

## **I1. Hobsonville Grove Precinct**

### **I1.1. Precinct Description**

The zoning of land within this precinct Residential – Mixed Housing Urban and Residential – Terrace Housing and Apartment Building.

The purpose of the Hobsonville Grove Precinct is to provide for the planned expansion of Whenuapai and to incorporate the Medium Density Residential Standards contained in Schedule 3A of the Resource Management Act 1991.

The Precinct will enable a range of housing typologies to be provided in a location that is accessible to amenities, public transport, and employment and education opportunities. Precinct standards will integrate subdivision and development within the Precinct with existing urban Whenuapai areas to the south and east, as well as emerging urban communities on land zoned for Future Urban purposes to the west when this land has been urbanised.

It is intended that the Precinct will be developed as a 'walkable community' where small-scale commercial activities are provided in an accessible location to provide for the day-to-day needs of the local community.

Stormwater will be managed to mitigate adverse effects on freshwater values using Auckland-wide stormwater provisions of the AUP(OP) and the Stormwater Management Area – Flow 1 Control provisions.

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

### **Sub-precinct A – Medium Density Residential**

The purpose of Sub-precinct A is to provide an urban residential community that integrates with the wider urban Whenuapai area and is developed in a comprehensive manner that supports a walkable community approach.

Sub-precinct A will be developed in a manner that does not foreclose the opportunity for vehicular and / or active mode facilities provided within the neighbourhood to connect with the future Spedding Road corridor.

All land within Sub-Precinct A is zoned Residential – Mixed Housing Urban.

## **Sub-precinct B – Higher Density Residential and Local Amenities**

Subdivision and development within Sub-precinct B are subject to precinct-specific controls to ensure that the Precinct community is connected to amenities, employment, and education opportunities in the wider Whenuapai urban area. Sub-precinct B also provides for a small-scale neighbourhood retail centre at a scale that is appropriate to serve the day-to-day needs of the local community and support the walkable community approach.

An appropriate location for a local park is also indicatively shown within Sub-precinct B in the Precinct Plan. The need for public open space in this location, and its size and its function, will need to be determined at the time that the Precinct is developed.

All land within Sub-precinct B is zoned Residential – Terrace Housing and Apartment Building.

### **I1.2. Objectives [dp]**

- (1) A well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.
- (2) A relevant residential zone provides for a variety of housing types and sizes that respond to:
  - (a) housing needs and demand; and
  - (b) the neighbourhood's planned urban built character, including three-storey buildings.
- (3) The Hobsonville Grove Precinct is developed for high and medium density housing typologies and small-scale retail opportunities.
- (4) Subdivision, use, and development achieves a well-connected environment for living and working, with convenient connections to parks, walkways, transport infrastructure and education opportunities.
- (5) The Hobsonville Grove Precinct is a walkable neighbourhood, with local amenities and a street-based environment that contributes to pedestrian amenity, safety, and convenience.
- (6) Subdivision and development is coordinated with and does not occur in advance of the of infrastructure including transport infrastructure, wastewater, water supply and stormwater services.

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

### **I1.3. Policies [dp]**

- (1) Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.
- (2) Apply the MDRS across all relevant residential zones in the precinct except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).
- (3) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
- (4) Enable housing to be designed to meet the day-to-day needs of residents.
- (5) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
- (6) Require development to achieve a built form that contributes to high-quality built environment outcomes by:
  - a) maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
  - b) providing for residents' safety and privacy while enabling passive surveillance on the street;
  - c) minimising visual dominance effects to adjoining sites;
  - d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
  - e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;
  - f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
  - g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
  - h) designing practical, sufficient space for residential waste management; and
  - i) designing practical, sufficient space for internal storage and living areas.
- (7) Subdivision and development are undertaken in general accordance with the precinct plan.

- (8) Provide for a range of lot sizes and housing typologies that support lifestyle and housing choice at high and medium of densities.
- (9) Require publicly reticulated wastewater and water supply network to be available to service any subdivision or development within the precinct.
- (10) Avoid subdivision, use and development prior to the availability of reticulated water and wastewater and transport infrastructure to service development in the Hobsonville Grove Precinct.
- (11) Require any subdivision and development within the precinct to incorporate linkages to adjacent land, including active mode connections to Westpoint Drive and Spedding Road, and public open space.
- (12) Require that subdivision and land use activities establish a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians and cyclists.

#### Sub-precinct A

- (13) Encourage subdivision and development to provide transport infrastructure connections to the Spedding Road corridor, where possible.
- (14) Development and subdivision of Sub-precinct A shall provide an active mode (pedestrian and cycle) connection to active mode pathways within the Spedding Road corridor.

#### Sub-precinct B

- (15) Development of any neighbourhood centre:
  - (a) Is coordinated and comprehensive;
  - (b) Has active frontages facing the street;
  - (c) Is centrally located within the precinct and in relation to the adjacent Future Urban zoned land to serve the requirements of a walk; and
  - (d) Promotes pedestrian linkages.
- (16) Provide for non-residential activities and amenities that are of a scale and nature that meet the needs of the community and are consistent with the scale of development that is anticipated within the Precinct.
- (17) Provide public open space at the time of subdivision that is accessible and meets the needs of the community, if that is required to realise Council open space strategies for Whenuapai and the Precinct.

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

#### I1.4. Activity table [dp]

All relevant overlay, Auckland-wide (including E38 Subdivision – Urban) and zone activity tables apply unless the activity is listed in Activity Table I1.4.1.

Activity Table I1.4.1 specifies the activity status of district land use and subdivision activities in the Hobsonville Grove Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

**Table I1.4.1 Activity table**

| Activity    |   | Activity status |                |
|-------------|---|-----------------|----------------|
|             |   | Sub-precinct A  | Sub-precinct B |
| <b>Use</b>  |   |                 |                |
| General     |   |                 |                |
| (A1)        | Activities that do not comply with Standard I1.6.1.1 (Water supply and wastewater infrastructure).  | NC              | NC             |
| (A2)        | Activities that do not comply with Standard I1.6.1.2 (Transportation connections).  | RD              | RD             |
| Residential |   |                 |                |
| (A3)        | Up to three dwellings per site each of which complies with Standards I1.6.2.1 to I1.6.2.9 inclusive   | P               | P              |
| (A4)        | Up to three dwellings per site each of which does not comply with Standards I1.6.2.1 to I1.6.2.9 inclusive  | RD              | RD             |
| (A5)        | Four or more dwellings per site that does not comply with Standards I1.6.2.2 (Building Height), I1.6.2.3 (Height in Relation to Boundary), I1.6.2.4 (Yards), I1.6.2.5 (Building Coverage), I1.6.2.8 (Outdoor Living Space). | RD              | RD             |
| Commercial  |   |                 |                |
| (A6)        | Retail and food and beverage activities within the Precinct of up to 800m <sup>2</sup> gross floor area, and in compliance with I1.6.2.1 (Retail and food and beverage activities).   |                 | RD             |
| (A7)        | Retail and food and beverage activities that would exceed 800m <sup>2</sup> gross floor area in the Precinct.   | D               | D              |
| (A8)        | Retail and food and beverage activities that are located outside Retail Opportunity Overlay.  | D               | N/A            |

|                    |   |  |    |
|--------------------|---|--|----|
| (A9)               | Outdoor seating areas accessory to food and beverage retail activities within 30m of a residential dwelling on another site.  |  | RD |
| (A10)              | Drive-through restaurants   | NC   | NC |
| <b>Development</b> |   |  |    |
| (A11)              | Additions to an existing dwelling which complies with Standards I1.6.2.1 to I1.6.2.9 inclusive  | P