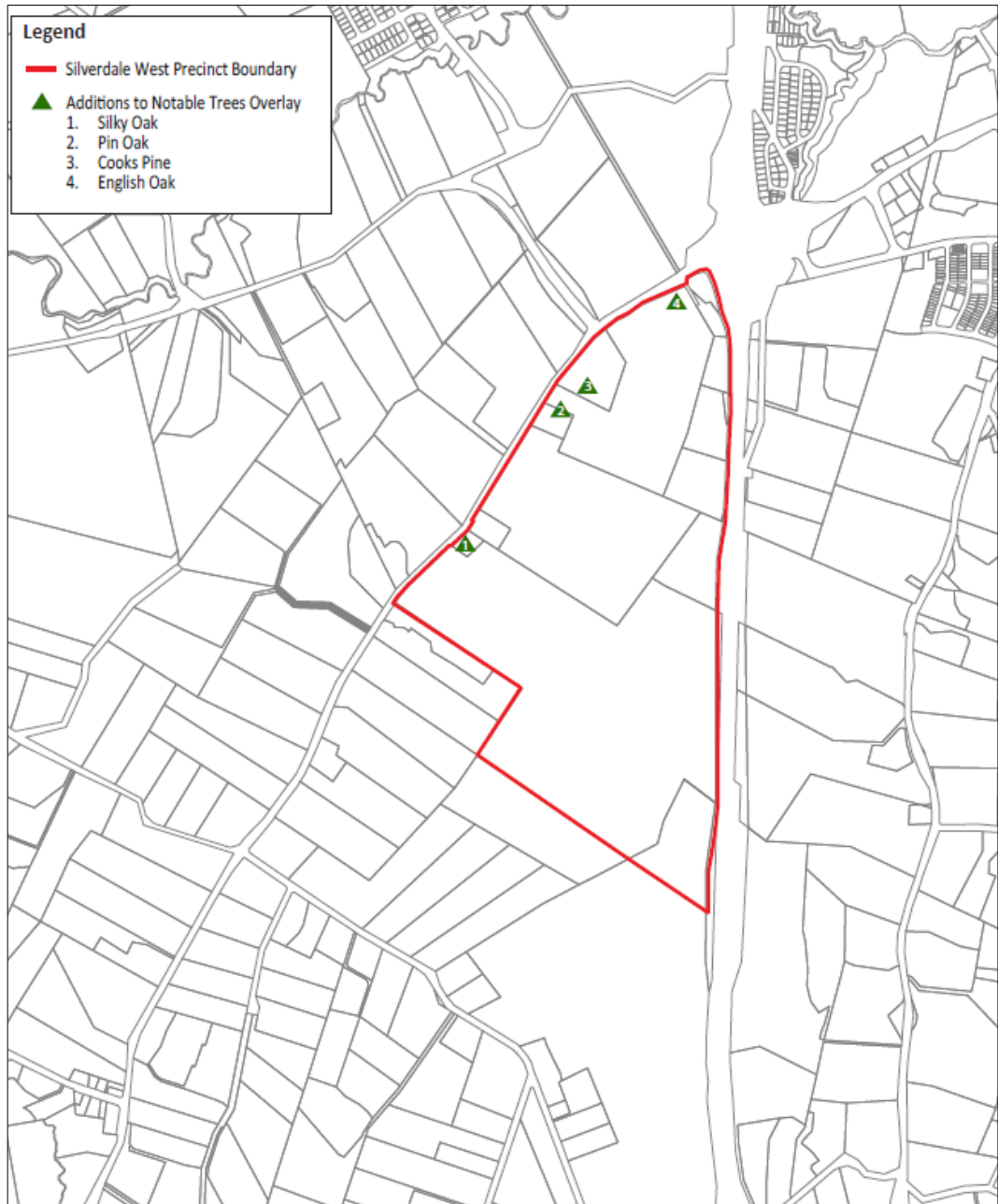


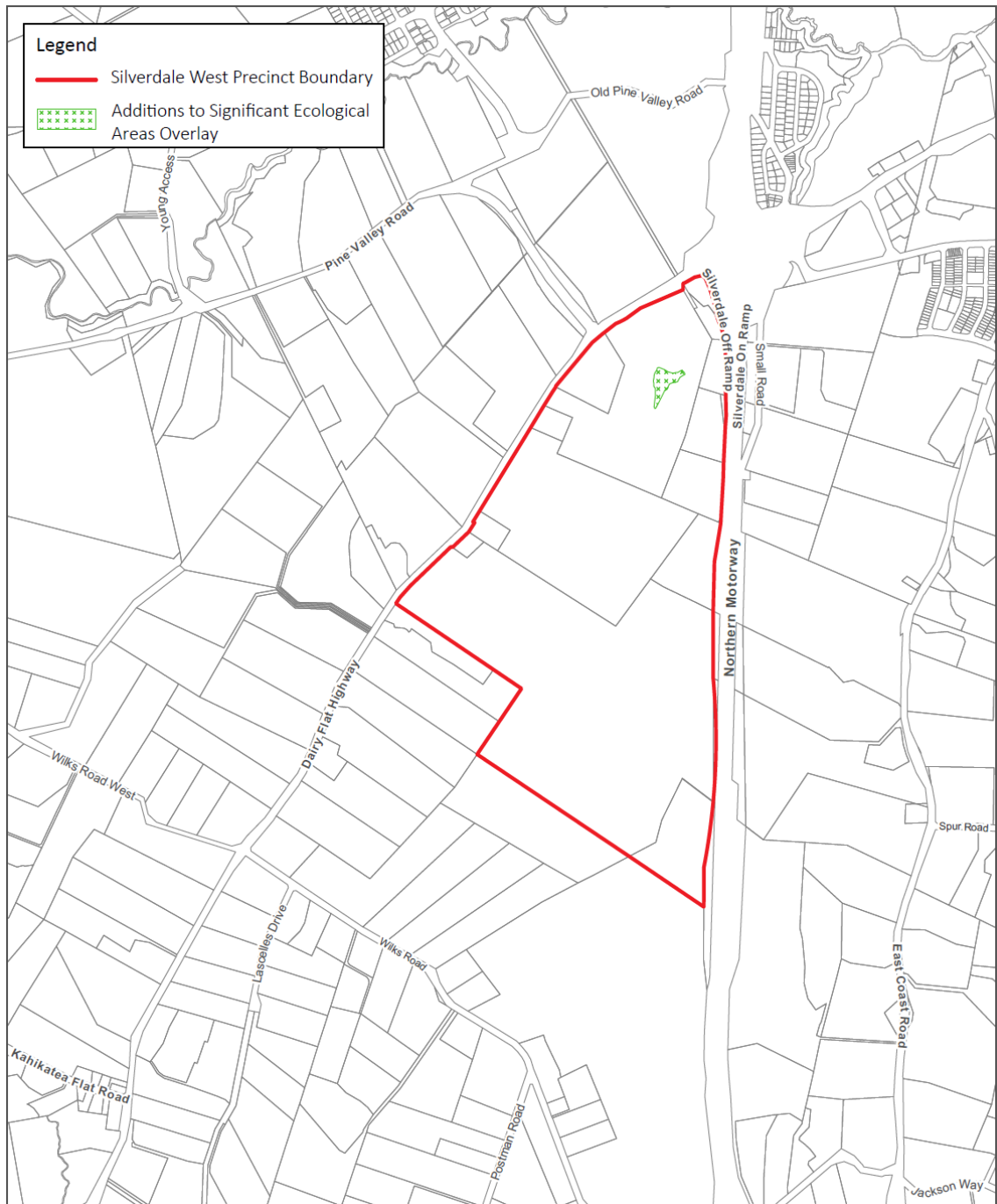
OVERLAYS

1. Identify four trees within the Notable Tree Overlay layer as per below



Map 2 – Notable Tree Overlay

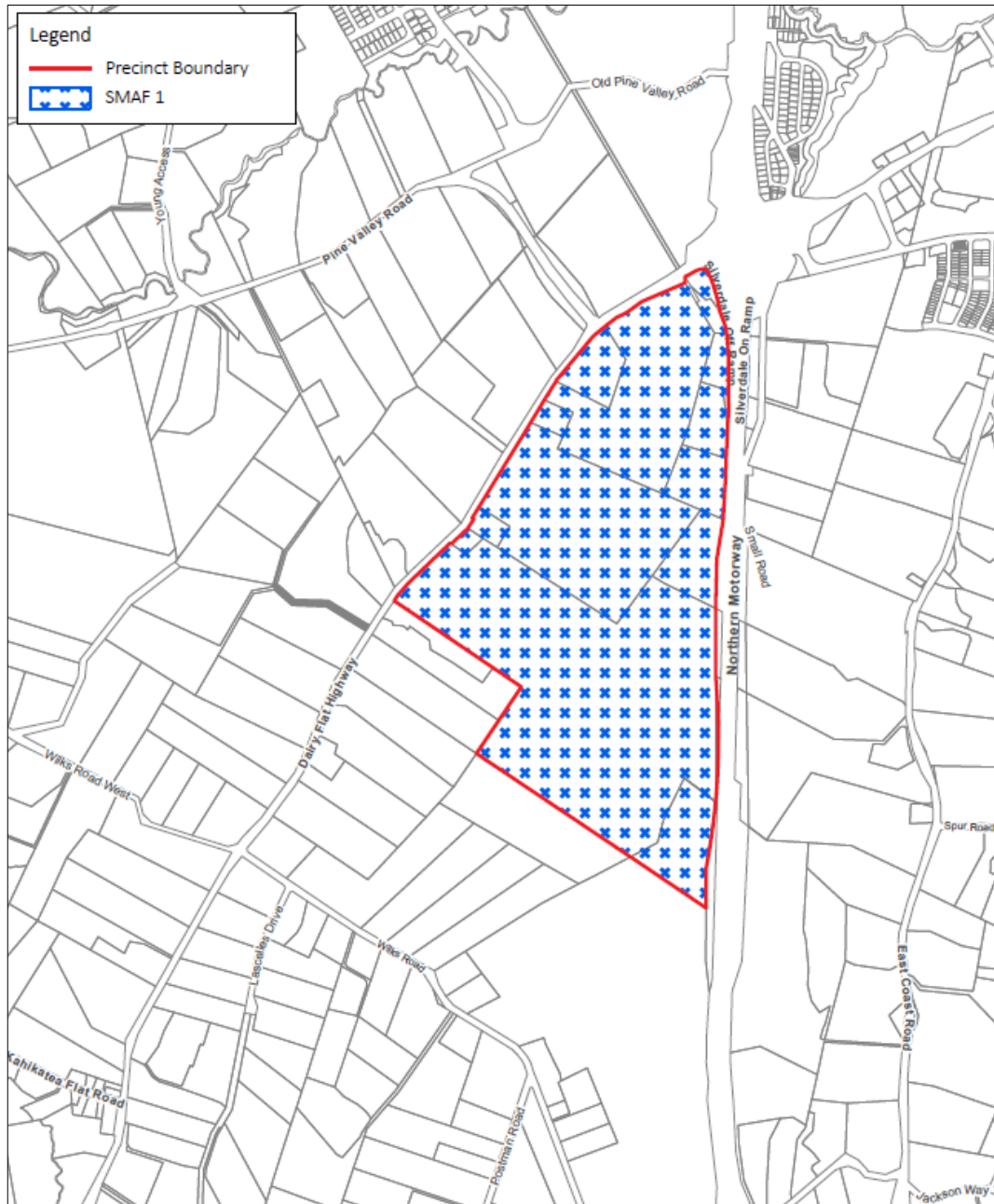
2. Identify the Significant Ecological Areas Overlay layer as per below



Map 3 – Significant Ecological Areas Overlay

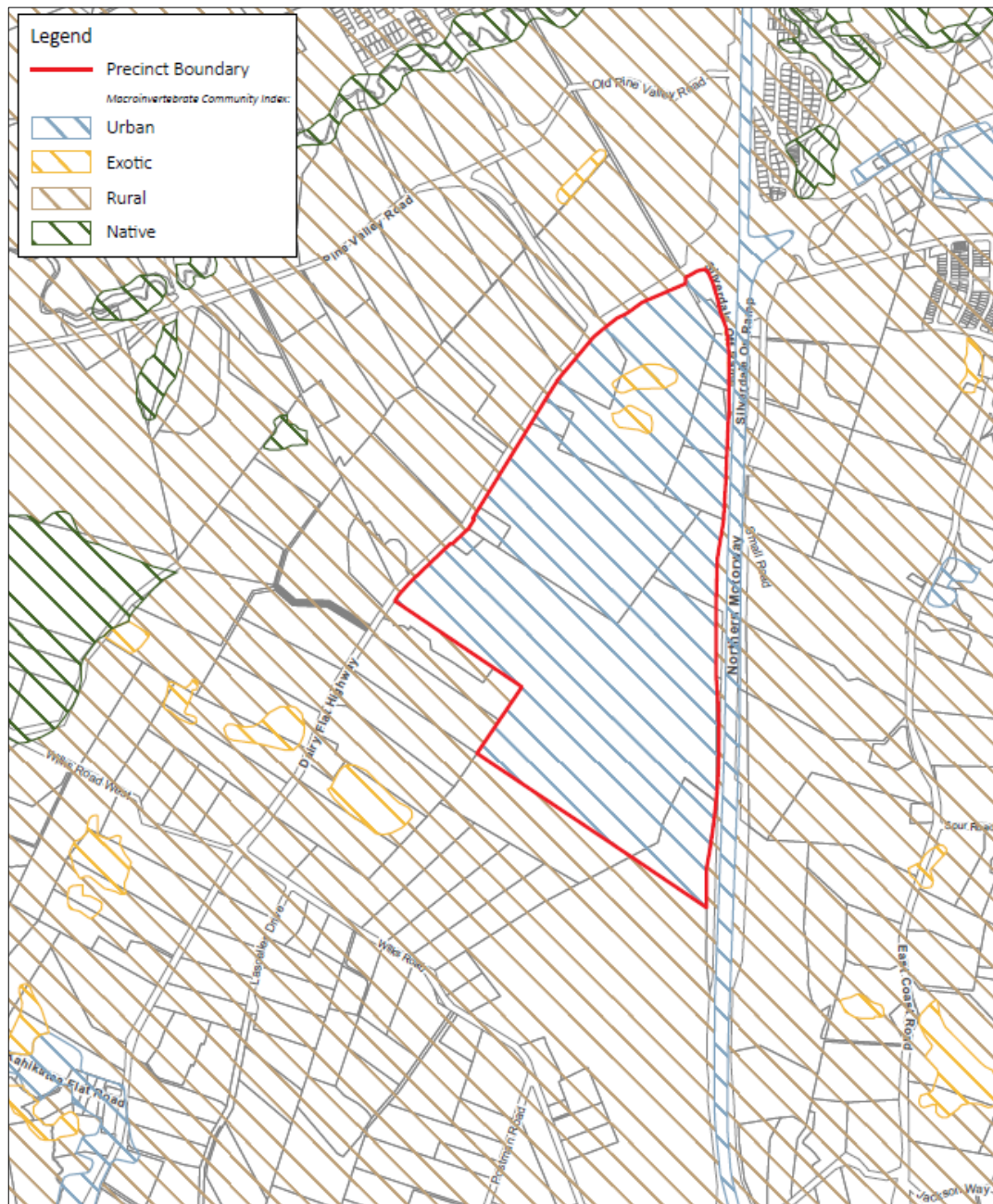
CONTROLS

1. The land shown below be identified as “Stormwater Management Area – Flow 1” in the ‘Controls’ layer



Map 4 – Control: Stormwater Management Area – Flow 1

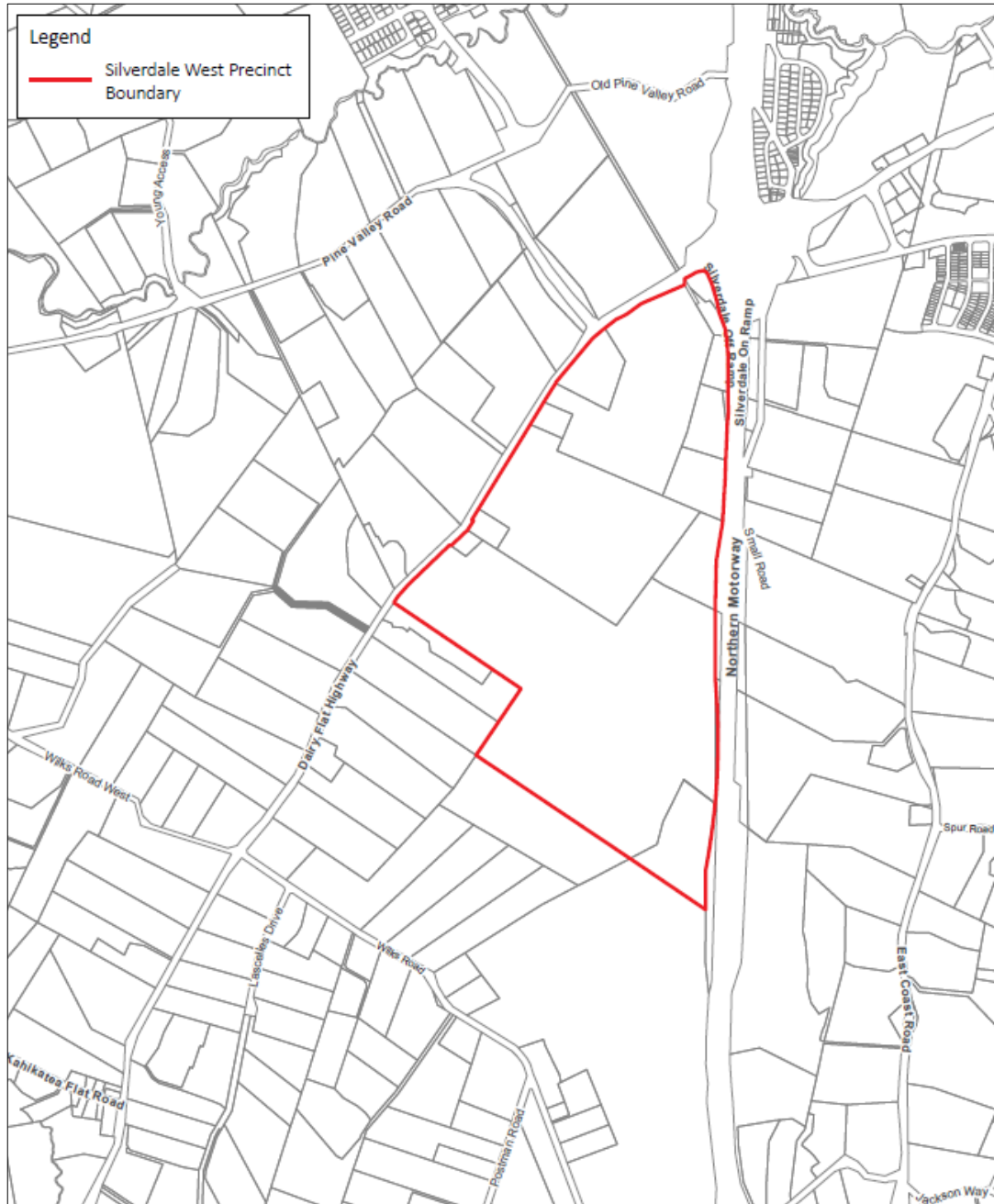
2. Delete the Macroinvertebrate Community Index – Rural notation from the planning maps across the proposed Silverdale West Precinct, and replace it with the Macroinvertebrate Community Index – Urban notation.



Map 5 – Control: Macroinvertebrate Community Index control

CHAPTER I - PRECINCTS

1. The land shown below be identified as 'Silverdale West Precinct' on the planning maps.



Map 6 – Precinct Boundary of IX – Silverdale West Precinct

PART B – AMENDMENTS TO AUCKLAND UNITARY PLAN PROVISIONS

1. INSERT ADDITIONAL ROWS INTO SCHEDULE 10: NOTABLE TREE SCHEDULE

1. Insert the following rows into Schedule 10: Notable Trees Schedule within the 'Rodney' section of the table.

ID	Botanical Name	Common Name	Number of Trees	Location / Street Address	Locality	Legal Description
...
XX	Grevillea Robusta	Silky Oak	1	1638 Dairy Flat Highway	Dairy Flat	Lot 1 DP 46158
XX	Quercus Palustris	Pin Oak	1	1686 Dairy Flat Highway	Dairy Flat	Lot 1 DP 69561
XX	Araucaria Columnaris	Cooks Pine	1	1700 Dairy Flat Highway	Dairy Flat	Pt Lot 1 DP 68886
XX	Quercus Robur	English Oak	1	1732 Dairy Flat Highway	Dairy Flat	Pt Lot 2 DP 68886

2. INSERT ADDITIONAL ROW INTO SCHEDULE 3 SIGNIFICANT ECOLOGICAL AREAS – TERRESTRIAL SCHEDULE

ID	Factor Met
...	...
SEA_T_XXXX	1, 3, 5

3. INSERT NEW SILVERDALE WEST INDUSTRIAL PRECINCT INTO CHAPTER I

IX Silverdale West Industrial Precinct

IX.1. Precinct description

The Silverdale West Industrial Precinct applies to approximately 107-hectares of land located broadly to the south of the Silverdale motorway interchange between State Highway 1 to the east and Dairy Flat Highway to the west.

The zoning of land within this precinct is Business – Light Industry Zone

The primary purpose of the Silverdale West Industrial Precinct is to enable light industrial activity proximate to the urban growth in the wider northern areas of Auckland and the state highway transport network. Light industrial land use and subdivision activities are largely enabled through the underlying zoning, however the delivery of these within the precinct is closely aligned with the delivery of transport and other infrastructure upgrades needed to support the development of the precinct. Expected landscape amenity, stormwater and ecological outcomes are also articulated within the precinct and respond to mana whenua values.

Employment and economy

The precinct operates as a focal point for light industrial employment growth within northern Auckland. Through its strategic location adjoining the state highway network and north of the city centre, Silverdale West Industrial Precinct appeals to businesses with an operational focus in Auckland and Northland, and to a wide and growing catchment of potential employees.

Transport

The transport network will support the initial development within the Silverdale West Industrial Precinct however, it will need to be progressively upgraded over time to support on-going development in the precinct and other planned future development in the wider area. The precinct includes provisions to ensure that the subdivision and development of land for industry and related activities is coordinated with transport infrastructure upgrades necessary to manage adverse effects on the local and wider transport network.

The precinct manages and mitigates the adverse effects of traffic generation on the transport network and achieves the integration of land use and transport by:

- (a) Requiring particular transport infrastructure upgrades to be operational by the time a certain level of subdivision and development is reached within the Silverdale West Industrial Precinct (see Standard IX.6.7), recognising other future planned development nearby also contributes to travel demand and that the wider area functions as an integrated and effective transport network;

- (b) Requiring particular transport infrastructure upgrades to be operational by the time a certain level of subdivision and development is reached within the Silverdale West Industrial Precinct (see Standard IX.6.8), recognising that particular upgrades are required to support differing levels of development of the Silverdale West Industrial Precinct;
- (c) Requiring development to be consistent with the Silverdale West Integrated Transport Assessment (**Silverdale West ITA**), or for development and subdivision that does not comply with Standards IX.6.7 or IX6.8, requiring a comprehensive assessment and an accompanying Transport Assessment Addendum report which builds on the Silverdale West ITA to be prepared;
- (d) Requiring new collector roads within the precinct to be located generally in accordance with the Silverdale West Industrial Area Precinct Plan 1, and other new local roads to form a high quality and integrated network; and
- (e) Requiring all proposed roads to be designed in accordance with IX.11.1: Appendix 1 Road Function and Design Elements Table and IX11.2 Appendix 2 Road function and design elements table – External roads to the Precinct, consistent with the functions outlined in the table.

Stormwater and ecology

The precinct includes a network of existing waterways that have been identified as being either permanent or intermittent, with John Creek forming a primary south to north stormwater and ecological spine and a number of existing natural wetlands and patches of indigenous vegetation present also. Development within the precinct is undertaken in a manner that enables these ecological assets to be protected and their values to be maintained or enhanced.

Landscape Buffers

The precinct provides a landscaped buffer along State Highway 1 and Dairy Flat Highway to mitigate adverse effects on the landscape and visual amenity values of the surrounding area arising from the changing land use to industrial.

Open Space

The precinct will provide for high amenity walking and cycling connections through the precinct along the network of existing streams. The precinct seeks to maintain and enhance these waterways and integrate them with the public open space network as a key feature and as part of a broader green network through the wider area.

Open spaces in the Silverdale West Industrial Precinct other than esplanade reserves may be privately owned, although it is anticipated that open spaces that form part of the active mode transport network through the precinct will be vested in Council. Indicative open space areas are identified within the precinct; however, the exact extent and location will be determined at subdivision stage.

Additional height

Opportunities for greater height in appropriate locations have been identified and are delivered via the Additional Height Area (as detail on IX.10.2 Precinct Plan 2) to enable a wide range of industrial activities.

Implementation

The precinct relies on the progressive provision of infrastructure to enable industrial activity. The precinct provisions provide for implementation on a staged basis.

Relationship of the Silverdale West Industrial Precinct to overlay, Auckland-wide and zone provisions

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

IX.2. Objectives

- (1) Light industrial activities within the precinct enable employment and economic development opportunities for the wider Silverdale / Dairy Flat / Hibiscus Coast areas reducing the need for some people to travel outside the area for work.
- (2) Māori cultural values are recognised, protected and enhanced within the precinct, particularly where they relate to freshwater quality.
- (3) Access to and from the precinct occurs in a safe and effective manner that:
 - a) mitigates significant adverse effects of traffic generation on the surrounding road network;
 - b) encourages in a mode shift to public and active modes of transport; and
 - c) Ensures public transport can operate efficiently at all times.
- (4) Subdivision and development are coordinated with the supply of sufficient transport, water supply, stormwater, wastewater, energy and communications infrastructure.
- (5) Subdivision and development are managed to ensure the maintenance and enhancement of ecological values within the receiving environment.
- (6) Strong ecological outcomes are embedded within the precinct through the protection and enhancement of key streams and natural wetlands and areas of indigenous vegetation.
- (7) Enable buildings of greater height within lower lying areas of the precinct to enable a range of industrial activities.
- (8) The precinct is a comprehensively developed industrial environment that responds to natural site features and landform, manages the interface with surrounding land use, supports public and active transport use and respects mana whenua values.
- (9) Development and subdivision demonstrate the integration of green networks focused on freshwater systems with publicly accessible open space and active mode networks through the precinct.
- (10) Convenience retail for small to medium-scale tenancies are limited within the precinct to a scale that supports the over-arching transport initiative around the limitation of trips generated for daily conveniences, whilst not acting as a generator of trips into the precinct.

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

IX.3. Policies

Employment/Activities

- (1) Require subdivision and development to be in general accordance with the Silverdale West Industrial Precinct Plan 1.
- (2) Enable economic development opportunities within the precinct through the staged release of land with sufficient infrastructure to support its use.
- (3) Enable the efficient use of land strategically located adjoining the state highway network and within the wider northern Auckland area, for light industrial activity.
- (4) Recognise the importance of employment to the Silverdale / Dairy Flat / Hibiscus Coast area, including the potential for positive travel patterns associated with some people not needing to travel outside the area for work.

Transport, infrastructure and staging

- (5) Manage the effects of traffic generation on the surrounding transport network, including by ensuring:
 - a) public transport can operate efficiently;
 - b) the surrounding road network can operate effectively during peak traffic periods;
 - c) any upgrades to the transport network are safe for pedestrians, cyclists and motorists; and
 - d) the transport network operates safely at all times.
- (6) Provide for the progressive upgrade of existing roads and key intersections within and adjoining the precinct, including the upgrade of road frontages to an urban standard at the time of development or subdivision of adjoining land, to provide for all transport modes and connect with the existing and planned future transport network.
- (7) Ensure that subdivision and development in the precinct is coordinated with the provision of sufficient stormwater, wastewater, water supply, energy and telecommunications infrastructure.
- (8) Avoid subdivision and development prior to water and wastewater infrastructure capacity being available.

Street network, open space and built form

- (9) Require collector roads to be generally in the location shown in IX.10.1 Silverdale West Industrial: Precinct Plan 1, while allowing for variation where it would achieve a highly connected street layout that integrates with the surrounding transport network.

- (10) Ensure that development provides a local road network that achieves a highly connected street layout and integrates with the collector road network within the precinct, and the surrounding transport network, and supports the safety and amenity of the open space and stream network.
- (11) Require the transport network to be attractively designed and appropriately provide for all transport modes in accordance with IX.11.1: Appendix 1 – Road function and design elements table, and IX.11.2 Appendix 2 – Road function and design elements table – External roads to the precinct.
- (12) Ensure that the location and design of publicly accessible open spaces, including but not limited to riparian margins and esplanade reserves, contribute to a network of green pathways and cycle paths, a sense of place and a quality network of open spaces for the precinct, including by incorporating:
 - (a) distinctive site features;
 - (b) wetlands and streams.
- (13) Enable a mode shift to public and active modes of transport by requiring collector roads and arterial roads to be designed to provide safe separated access for pedestrians and cyclists.
- (14) Require development adjacent to Dairy Flat Highway and State Highway 1 to protect the interface with the surrounding land use and maintain a sense of openness and naturalness through a landscaped setback.
- (15) Enable additional building height to meet the functional requirements of industry while responding to the landform.
- (16) Create open space that that is in general accordance with the indicative open space Silverdale West Industrial Precinct Plan 1 and functions, among other things, as an appropriate buffer between streams and wetlands and adjacent industrial activity, and supports active transport modes through the precinct primarily in the form of esplanade reserves and riparian margins.

Stormwater management and ecology

- (17) Require development to maintain or enhance water quality and protect the health of stream and wetland environments, including by being consistent with any stormwater management plan adopted for the precinct by the network utility operator.
- (18) The riparian margins of streams and wetlands within the precinct are enhanced through ecological restoration and planting.
- (19) Design and construct devices (which may include constructed wetland areas) for stormwater treatment and detention of runoff from all impervious surfaces that also contribute to flood management, ecological, recreational and amenity values.
- (20) Utilise in stream works on streams, including bed and bank stabilisation, to provide habitat improvement, resilience to increase flows and capacity for stormwater runoff and flood management within the stream channel as part of subdivision and development.

- (21) The location, sizing, design, and construction of stormwater infrastructure to be vested to Auckland Council will occur as part of subdivision and development and will be in accordance with the requirements of the network utility operator.

Convenience retail

- (22) Limit the extent of convenience retail within the precinct to a scale that supports the over-arching transport initiative around the limitation of trips generated for daily conveniences, whilst not acting as a generator of trips into the precinct.

Cultural values

- (23) Recognise, protect and enhance the cultural values and relationships with Silverdale West by:
- (a) Including tāngata whenua in resource consenting, including through provision of cultural impact assessments or other engagement;
 - (b) Utilising at least 75% native planting in riparian enhancement areas and street plantings;
 - (c) Identifying opportunities early to incorporate traditional names or other names put forward by tāngata whenua into open space areas, roads, or other community spaces;
 - (d) Taking an integrated approach to the management stormwater which protects and enhances the mauri of freshwater, in particular with regard to John Creek;
 - (e) Ensuring the mauri of the John Creek Awa is enhanced through development setbacks and native riparian planting; and
 - (f) Ensuring the design of streets and publicly accessible open spaces incorporates Te Aranga design principles.

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

IX.4. Activity table

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is listed in Activity Table IX.4.1 below.

Activity Table IX.4.1 specifies the activity status of land use, subdivision and development in the Silverdale West Industrial Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Development not in accordance with an approved Stormwater Management Plan either needs an approved amendment to the approved Stormwater Management Plan or a new Network Discharge Consent under Chapter E8 (Stormwater – Discharge and diversion).

Table IX.4.1 Activity table

Activity		Activity Status
Use		
(A1)	Food and beverage in accordance with Rule H17.4.1(A9) up to a total of 1,200m ² across the precinct	P
Subdivision and Development		
(A2)	Any development with direct vehicle access from the precinct to Dairy Flat Highway	NC
(A3)	Subdivision, or new buildings prior to subdivision, including private roads (excluding alterations and additions that are a permitted activity in the underlying zone). This rule only applies to the first resource consent implemented to enable any site, sites or part of a site to be subdivided or developed. Thereafter, the relevant Auckland-wide and zone rules apply. Note: The purpose of this rule is to ensure that any land enabled for development is aligned with the necessary transport infrastructure to support that land use.	RD
(A4)	Subdivision and/or development that does not comply with Standard IX6.6 Road widening setback along Dairy Flat Highway	D
(A5)	Subdivision and/or development that does not comply with Standard IX.6.7 Staging of subdivision and development with transport upgrades outside of the Silverdale West Industrial Precinct to support planned future development within the precinct and in the wider area	RD
(A6)	Subdivision and/or development that does not comply with Standard IX.6.8 Staging of subdivision and development with infrastructure upgrades including transport upgrades to support planned future development within the Silverdale West Industrial Precinct.	D
(A7)	Development of publicly accessible open spaces greater than 1,000m ²	RD
(A8)	Development not complying with standard IX.6.11(1). Wastewater Connections.	NC
(A9)	Subdivision not complying with standard IX.6.11(2). Wastewater Connections.	NC

IX.5. Notification

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

IX.6. Standards

- (1) All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table IX.4.1.
- (2) The following Auckland-wide and zone standards do not apply to activities listed in Activity Table IX.4.1 above or to activities listed in Activity Table H17.4.1 of Chapter H17 Business – Light Industry Zone:
 - (a) E27.6.1 Trip generation
Within the Business – Light Industry Zone
 - (b) H17.6.1 Building Height
 - (c) H17.6.4 Yards
- (3) In addition to Standard IX.6 (1) activities listed in Activity Table IX.4.1 must comply with the following Standards IX.6.1 to IX.6.10.
- (4) In addition to standard H17.6 Standards activities listed as permitted and restricted discretionary in Activity Table H17.4.1 of Chapter H17 Business – Light Industry Zone must comply with the following Standards IX.6.1 to IX.6.10

IX6.1 Building height

Purpose:

- Enable building height to be maximised in the lower lying areas of the precinct to better provide for the functional requirements of industrial development.
 - Manage the effects of building height, including visual dominance.
- (1) Buildings in the Business - Light Industry Zone must not exceed 20m in height, except that the land identified as being within the 'Additional height area' as specified in IX.10.2 Silverdale West Industrial Precinct: Precinct Plan 2 must not exceed 30m in height.

IX6.2 Streams and natural inland wetlands

Purpose:

- To contribute to improvements to water quality, habitat, biodiversity and amenity within the precinct.

Riparian margins

- (1) Riparian margins of permanent and intermittent streams must be planted either side to a minimum width of 10m, measured from the top of the bank of the stream, provided that:
 - (a) This standard shall not apply to road, pedestrian, or cycleway crossings over streams.
 - (b) Walkways and cycleways must not be located within 10m of the top of the bank of a stream, except walkways necessary to connect to stream crossings or to avoid trees more than 10m from the top of the stream bank. Where wider riparian margins are proposed, pedestrian and cycle paths of up to 2m in width individually or 3m where combined are able to be provided within the area outside the margin 10m from the top of the stream bank.
 - (c) The riparian planting area must be vested in Council or protected and maintained in perpetuity by an appropriate legal mechanism.
 - (d) A building, or parts of a building, must be setback at least 20m from the bank of a river or stream measuring 3m or more in width, consistent with the requirements of E38.7.3.2 (Subdivision establishing an esplanade reserve).
 - (e) The ecological enhancement / restoration of all natural inland wetlands and streams and their margins within the precinct are subject to the mitigation hierarchy, including use for biodiversity offsetting or ecological compensation.

Ecological offsetting

- (2) Ecological enhancement works, being ecological restoration in excess of the minimum requirements required through the precinct and Auckland-wide provisions, undertaken within the precinct and provided in advance of any impact on ecological values can be used to balance future unavoidable or unmitigated ecological impacts within the precinct. Any such works are subject to the relevant provisions of Chapter E3 (Lakes, rivers, streams and wetlands) and E15 (Vegetation management and biodiversity).

IX.6.3 Yards

Purpose:

- Provide appropriate buffering and screening between industrial activities and open space, recognising the open space zoning and the 10m riparian yard setback required by IX6.2(1)(d) which achieves an amenity and buffer function.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table IX6.3.1

Table IX6.3.1: Yard setbacks

Yard	Minimum depth
Front yard	2m
Rear yard	2m + 3m landscaping requirement (as detailed in (4) below) where adjoining Open Space Zones or land vested or to be vested in the council
Side yard	2m + 3m landscaping requirement (as detailed in (4) below) where adjoining Open Space Zones or land vested or to be vested in the council
Riparian yard	10m from the edge of permanent and intermittent streams

- (2) Front yards (excluding access points) must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard.
- (3) Any minimum front yard setback required for the land adjoining Dairy Flat Highway shall be measured from the 3m wide road widening setback requirement included at Standard IX.6.6 Road widening setback along Dairy Flat Highway).
- (4) Side and rear yards must include a landscape area planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard to provide a densely planted visual buffer for a depth of at least 3m (except as detailed below) and must be appropriately maintained thereafter. The landscaping requirement can be reduced where:
 - (a) side and rear yards adjoin a riparian yard that is 13m or more in width, no landscaping within the side or rear yard is required.
 - (b) side and rear yards adjoin a riparian yard of between 10m and 13m in width, the landscaping requirement shall be limited to a 'top-up' function, being the difference between the width of the riparian yard and 13m.

IX6.4 Landscape buffer (State Highway 1 interface)

Purpose:

- To provide a visual buffer between industrial activities within the precinct and State Highway 1.
- (1) A building or parts of a building within the State Highway 1 Landscape Buffer area shown on IX.10.1 Silverdale West Industrial Precinct: Precinct Plan 1 must be set back from the boundary with State Highway 1 as shown on IX11.4 Appendix 4 - Landscape Buffer Plan, by the minimum depth shown on IX11.4 Appendix 4 - Landscape Buffer Plan.

- (2) The setback must be planted in accordance with Special Information Requirement IX.9(4) Landscape Buffer Planting Plan and Table IX6.4.1 Landscape buffer (State Highway 1 interface) below.

Table IX6.4.1 Landscape buffer (State Highway 1 interface)

Address (as at 23 August 2023)	Minimum Planting Width Within Setback
1738 Dairy Flat Highway Lot 1 DP 480626	5m
Diary Flat Highway Lot 2 DP 480626	10m
Sec 6 SO 308591, Dairy Flat Highway Silverdale 0931	10m
1744 Dairy Flat Highway. Sec 9 SO 308591, Sec 10 SO 308591	15m
1748 Dairy Flat Highway. Pt Allot 210 Psh Of Okura SO 18072, Sec 19 SO 308591	15m
1748A Dairy Flat Highway	15m
1636 Dairy Flat Highway Lot 1 DP 208687	15m
193 Wilks Road Lot 1 DP 433431	15m

Note:

In the event that a Notice of Requirement is lodged, or Designation confirmed for public transport works within the Landscape Buffer (State Highway 1 Interface), the requirements in Standard IX6.4 do not apply. The rear or side yard requirements of Standard IX6.3 apply to the new boundary.

IX6.5 Landscape buffer (Dairy Flat Highway interface)

Purpose:

- To provide a visual buffer between industrial activities within the precinct and Dairy Flat Highway.
- (1) A building or parts of a building within the Dairy Flat Landscape Buffer area shown on IX.10.1 Silverdale West: Industrial Precinct Plan 1 must be set back from the boundary with Dairy Flat Highway by a minimum depth of 5m from the edge of the road widening boundary requirement under Standard IX.6.6, or from the legal road boundary once the road widening designation is in place.
 - (2) The setback must be planted in accordance with any Landscape Buffer Planting Plan provided in accordance with Special Information Requirement IX 9(4).

IX6.6 Road widening setback along Dairy Flat Highway

Purpose:

- To provide for the future required widening of Dairy Flat Highway.

- (1) A building or parts of a building within the Dairy Flat Landscape Buffer area shown on IX.10.1 Silverdale West: Precinct Plan 1 must be set back from the boundary with Dairy Flat Highway by a minimum depth of 3m.
- (2) The setback must be measured from the legal road boundary that existed at the year of 2023. No buildings, structures or parts of a building shall be constructed within this 3m wide setback. Pedestrian paths and cycleways are permitted within the 3m wide road widening setback.

IX.6.7. Staging of subdivision and development with transport upgrades outside of the Silverdale West Industrial Precinct to support planned future development within the precinct and in the wider area

Purpose:

- Manage the adverse effects of traffic generation on the surrounding regional and local road network through the identification of transport upgrades needed to support development within the precinct and the wider area.
- Achieve the integration of land use and transport consistent with Policies IX.3(5) and (6).

Note:

For completeness, the requirements of this standard only apply to the first application for any site, sites or part of a site. If an application for subdivision is granted and meets the requirements of this standard, subsequent applications for new buildings on that land shall be deemed to comply with the standard. Where land use consent for new buildings occurs first, any subsequent subdivision around that land use shall be deemed to comply.

- (1) Development, subdivision and use of Light Industry zoned land within the precinct must not exceed the thresholds in Table IX.6.7.1 until such time as the identified infrastructure upgrades (or equivalents) are constructed and are operational. Applications for resource consent in respect of activities, development or subdivision identified in Column 1 of Table IX.6.7.1 will comply with this standard if the corresponding infrastructure identified in Column 2 of the Table (or equivalent) is:
 - (a) constructed and operational prior to lodgement of the resource consent application; or
 - (b) under construction with relevant consents and/or designations being given effect to prior to the lodgement of the resource consent application and the application is expressly made on the basis that the relevant infrastructure upgrade(s) will be completed and operational prior to:
 - (i) the issue of a section 224(c) RMA certificate in the case of a subdivision consent application; and/or

- (ii) the occupation of any buildings associated with industrial, retail and / or community activities in the case of a land use consent application; or
- (c) Proposed to be constructed by the applicant as part of the resource consent application and the application is expressly made on the basis that the relevant infrastructure upgrade(s) will be completed and operational:
 - (i) Prior to or in conjunction with the issue of a section 224(c) RMA certificate in the case of a subdivision consent application; and/or
 - (ii) Prior to the occupation of any buildings associated with industrial, retail and / or community activities in the case of a land use consent application.

If traffic modelling and analysis demonstrates to Council's satisfaction that an alternative infrastructure upgrade will have the same or better outcomes for all transport modes, that will be deemed to satisfy the relevant requirement of Column 2 of the Table.

- (2) Any application lodged in terms of Standard IX.6.7(1) (b) or (c) above must confirm the applicant's express agreement in terms of section 108AA(1)(a) of the RMA and on an Augier basis to the imposition of consent conditions requiring (as relevant) that:
 - (a) no industrial or commercial floorspace shall be occupied until the relevant infrastructure upgrades are constructed and operational; and/or
 - (b) no section 224(c) certificate shall be issued, and no subdivision survey plan shall be deposited until the relevant infrastructure upgrades are constructed and operational.

Any resource consent(s) granted on one or both of the above basis must be made subject to consent conditions as described in Standard IX.6.7(2)(a) and/or Standard IX.6.7(2)(b) above. Those conditions will continue to apply until appropriate evidence is supplied to Council confirming that the relevant infrastructure upgrades are operational.

- (3) For the purpose of Standards IX.6.7 (1) and (2):
 - (a) The subdivision and / or development of Stage 1 land is to occur prior to the subdivision and / or development of Stage 2 land to ensure that development is aligned with the necessary provision of infrastructure. Staging is as per IX.10–1 - Silverdale West Industrial Precinct Plan 1;
 - (b) 'Industrial floorspace' means buildings for those activities that have a valid land use consent or a subdivision that has a 224C certificate that creates additional vacant lots;

- (c) 'Occupation' and 'occupied' mean occupation and use for the purposes permitted by the resource consent but not including occupation by personnel engaged in construction, fitting out or decoration;
 - (d) Operational' means the relevant upgrade is available for use and open to all traffic; and
 - (e) Within the precinct, 'Land Available for Development' means the total land area of development Lots within the Light Industry zone that will be used for Industrial or Commercial activities and have been subject to approved subdivision consents or are included within a proposed subdivision application. For completeness, Land Available for Development excludes Open Space zoned land (where zoned), riparian margins and esplanade reserves, collector and local roads, the landscape buffers and road widening requirements of Standards IX6.4, IX6.5 and IX6.6, and land required for stormwater management.
- (4) Any proposal for industrial activities must demonstrate compliance with this standard in accordance with the Special Information Requirements in IX.9(3).

Table IX.6.7.1 Threshold for subdivision and development: Transport upgrades outside of the Silverdale West Industrial Precinct to support planned future development within the precinct and in the wider area

	Column 1 Subdivision, development and/or use within Stage 1 (as defined in IX.10.1:Silverdale West Industrial–Precinct Plan 1), enabled by transport infrastructure in column 2	Column 2 Transport infrastructure required (in accordance with IX.11: Silverdale West Industrial Precinct Appendix 3 Transport Infrastructure Upgrades) to enable activities or subdivision in column 1
(a)	<p>The Transport Infrastructure listed in Column 2 must be constructed and operational prior to the implementation of any subdivision or development within the precinct .</p> <p>Once the prerequisites in Column 2 have been completed, subdivision and / or development up to 28.4ha of Land Available for Development is enabled.</p>	<ul style="list-style-type: none"> ▪ Highgate Overbridge constructed and operational ▪ Pine Valley Road / Dairy Flat Highway signalisation ▪ Pine Valley Road upgrade (including provision of a cycle lane and footpath infrastructure) from Argent Lane to Dairy Flat Highway completed; and ▪ Argent Lane completion from John Fair Drive to Wainui Road
(b)	<p>The Transport Infrastructure listed in Column 2 must be constructed and operational prior to implementation of any subdivision and / or development above 28.4ha of Land Available for Development.</p> <p>Once the prerequisites in Column 2 have been completed, subdivision and / or development up to 36.9ha of Land Available for Development is enabled.</p>	<ul style="list-style-type: none"> ▪ Upgrade to Dairy Flat Highway / Pine Valley Intersection to include a second right turn short bay from the east (approximately 135m) and formal pedestrian crossings and advance cycle boxes
(c)	<p>The Transport Infrastructure listed in Column 2 must be constructed and operational prior to implementation of any subdivision and / or development above 36.9ha of Land Available for Development.</p> <p>Once the prerequisites in Column 2 have been completed, subdivision and / or development up to 45.4ha of Land Available for Development is enabled.</p>	<ul style="list-style-type: none"> ▪ Signalisation of the Wilks Road / Dairy Flat Highway Intersection (including signalised pedestrian crossings and advanced cycle boxes); and <p>Signalisation of the East Coast Road / Wilks Road intersection (including signalised pedestrian crossings and advanced cycle boxes)</p>

(d)	<p>The Transport Infrastructure listed in Column 2 must be constructed and operational prior to implementation of any subdivision and / or development above 45.4ha of Land Available for Development.</p> <p>Once the prerequisites in Column 2 have been completed, subdivision and / or development up to 53.9ha of Land Available for Development is enabled.</p>	<ul style="list-style-type: none"> ▪ Upgrades to the Silverdale Interchange to: <ul style="list-style-type: none"> - Provide a slip lane on the western approach to the Silverdale Interchange which connect to the northbound on-ramp; and - Extend the length of the left turn slip lane on the southbound off-ramp at the Silverdale Interchange to around 150m and introduce a ramp meter for the AM peak.
	<p>Column 1</p> <p>Subdivision, development or use within Stage 2 (as defined in IX.10.1 Silverdale West Industrial – Precinct Plan 1), enabled by transport infrastructure in column 2</p>	<p>Column 2</p> <p>Transport infrastructure required (in accordance with IX.11: Silverdale West Industrial Precinct Appendix 3 Transport Infrastructure Upgrades) to enable activities or subdivision in column 1</p>
(e)	<p>The Transport Infrastructure listed in Column 2 must be constructed and operational prior to implementation of any subdivision and / or development above 53.9ha of Land Available for Development.</p>	<ul style="list-style-type: none"> ▪ Upgrade to the Argent Lane / Pine Valley intersection to a roundabout to two circulating lanes

Note:

The plans shown indicatively in IX.11 Appendix 3 - Transport Infrastructure Upgrades shall be deemed to satisfy the Transport infrastructure required in Column 2. An alternative upgrade design that performs to the same standard may also be adopted.

IX6.8 Staging of development with infrastructure upgrades including transport upgrades to support development within the Silverdale West Industrial Precinct

Purpose:

- Manage the adverse effects of traffic generation on the surrounding regional and local road network through the identification of transport upgrades specifically needed to support development within the precinct.
- Achieve the integration of land use and transport consistent with Policies IX.3(5) and (6).

- Ensure sufficient infrastructure is in place to support the staged development of the precinct.

Note:

For completeness, the requirements of this standard only apply to the first application for any site, sites or part of a site. If an application for subdivision is granted and meets the requirements of this standard, subsequent applications for new buildings shall be deemed to comply with the standard. Where land use consent for new buildings occurs first, any subsequent subdivision around that land use shall be deemed to comply.

- (1) Development, subdivision and use of Light Industry zoned land within the precinct must not exceed the thresholds in Table IX.6.8.1 until such time that the identified infrastructure upgrades (or equivalents) are constructed and are operational. Applications for resource consent in respect of activities, development or subdivision identified in Column 1 of Table IX.6.8.1 will comply with Standard IX.6.8(1) if the corresponding infrastructure identified in Column 2 of Table IX.6.8.1 (or equivalent) is:
 - (a) Constructed and operational prior to lodgement of the resource consent application; or
 - (b) Under construction with relevant consents and / or designations being given effect to prior to the lodgement of the resource consent application and the application is expressly made on the basis that the relevant infrastructure upgrade(s) will be completed and operational prior to:
 - (i) the issue of a section 224(c) RMA certificate in the case of a subdivision consent application; and/or
 - (ii) the occupation of any buildings associated with industrial, retail and / or community activities in the case of a land use consent application; or
 - (c) Proposed to be constructed by the applicant as part of the resource consent application and the application is expressly made on the basis that the relevant infrastructure upgrade(s) will be completed and operational:
 - (i) Prior to or in conjunction with the issue of a section 224(c) RMA certificate in the case of a subdivision consent application; and/or
 - (ii) Prior to the occupation of any buildings associated with industrial, retail and / or community activities in the case of a land use consent application.
- (2) Any application lodged in terms of Standard IX.6.8(1) (b) or (c) above must confirm the applicant's express agreement in terms of section 108AA(1)(a) of the RMA and on an Augier basis to the imposition of consent conditions requiring (as relevant) that:
 - (a) no industrial or commercial floorspace shall be occupied until the relevant infrastructure upgrades are constructed and operational; and/or

- (b) no section 224(c) certificate shall be issued, and no subdivision survey plan shall be deposited until the relevant infrastructure upgrades are constructed and operational.

Any resource consent(s) granted on one or both of the above bases must be made subject to consent conditions as described in Standards IX.6.8(2)(a) and/or IX.6.8(2)(b) above. Those conditions will continue to apply until appropriate evidence is supplied to Council confirming that the relevant infrastructure upgrades are operational.

If traffic modelling demonstrates to Council's satisfaction that an alternative infrastructure upgrade will have the same or better outcomes, that will be deemed to satisfy the relevant requirement of Column 2 of Table IX.6.8.1.

- (3) For the purpose of this standard:
 - (a) The enablement of Stage 1 land is to occur prior to the enablement of Stage 2 land to ensure that development is aligned with the necessary provision of infrastructure;
 - (b) Any subdivision for Collector and / or Local Roads within Stage 1 must make provision for the extension of the roading network to adjoining Stage 2 property boundaries. For clarity, these can be 'paper roads', and do not need to be constructed to the shared property boundary as part of Stage 1 development works;
 - (c) 'industrial floorspace' means buildings for those activities that have a valid land use consent or a subdivision that has a 224C certificate that creates additional vacant lots;
 - (d) 'Occupation' and 'occupied' mean occupation and use for the purposes permitted by the resource consent but not including occupation by personnel engaged in construction, fitting out or decoration;
 - (e) 'Operational' means the relevant upgrade is available for use and open to all traffic; and
 - (f) Within the precinct, 'Land Available for Development' means the total land area of development Lots within the Light Industry zone that will be used for Industrial or Commercial activities and have been subject to approved subdivision consents or are included within a proposed subdivision application. For completeness, Land Available for Development excludes Open Space zoned land (where zoned), riparian margins and esplanade reserves, collector and local roads, the landscape buffers and road widening requirements of Standards IX6.4, IX6.5 and IX6.6, and land required for stormwater management.
- (4) Any proposal for industrial activities must demonstrate compliance with this standard in accordance with the Special information requirements in IX.9(3).

Table IX.6.8.1 Threshold for subdivision and development: Infrastructure upgrades including transport upgrades to support development within the Silverdale West Industrial Precinct

	Column 1 Subdivision, development and/or use within Stage 1 (as defined in IX.10.1: Silverdale West Industrial– Precinct Plan 1), enabled by Transport and Other Infrastructure in columns 2 and 3	Column 2 Transport infrastructure required (in accordance with IX.11: Silverdale West Industrial Precinct Appendix 3 Transport Infrastructure Upgrades) to enable activities or subdivision in column 1	Column 3 Other infrastructure required to enable activities or subdivision in column 1
(a)	<p>The Transport and Other Infrastructure listed in Columns 2 and 3 must be constructed and operational prior to the implementation of any subdivision or development within the precinct.</p> <p>Once the prerequisites in Columns 2 and 3 have been completed, subdivision and / or development up to 53.9ha of Land Available for Development is enabled.</p> <p>The provision of Infrastructure listed in Column 3 may be delivered incrementally. While infrastructure provision may enable full development capacity within Stage 1, sufficient infrastructural capacity must at least be provided to support any proposal.</p>	<ul style="list-style-type: none"> ▪ First signalised intersection connecting the precinct to Dairy Flat Highway (including provision of signalised pedestrian crossings, advance cycle boxes and footpath infrastructure connecting to indicative bus stop locations) ▪ Provision of a bi-directional cycle lane and footpath along the southern edge of Dairy Flat Highway extending between Pine Valley Road and the first signalised intersection connecting the precinct to Dairy Flat Highway 	<ul style="list-style-type: none"> ▪ Wastewater Pump Station servicing the Silverdale West Industrial Precinct – Stage 1, meeting the relevant requirements of Watercare Services Limited (or replacement organisation) ▪ Flood management works within Stage 1 to ensure there is no net increase in flood risk to down and upstream properties.

(b)	<p>The Transport and Other Infrastructure listed in Columns 2 and 3 must be constructed and operational prior to implementation of any subdivision and / or development above 53.9ha of Land Available for Development.</p> <p>Once the prerequisites in Column 2 have been completed, subdivision and / or development up to 49.8ha of Land Available for Development is enabled.</p> <p>The provision of Infrastructure listed in Column 3 may be delivered incrementally. While infrastructure provision may enable full development capacity within Stage 1, sufficient infrastructural capacity must at least be provided to support any proposal.</p>	<ul style="list-style-type: none"> ▪ Second signalised intersection connecting the precinct to Dairy Flat Highway (including provision of signalised pedestrian crossings, advance cycle boxes and footpath infrastructure connecting to indicative bus stop locations). 	<ul style="list-style-type: none"> ▪ Wastewater Pump Station servicing the Silverdale West Industrial Precinct – Stage 1, meeting the relevant requirements of Watercare Services Limited (or replacement organisation) ▪ Flood management works within Stage 1 to ensure there is no net increase in flood risk to down and upstream properties.
	<p>Column 1</p> <p>Subdivision, development and or use within Stage 2 (as defined in IX.10.1: Silverdale West Industrial – Precinct Plan 1), enabled by Transport and Other Infrastructure in columns 2 and 3</p>	<p>Column 2</p> <p>Transport infrastructure required (in accordance with IX.11: Silverdale West Industrial Precinct Appendix 3 Transport Infrastructure Upgrades) to enable activities or subdivision in column 1</p>	<p>Column 3</p> <p>Other infrastructure required to enable activities or subdivision in column 1</p>

(c)	<p>The Other Infrastructure listed in Column 3 must be constructed and operational prior to implementation of any subdivision and / or development within Stage 2.</p> <p>The provision of Infrastructure listed in Column 3 may be delivered incrementally. While infrastructure provision may enable full development capacity within Stage 1, sufficient infrastructural capacity must at least be provided to support any proposal.</p>		<ul style="list-style-type: none"> ▪ Flood management works within Stage 2 to ensure there is no net increase in flood risk to down and upstream properties; and ▪ Upgrade to Silverdale West Wastewater Pump Station to serve the Silverdale West Industrial Precinct – Stages 1 and 2, meeting the relevant requirements of Watercare Services Limited (or replacement organisation)
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Note:

The plans shown indicatively in IX.11 Appendix 3 Transport Infrastructure Upgrades shall be deemed to satisfy the Transport infrastructure Column 2. An alternative upgrade design that performs to the same standard may also be adopted.

IX.6.9 Road design

Purpose:

- To ensure that any use, development and/or subdivision complies with IX.11.1: Appendix 1: Road Function and Design Elements Table and IX.11.2 Appendix 2: Road function and design elements table – External roads to the Precinct.

- (1) Any use, development and /or subdivision that includes the construction of new roads, or the upgrade of existing roads, must comply with IX.11 Appendix 1: Road Function and Design Elements Table.

IX.6.10 Stormwater quality

Purpose: To ensure that stormwater is managed and treated prior to discharge to maintain and enhance the health and ecological values of John Creek and the receiving environment.

- (1) Any use, development and /or subdivision must be in accordance with any stormwater management plan adopted under the Network Discharge Consent.

- (2) Development not consistent with an approved Stormwater Management Plan either needs an approved amendment to the approved Stormwater Management Plan or a new Network Discharge Consent under Chapter E8 (Stormwater – Discharge and diversion).

IX6.11 Wastewater connections

Purpose: To ensure efficient delivery of wastewater infrastructure including treatment.

- (1) Prior to occupation, all buildings shall be connected to a functioning public wastewater network capable of servicing development intended on the lots.
- (2) Prior to the issue of a certificate pursuant s224(c) for subdivision, all lots shall be connected to a functioning public wastewater network capable of servicing development intended on the lots.

IX.7. Assessment – controlled activities

There are no controlled activities in this precinct.

IX.8. Assessment – restricted discretionary activities

IX.8.1. Matters of discretion

The Council will reserve its discretion to 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 overlays, Auckland-wide or zone provisions:

- (1) New buildings prior to subdivision; and subdivision, including subdivision establishing private roads:
 - (a) Location and design of the collector road, local roads and connections with neighbouring sites to achieve an integrated street network, and appropriately provide for all modes;
 - (b) Provision of cycling and pedestrian networks;
 - (c) Design and sequencing of upgrades to the existing road network;
 - (d) Retaining walls along public realm interface;
 - (e) Mana Whenua values;
 - (f) Matters of discretion IX.8.1(1)(a)-(e) apply in addition to the matters of discretion in E38.12.1.
- (2) Development that does not comply with Standard IX6.1 Building Height
 - (a) Matters of discretion H17.8.1(4) apply.
- (3) Development that does not comply with Standard IX6.2 Streams and Wetlands
 - (a) Effects on water quality and ecological habitat; and
 - (b) The extent to which any reduction in width of the riparian margin is able to be offset elsewhere within the precinct.
 - (c) effects on stream bed and bank stabilisation and erosion.

- (4) Development that does not comply with Standard IX6.3 Yards:
 - (a) Matters of discretion H17.8.1(4) apply.
- (5) Development that does not comply with IX6.4 Landscape buffer (State Highway 1 Interface)
 - (a) Visual amenity effects.
- (6) Development that does not comply with IX6.5 Landscape buffer (Dairy Flat Highway Interface)
 - (a) Visual amenity effects.
- (7) Subdivision, development or use that does not comply with Standard IX.6.7. Staging of subdivision and development with transport upgrades outside of the Silverdale West Industrial Precinct to support planned future development within the precinct and in the wider area:
 - (a) Effects of traffic generation on the safety and operation of the surrounding road network consistent with Policy IX.3(4);
 - (b) The scale and nature of effects on the transportation network arising from the proposed subdivision or development, in the context of the rate of uptake of industrial development within the precinct and the uptake of other planned future development in the surrounding area;
 - (c) The rate of public transport uptake and associated / supporting travel management measures and the effects of provision of facilities that encourage alternative modes of travel; and
 - (d) The outcome of engagement with the road controlling authority(ies).
- (8) Development that does not comply with IX.6.9(1) Road design and upgrade of existing rural roads:
 - (a) The design of the road, and associated road reserve and whether it achieves policies IX.3(8) to (10) and (12);
 - (b) Design constraints; and
 - (c) Interface design treatment at property boundaries, particularly for pedestrians and cyclists.
- (9) Development of publicly accessible open space greater than 1,000m²:
 - (a) Location and design of the indicative open spaces shown in IX.10.2 Precinct Plan 1
 - (b) Location and design of any other publicly accessible open spaces greater than 1,000m²
 - (c) Ownership and maintenance arrangements.

IX.8.2. Assessment criteria

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

- (1) New buildings prior to subdivision, and subdivision, including subdivision establishing private roads:

Location of roads

- (a) Whether the collector road and key pedestrian connections are provided generally within 50m of the location shown on IX.10.1 Silverdale West Industrial Precinct Plan 1 to achieve a highly connected street layout that integrates with the surrounding transport network. An alternative alignment that provides an equal or better degree of connectivity and amenity within and beyond the precinct may be appropriate, having regard to the following functional matters:
- (i) The presence of natural features, natural hazards or contours and how this impacts the placement of roads;
 - (ii) The need to achieve an efficient block structure and layout within the precinct suitable to the proposed activities; and
 - (iii) The constructability of roads and the ability for it to be delivered.
- (b) Whether a high quality and integrated network of local roads is provided within the precinct that has a good degree of accessibility and supports a walkable street network.
- (c) Whether roads are aligned to provide visual and physical connections to open spaces, including along the stream network, where the site conditions allow.
- (d) Whether subdivision and development provides for collector roads and local roads to the site boundaries to coordinate with neighbouring sites and support the integrated completion of the network within the precinct over time;

Design of roads

- (e) Whether the design of new collector and local roads accord with the road design details provided in IX.11.1 Appendix 1;

Design and sequencing of upgrades to the existing road network

- (f) Whether compliance is achieved with IX.6.7. and IX.6.8. An alternative upgrade that provides an equal or better traffic outcome within and beyond the precinct may be appropriate;
- (g) Whether conditions offered as part of the land use or subdivision consent application ensures compliance with Standards IX.6.7. and IX.6.8.

Retaining walls along the public realm interface

- (h) The extent to which any retaining along the public realm interface is minimised, mitigated and responds to the landscape, any watercourses or other ecological features.

Mana Whenua Values

- (i) Whether the design of streets and publicly accessible open spaces incorporate Te Aranga design principles.
- (2) Development of publicly accessible open space greater than 1,000m²:
 - (a) Whether open spaces are provided in locations generally consistent with the indicative locations shown on IX.10.1 Precinct Plan 1
 - (b) Whether the location and design of open spaces integrates with surrounding natural features include the network of permanent and intermittent streams.
 - (c) If private ownership of publicly accessible open space is proposed, whether appropriate arrangements are proposed to provide for ongoing private maintenance.
- (3) Development that does not comply with Standard IX6.1 Building Height:
 - (a) Whether development is consistent with Policy IX3(14);
 - (b) The assessment criteria set out in H17.8.2(3).
- (4) Development that does not comply with Standard IX6.2 Streams and wetlands:
 - (a) Whether the development is consistent with Policy IX3.(17)-(19).
- (5) Development that does not comply with IX6.3 Yards:
 - (a) The assessment criteria set out in H17.8.2(5).
- (6) Development that does not comply with IX6.4 Landscape buffer (State Highway 1 Interface):
 - (a) the extent to which planting is designed to achieve a regular structure and rhythm along State Highway 1 reinforcing a buffer; and
 - (b) the extent to which the integrated site layout, building and landscape design provides a high quality and visually attractive frontage to State Highway 1.
- (7) Development that does not comply with IX6.5 Landscape buffer (Dairy Flat Highway Interface)
 - (a) the extent to which planting is designed to achieve a regular structure and rhythm along Dairy Flat Highway reinforcing a buffer;
 - (b) the extent to which the integrated site layout, building and landscape design provides a high quality and visually attractive frontage to Dairy Flat Highway.
- (8) Subdivision, development or use that does not comply with Standard IX.6.7. Staging of subdivision and development with transport upgrades outside of the Silverdale West Industrial Precinct to support planned future development within the precinct and in the wider area:

- (a) A proposal that does not comply with IX.6.7 Staging of subdivision and development with transport upgrades outside of the Silverdale West Industrial Precinct to support planned future development within the precinct and in the wider area, will be assessed in terms of the matters below, as informed by a Transport Assessment Addendum prepared in accordance with information requirement IX.9(2) to a scale and nature proportional to the scale of non-compliance with Standard IX.6.7;
- (b) Whether the proposal is consistent with Policies IX.3(5) and IX.3(6);
- (c) Whether the proposal and its supporting transportation features address all modes of transport for the intended activity in a manner that is consistent with the relevant transport strategies of Auckland Transport and Waka Kotahi applying to the Silverdale West area;
- (d) Whether increased use of public transport within the precinct or the wider area, has provided additional available capacity and effectiveness of the surrounding transport network;
- (e) Whether the proposal would have a similar or lesser trip generation and similar effects on the surrounding road network to the development mix provided for in the Table IX.6.7.1 Threshold for subdivision and development: Transport upgrades outside of the Silverdale West Industrial Precinct to support development within the precinct and in the wider area, and Table IX.6.8.1 Threshold for subdivision and development: Infrastructure upgrades including transport upgrades to support development within the precinct ;
- (f) Whether industrial development is coordinated with residential development within the wider Silverdale/Milldale area to minimise trips outside of the precinct providing additional capacity and effectiveness of the surrounding transport network;
- (g) Whether the actual rate of development in the wider area is slower than anticipated and provides effectiveness and capacity in the surrounding transport network;
- (h) The effect of the timing and development of any other transport upgrades or transport innovations not anticipated by the precinct;
- (i) Whether the proposal demonstrates methods that promote or provide for the increased use of public transport, including details of how those methods would be implemented, monitored and reviewed so as to contribute to a reduction in vehicle trips;
- (j) Whether the surrounding transport network can operate safely and efficiently effectively when considering traffic generated by construction activities within the wider area;
- (k) whether the internal roading network elements are designed to a consistent, high-quality standard;
- (l) whether sufficient cycleway and walkway linkages and facilities are provided, and are designed to contribute to the needs of employment and visitor use of the site;

- (m) the extent to which the connections of the internal roading layout avoid adverse effects on the safety and efficiency of the adjacent road network;
 - (n) the extent to which the safe and efficient operation of the State Highway and primary road network is compromised by development within the precinct;
 - (o) Whether safe connections can be achieved to public transport services within the precinct.
- (9) Development that does not comply with IX.6.9(1) Road Design and upgrade of existing rural roads:
- (a) Whether there are constraints or other factors present which make it impractical to comply with the required standards;
 - (b) Whether the design of the road and associated road reserve achieves policies IX.3(8), (9), (10) and (12);
 - (c) Whether the proposed design and road reserve:
 - (i) incorporates measures to achieve the required design speeds;
 - (ii) can safely accommodate required vehicle movements;
 - (iii) can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;
 - (iv) assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.
 - (d) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.

IX.9 Special information requirements

- (1) Riparian planting plan
 - (a) An application for land modification, development and subdivision which adjoins a permanent or intermittent stream must be accompanied by a riparian planting plan identifying the location, species, planter bag size and density of the plants. Plant species should be native and resistant to flooding and not increase flooding and stream erosion.
 - (b) An application for land modification, development and subdivision which adjoins a natural wetland within a development area must be accompanied by a Monitoring and Maintenance Plan for the natural wetland.
- (2) Transport Assessment Addendum

- (a) An application not complying with Standard IX.6.7 Staging of subdivision and development with transport upgrades outside the Silverdale West Industrial Precinct to support planned future development within the precinct and in the wider area, and Standard IX6.8 Staging of development with infrastructure upgrades including transport upgrades to support development in the Silverdale West Industrial Precinct, must be accompanied by a Transport Assessment Addendum which details the transportation effects of the infringement, and which must build on the Silverdale West ITA. The Addendum Transport Assessment must be prepared by suitably qualified transport planner or traffic engineer prepared in accordance with the Auckland Transport Integrated Transport Assessment Guidelines applying at the time of the application for the infringement.
 - (b) The addendum assessment must include a register of development and subdivision that has been previously approved under Standard IX.6.7 Staging of subdivision and development with transport upgrades outside the Silverdale West Industrial Precinct to support planned future development within the precinct and in the wider area, and Standard IX6.8 Staging of subdivision and development with infrastructure upgrades including transport upgrades to support development in Silverdale West Industrial Precinct.
 - (c) Where engagement has been undertaken with the road controlling authority(ies), the Transport Assessment Addendum must document the outcomes of that engagement.
- (3) Monitoring of Rule IX.6.7 Staging of subdivision and development with transport upgrades outside the Silverdale West Industrial Precinct to support planned future development within the precinct and in the wider area and Standard IX6.8 Staging of development with infrastructure upgrades including transport upgrades to support development within Silverdale West
- (a) Any proposal for commercial, industrial, and / or community activities must demonstrate compliance with Standard IX.6.7 Staging of subdivision and development with transport upgrades outside of the Silverdale West Industrial Precinct to support planned future development within the precinct and in the wider area. Any application must contain details of the amount of Land Available for Development proposed to be enabled for commercial, industrial or community activity, and for any subdivision proposal involving super lots, the Land Available for Development involved.
- (4) Landscape Buffer Plan
- (a) An application for land modification, development and subdivision which adjoins State Highway 1 or Dairy Flat Highway must be accompanied by a planting plan identifying the location, species, planter bag size and density of the plants.

- (b) Plant species should be utilised to create multi-layered native planting consisting of low edge planting, mid-height shrubs/trees as well as taller tree species. This planting is to be arranged to achieve a regular structure and rhythm reinforcing a gateway feature.

(5) Stream Stabilisation Plan

- (a) Any application for land modification, development and subdivision which adjoins a permanent or intermittent stream must be accompanied by a stream and stabilisation plan assessment to inform the type and scale of instream work required to ensure the effects from the development is managed and there is resilience to any effects of future flow.
- (b) Any stream work is of a standard that will allow the stream to progressively improve over time where it is degraded.

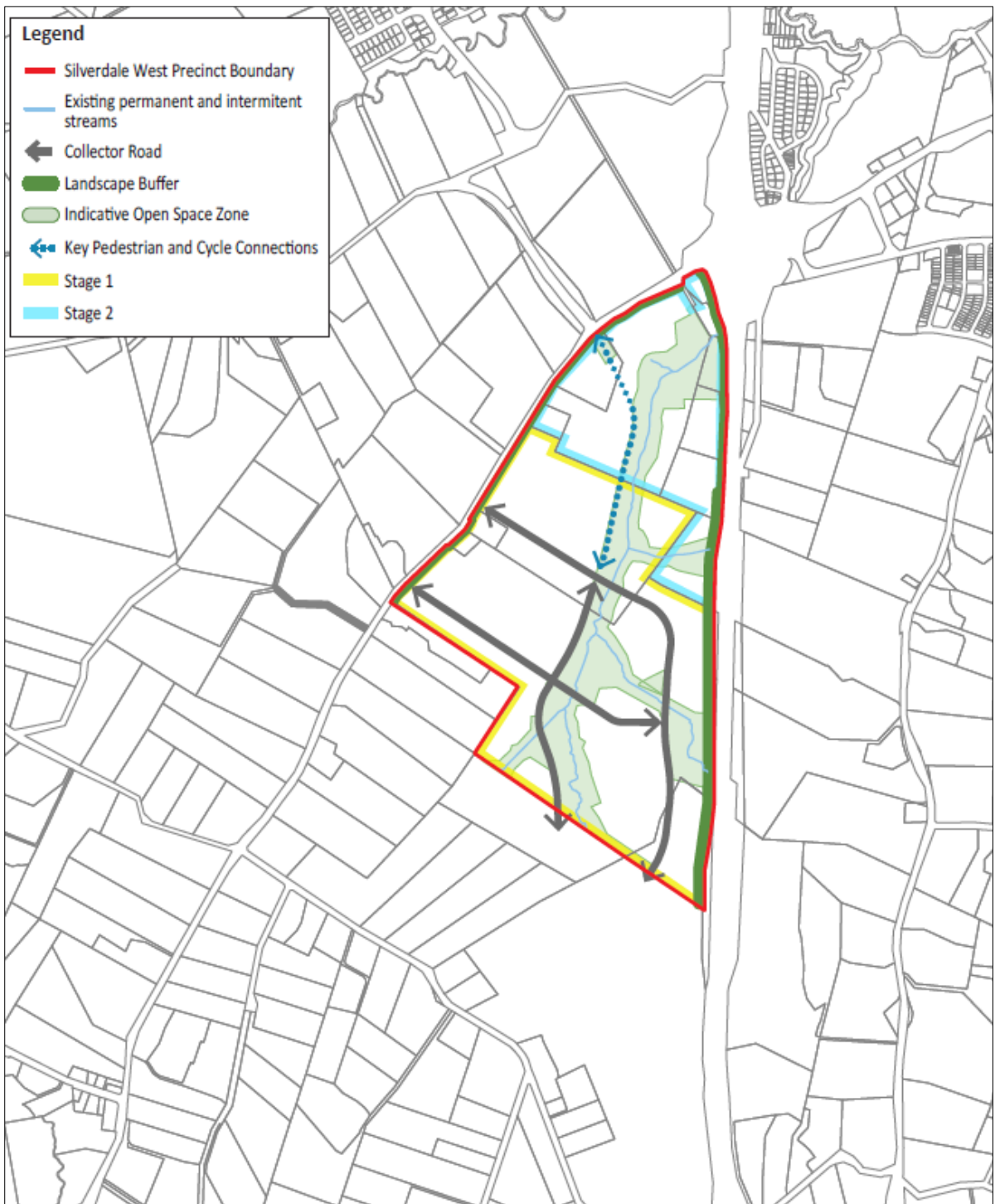
IX.10. Precinct plans

- IX.10.1 Silverdale West Industrial Precinct: Precinct Plan 1

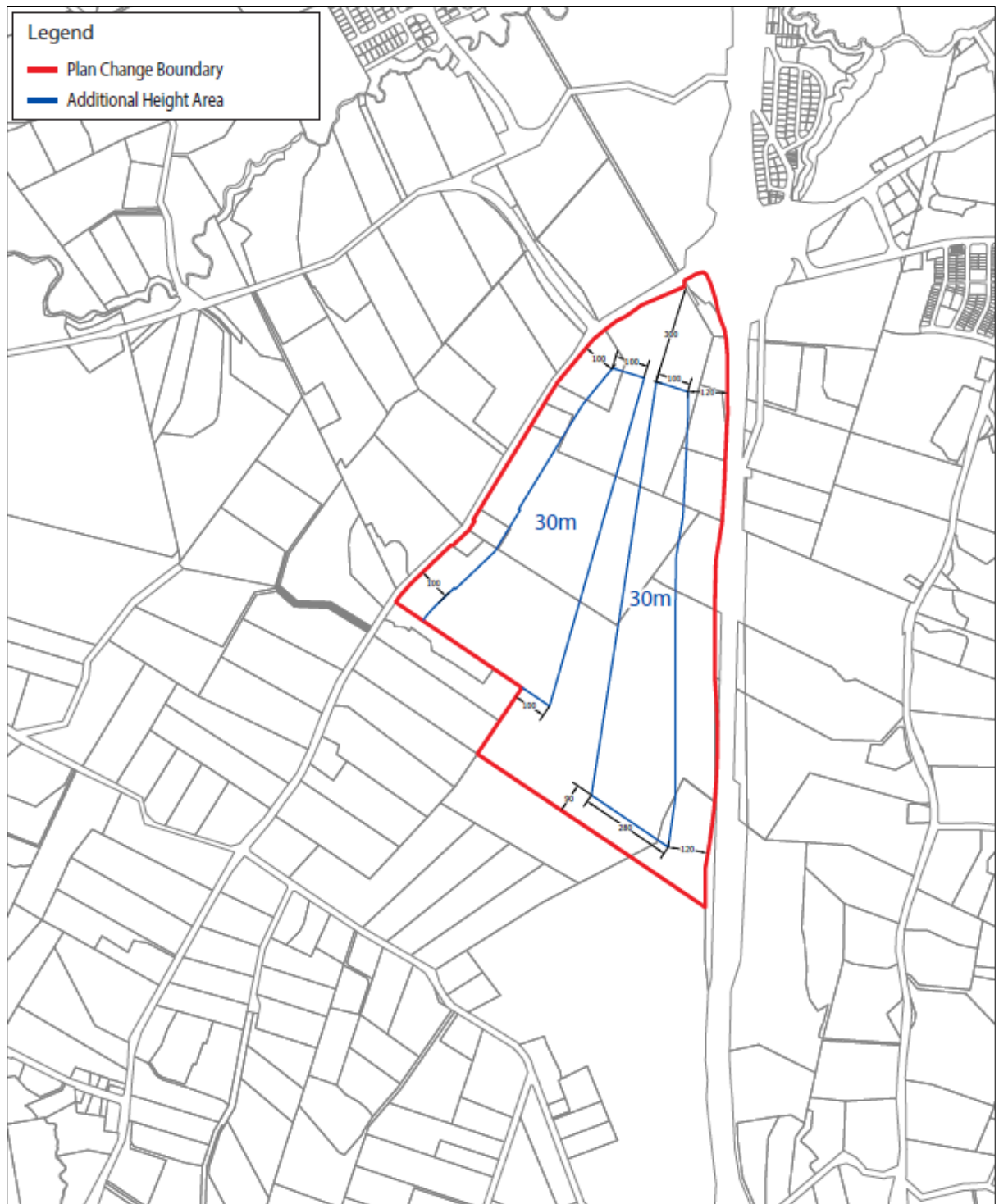
IX.11 Appendices

- IX.11.1 Appendix 1: Road Function and Design Elements Table
- IX 11.2 Appendix 2: Road function and design elements table – External roads to the Precinct
- IX11.3 Appendix 3: Transport Infrastructure Upgrades
- IX11.4 Appendix 4: Landscape Buffer Plan

IX.10.1 Silverdale West Industrial Precinct: Precinct plan 1



IX.10.2 Silverdale West: Precinct plan 2



X.11. Appendices

IX.11.1 Appendix 1: Road function and design elements table

Road Description	Proposed Role and Function of Road in Precinct Area	Minimum Road Reserve	Total Number of Lanes	Speed Limit (Design)	On-Street Parking	Access Restrictions	Cycle Provision	Pedestrian Provision	Street Trees	Bus Provision
Collector Road	Collector Road (Type 1)	21m	2	50 km/h	No	No	Yes Separated on both sides	Yes Both sides	Trees each side	Yes
Local Roads	Local Road (Type 2)	17m	2	50 km/h	No	No	No	Yes Both sides	Trees each side	No

IX.11.2 Appendix 2: Road function and design elements table – External roads to the Precinct

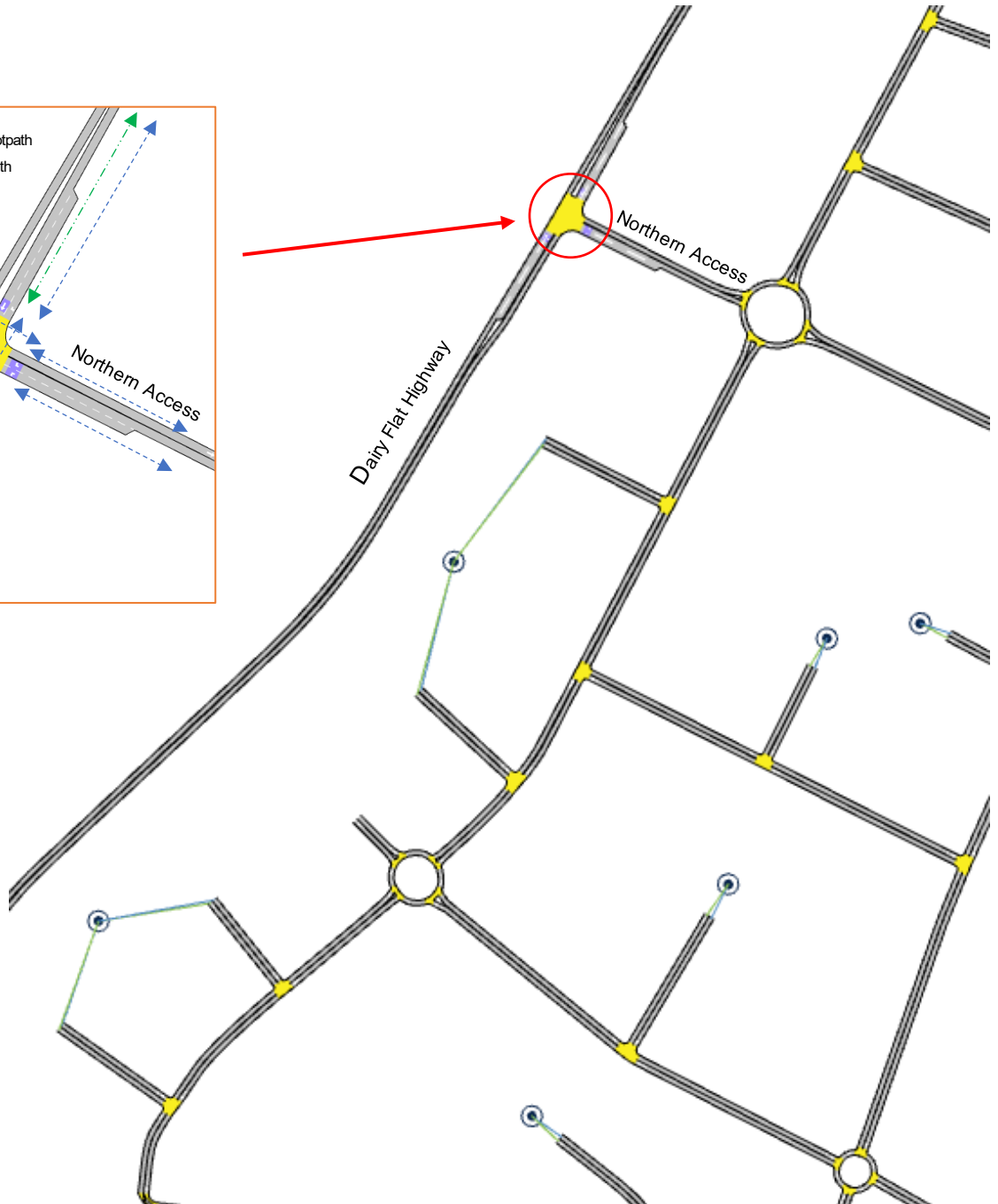
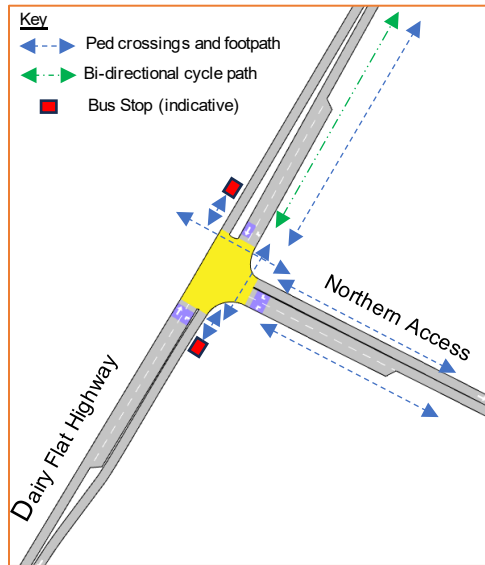
Road Description	Proposed Role and Function of Road	Minimum Road Reserve	Total Number of Lanes	Speed Limit (Design)	On-Street Parking	Access Restrictions	Cycle Provision	Pedestrian Provision	Street Trees	Bus Provision
Dairy Flat Highway (south of the northernmost access to Silverdale West)	Arterial Road Two Lanes	30m	2	50km/h	No	Yes	Yes Separated on both sides	Yes Both sides	Yes Trees on each side	Yes
Dairy Flat Highway (between the northernmost access to Silverdale West and Pine Valley Road)	Arterial Road Four Lanes – right turn bay	30m	4 with right turn bay	50km/h	No	Yes	Yes Separated on both sides	Yes Both sides	Yes Trees on each side	Yes

Road Description	Proposed Role and Function of Road	Minimum Road Reserve	Total Number of Lanes	Speed Limit (Design)	On-Street Parking	Access Restrictions	Cycle Provision	Pedestrian Provision	Street Trees	Bus Provision
Dairy Flat Highway (at the Pine Valley Road intersection only)	Arterial Road Four Lanes left turn	32m	4 with left turn lane	50km/h	No	Yes	Yes Separated on both sides	Yes Both sides	Yes Trees on each side	Yes

IX.11.3 Appendix 3: Transport Infrastructure Upgrades

Upgrade 1

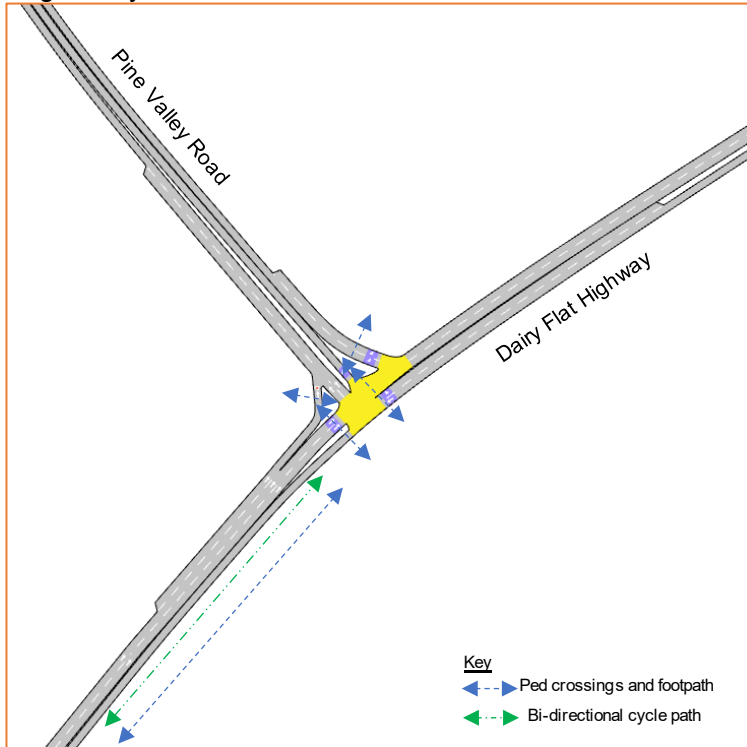
- One signalised intersection connecting the PPC area to the external road network via Dairy Flat Highway
 - signalised pedestrian crossings incorporated within the intersection layout
 - advance cycle boxes assumed for all approaches
 - footpaths connecting to the indicative bus stop locations



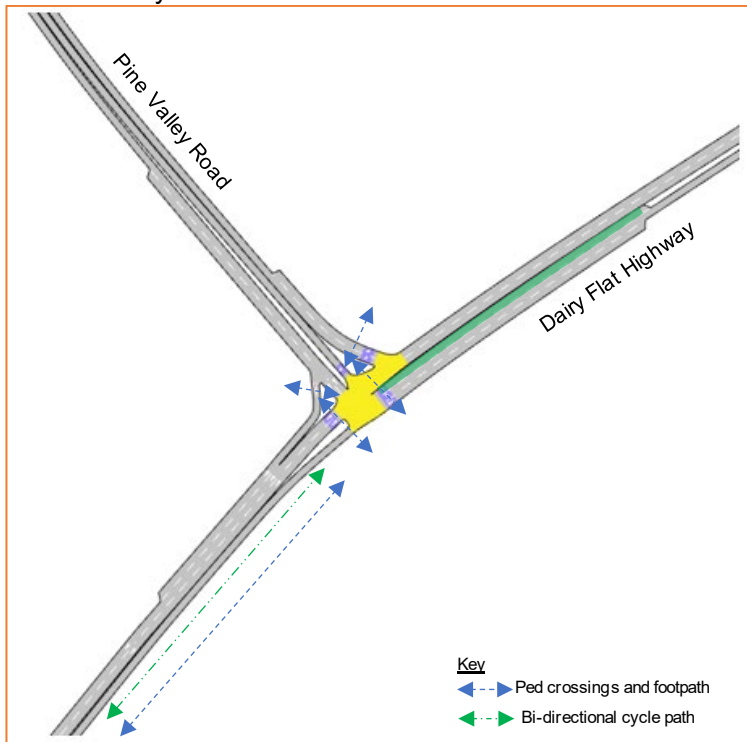
Upgrade 2 (Table IX.6.7.1 (b) of the Precinct Provisions)

- Upgrade of the Pine Valley Road / Dairy Flat Highway intersection to include a second right turn short bay from the east (turns into Pine Valley Road) (approximately 135m)
 - formal pedestrian crossings incorporated within the intersection layout, plus advance cycle boxes

Original layout:



Amended layout:



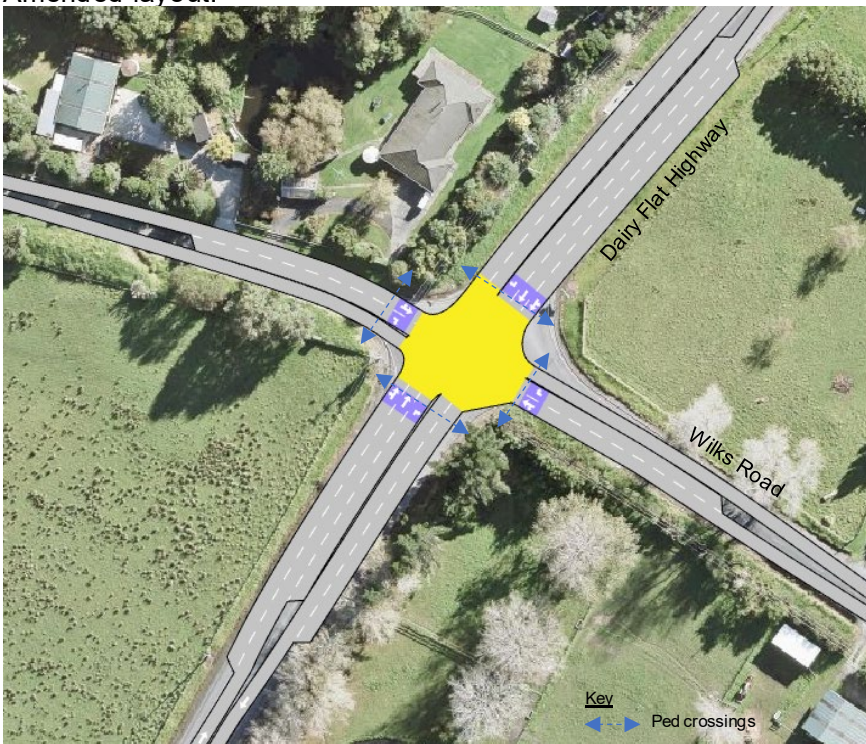
Upgrade 3 (Table IX.6.7.1 (c) of the Precinct Provisions)

- Signalisation of the Wilks Road / Dairy Flat Highway intersection
 - signalised pedestrian crossings incorporated within the intersection layout
 - advance cycle boxes assumed

Original layout:



Amended layout:



Upgrade 4 (Table IX.6.7.1 (c) of the Precinct Provisions)

- Signalisation of the Wilks Road / East Coast Road intersection
 - signalised pedestrian crossings incorporated within the intersection layout
 - advance cycle boxes assumed

Original layout:



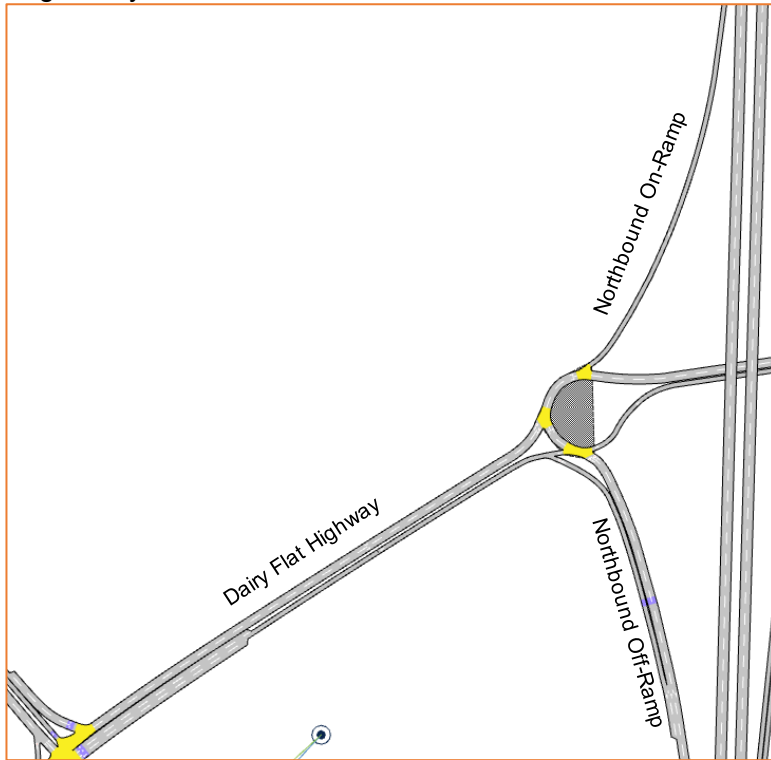
Amended layout:



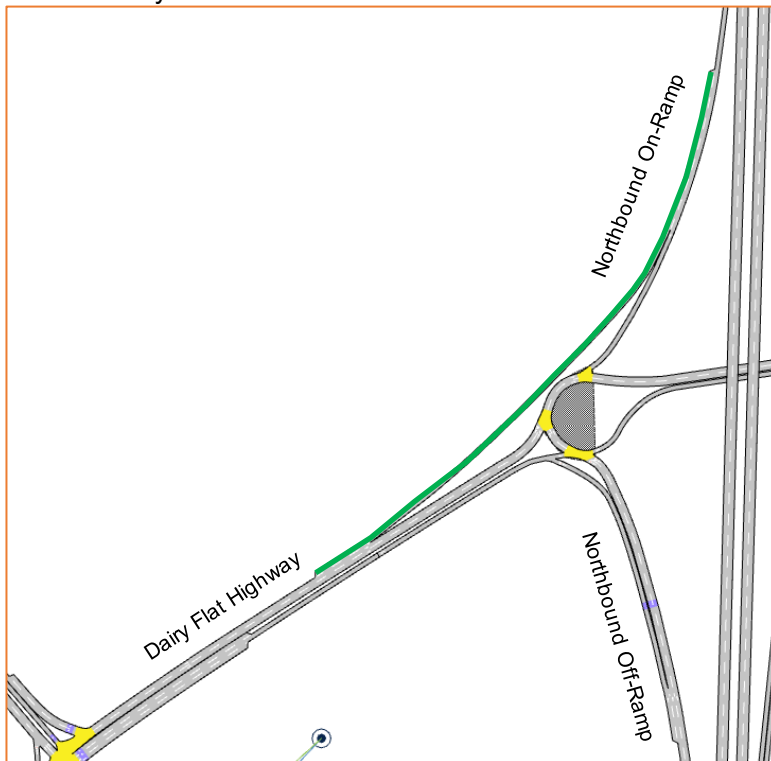
Upgrade 5 (Table IX.6.7.1 (d) of the Precinct Provisions)

- Provision of a slip lane on the western approach to the Silverdale interchange which connects to the northbound on-ramp

Original layout:



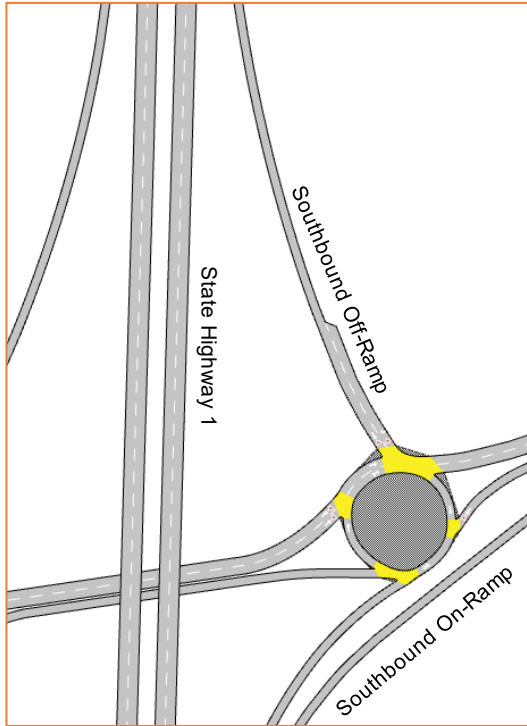
Amended layout:



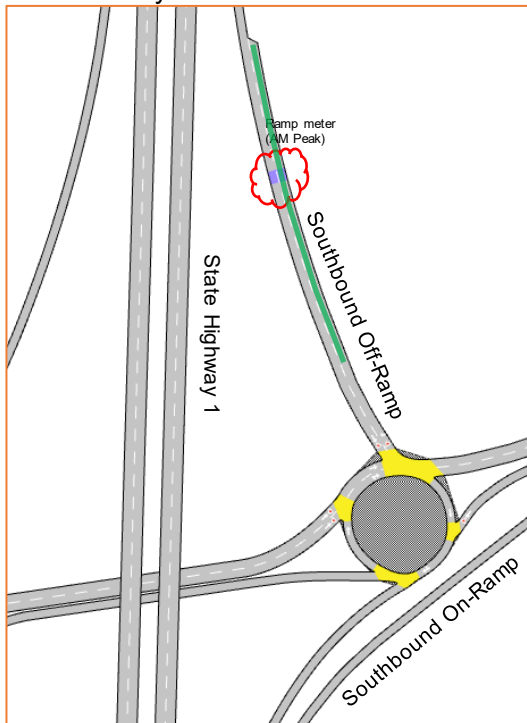
Upgrade 6 (Table IX.6.7.1 (d) of the Precinct Provisions)

- Extending the length of the left turn slip lane on the southbound off-ramp at the Silverdale interchange to around 150m and introducing a ramp meter for the AM peak

Original layout:

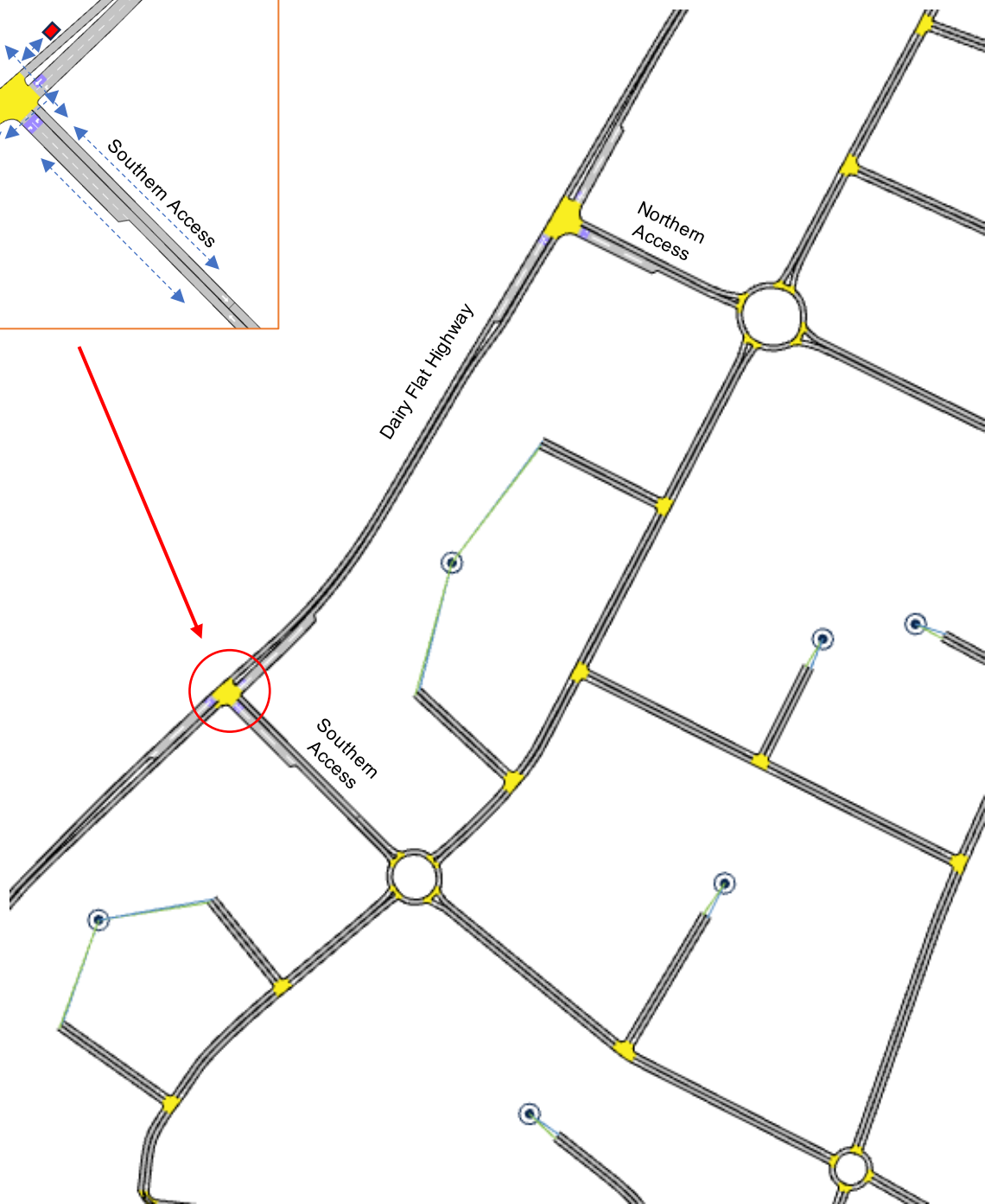
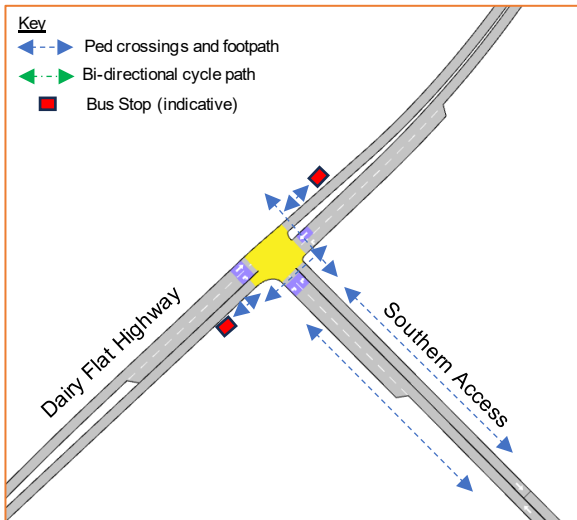


Amended layout:



Upgrade 7

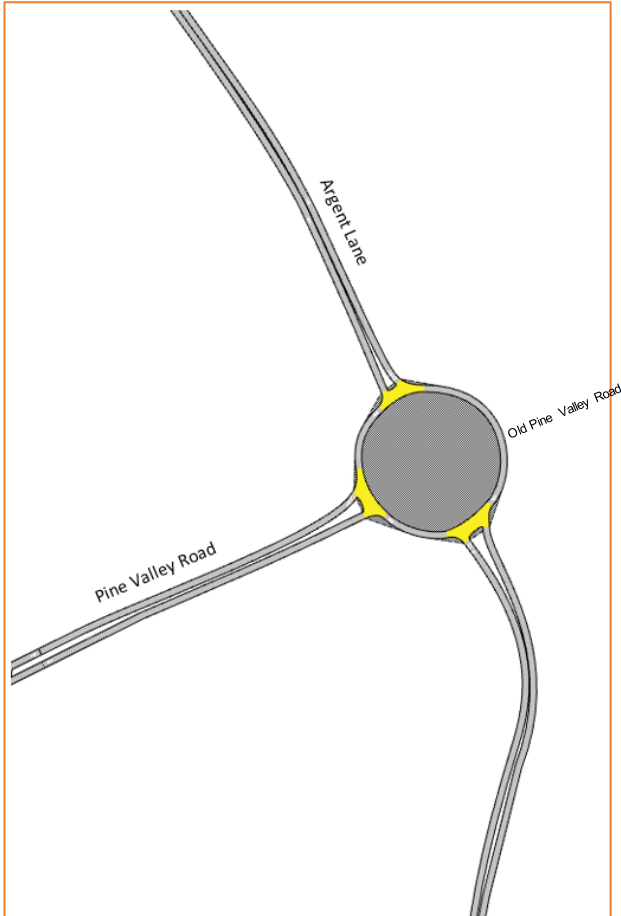
- Provision of a second signalised intersection off Dairy Flat Highway to service the PPC area
 - signalised pedestrian crossings incorporated within the intersection layout
 - advance cycle boxes assumed for all approaches
 - footpaths connecting to the indicative bus stop locations



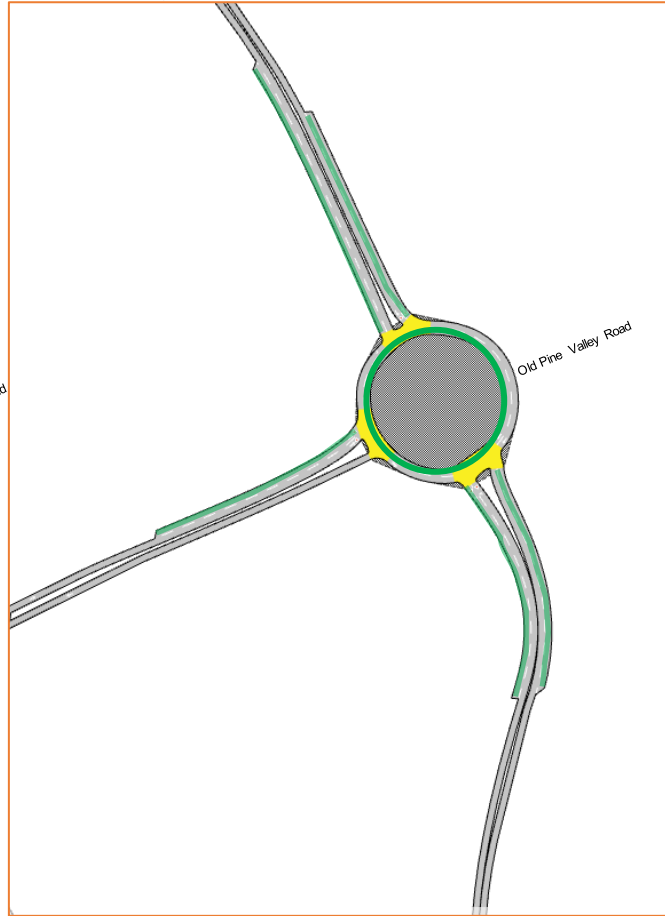
Upgrade 8 (Table IX.6.7.1 (e) of the Precinct Provisions)

- Double-laning of the Argent Lane / Pine Valley Road roundabout

Original layout:

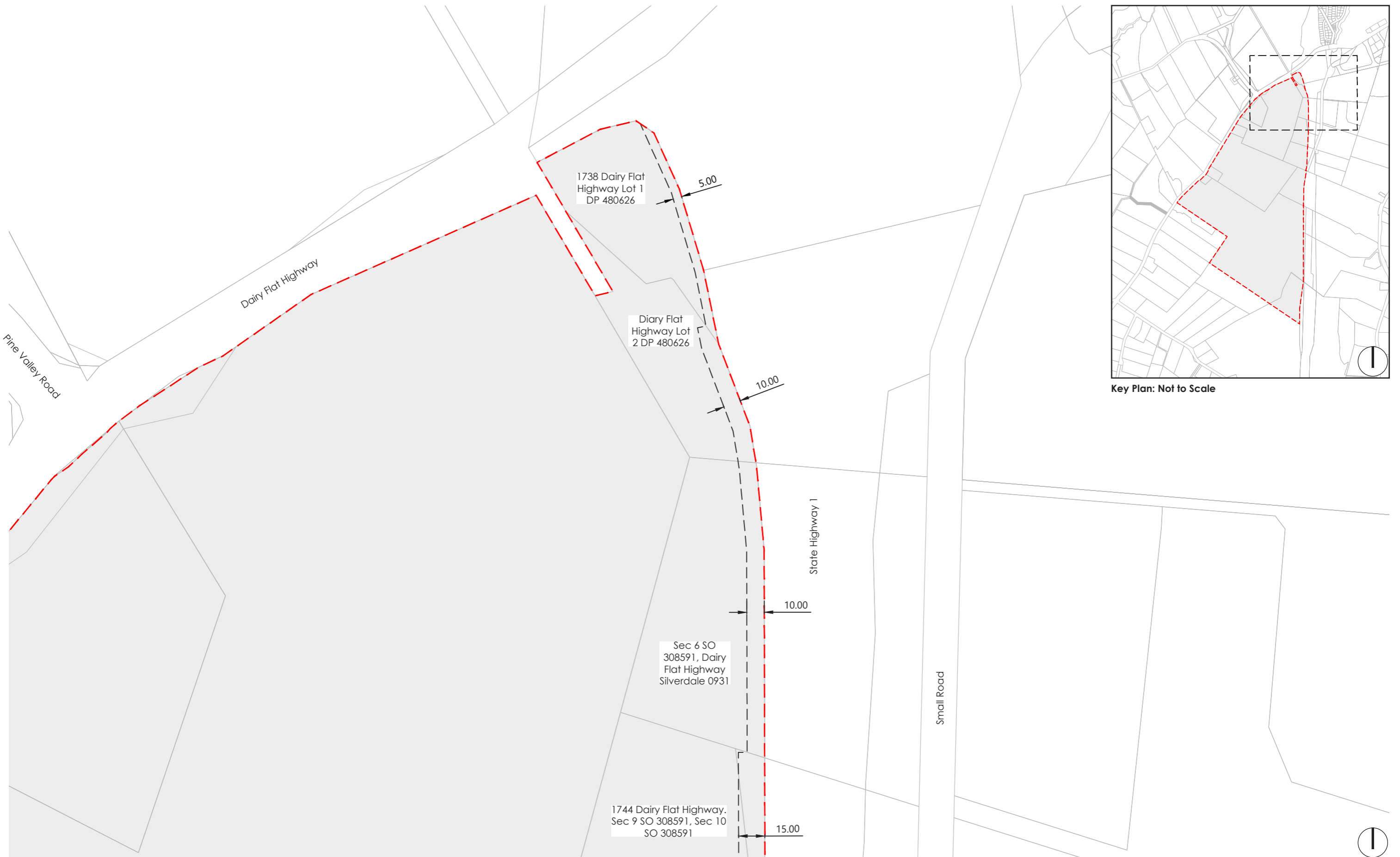


Amended layout:



It should be noted that Old Pine Valley Road has not been specifically included in the model as it is a no-exit road with only a small number of properties accessing it. It can be included once a notable level of future development along the road is identified.

IX11.4 Appendix 4 Landscape Buffer Plan



Key Plan: Not to Scale

Notes.

1. To be read in conjunction with Table IX6.4.1 Landscape buffer (State Highway 1 Interface).
2. All dimensions illustrated are in metres.

Legend.

- Site boundary
- Landscape offset from State Highway 1
- Existing Parcel Boundaries

[Request for Further Information](#)

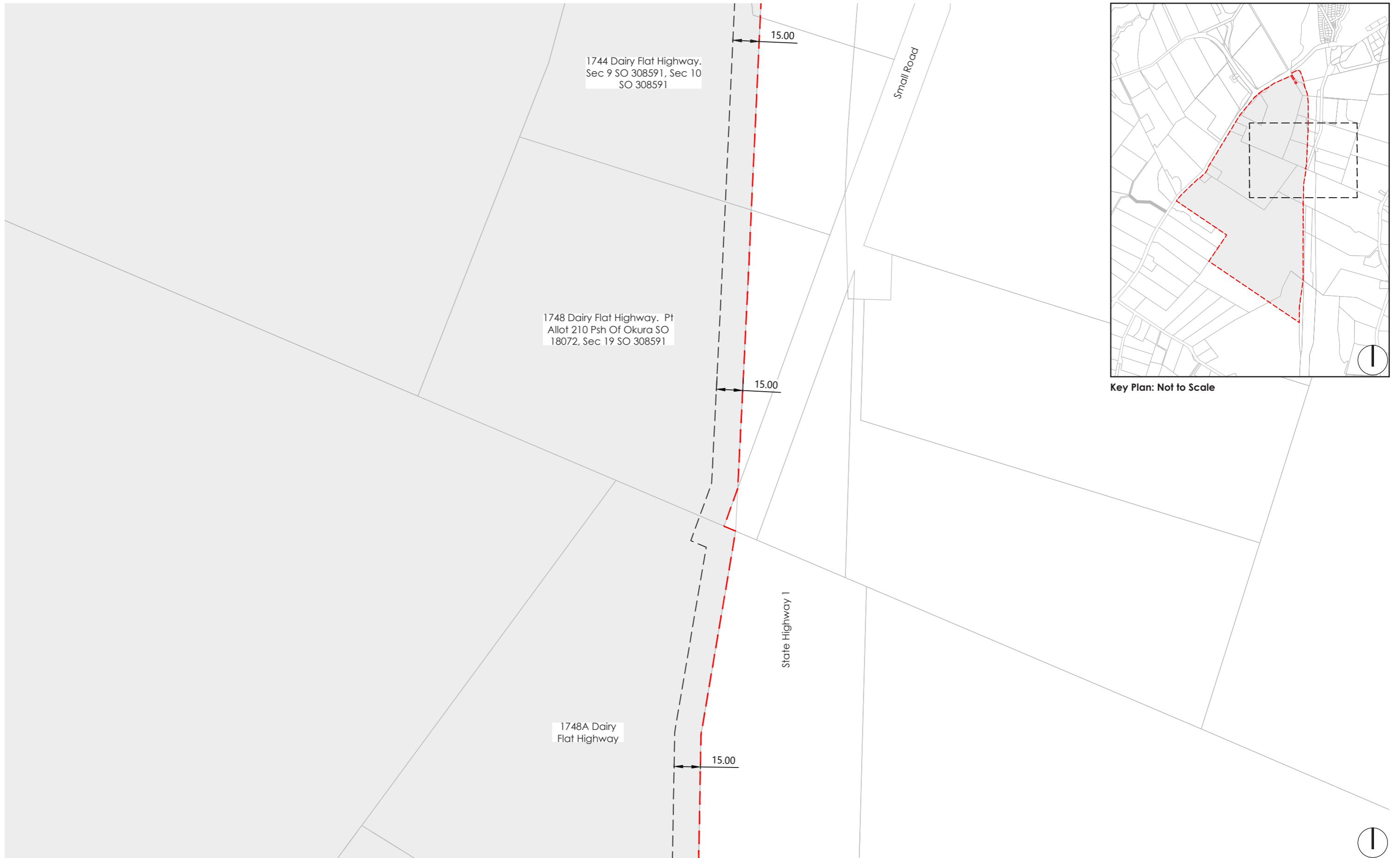
Silverdale West
 State Highway 1 Landscape Offsets
 Clause 23 Response



Scale. 1:2000 @ A3
 Date. 26/10/2023

Status. Clause 23 Response
 Sheet. 01/04

Urban & Environmental



Notes.

1. To be read in conjunction with Table IX6.4.1 Landscape buffer (State Highway 1 Interface).
2. All dimensions illustrated are in metres.

Legend.

- Site boundary
- Landscape offset from State Highway 1
- Existing Parcel Boundaries

Request for Further Information

Silverdale West
 State Highway 1 Landscape Offsets
 Clause 23 Response

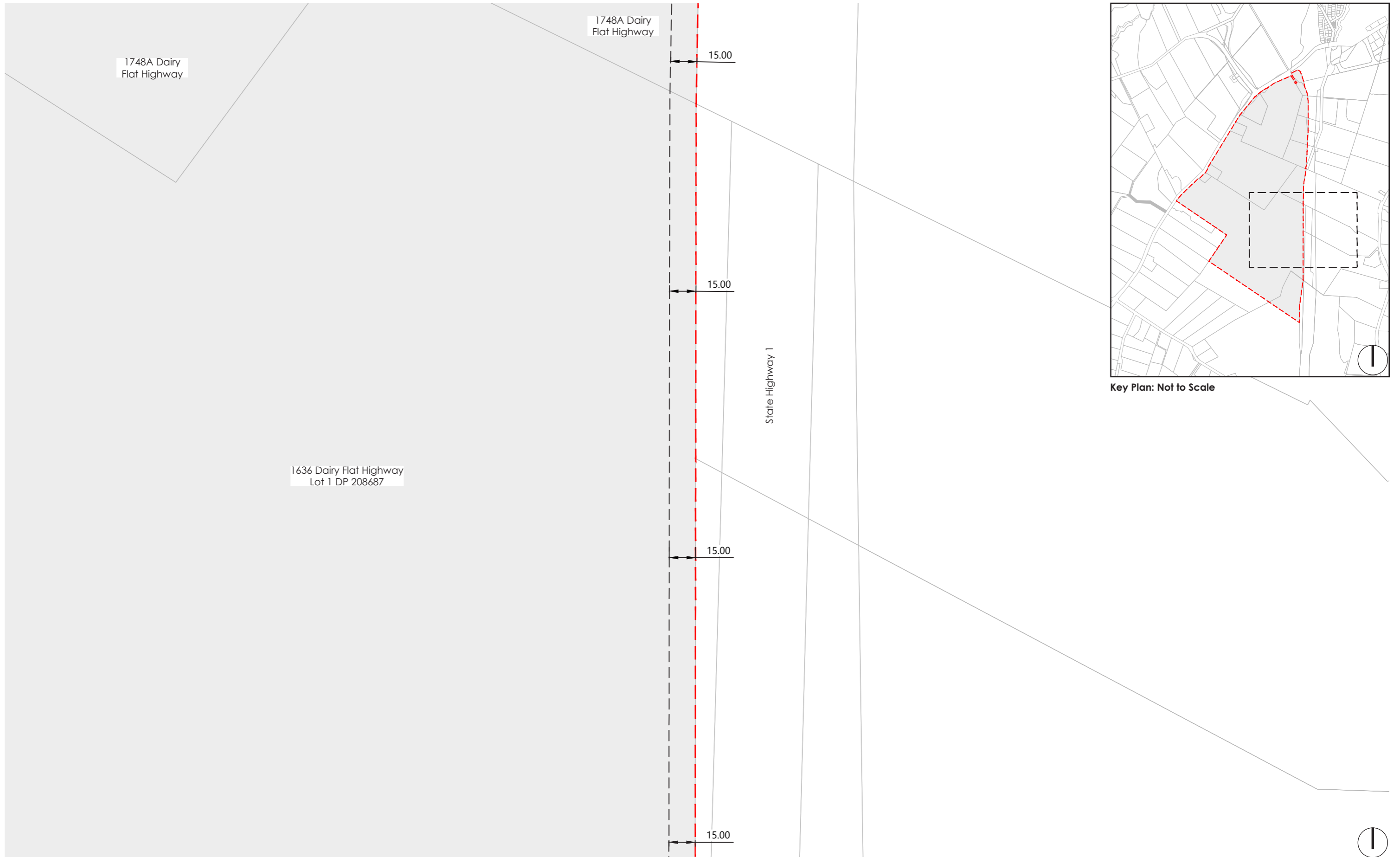
Scale. 1:2000 @ A3
 Date. 26/10/2023

Status. Clause 23 Response
 Sheet. 02/04



Urban & Environmental





Key Plan: Not to Scale

Notes.

1. To be read in conjunction with Table IX6.4.1 Landscape buffer (State Highway 1 Interface).
2. All dimensions illustrated are in metres.

Legend.

- Site boundary
- Landscape offset from State Highway 1
- Existing Parcel Boundaries

[Request for Further Information](#)

Silverdale West
 State Highway 1 Landscape Offsets
 Clause 23 Response

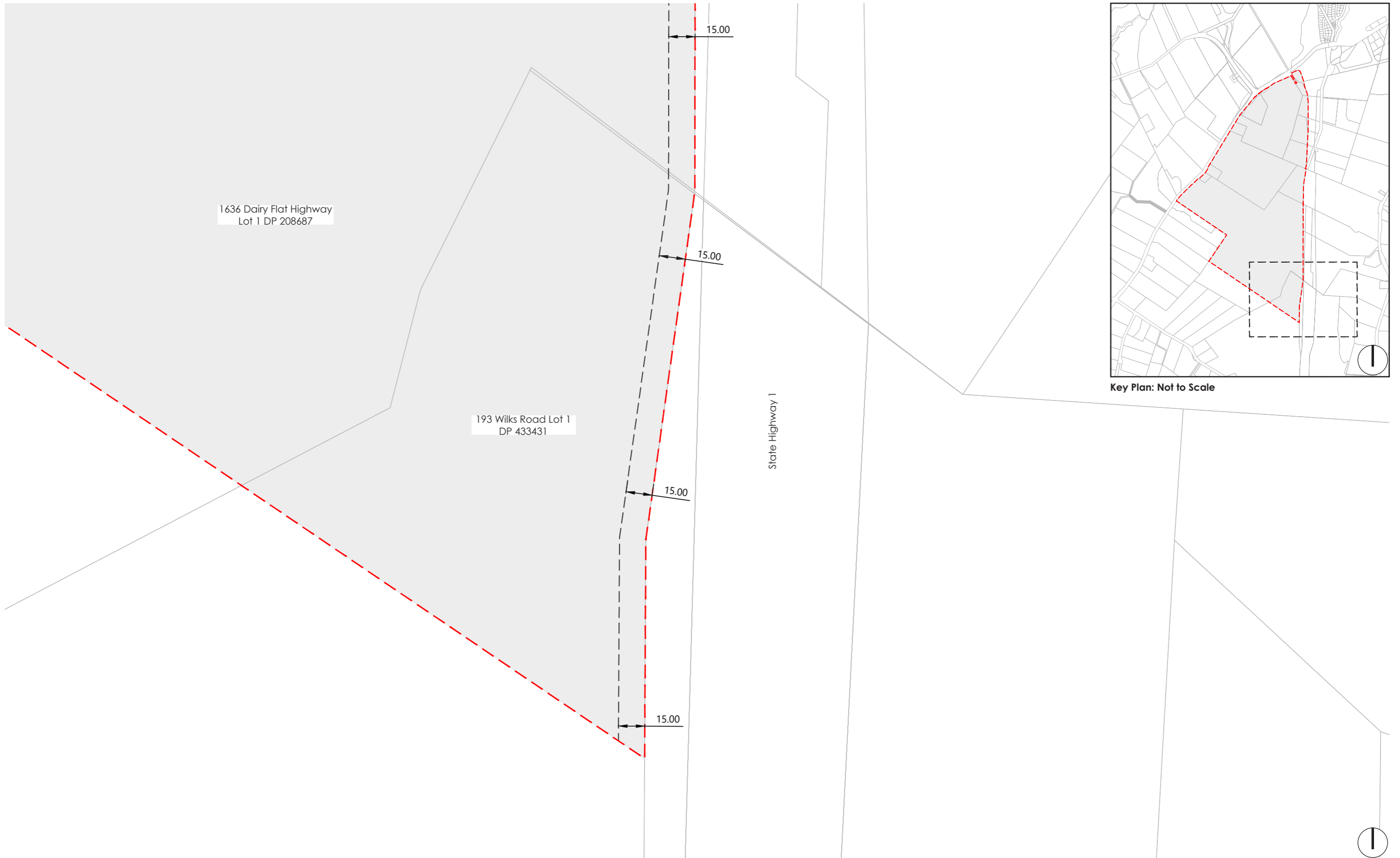
Scale. 1:2000 @ A3
 Date. 26/10/2023

Status. Clause 23 Response
 Sheet. 03/04



Urban & Environmental





Notes.

1. To be read in conjunction with Table IX6.4.1 Landscape buffer (State Highway 1 Interface).
2. All dimensions illustrated are in metres.

Legend.

- Site boundary
- Landscape offset from State Highway 1
- Existing Parcel Boundaries

[Request for Further Information](#)

Silverdale West
 State Highway 1 Landscape Offsets
 Clause 23 Response

Scale. 1:2000 @ A3
 Date. 26/10/2023

Status. Clause 23 Response
 Sheet. 04/04



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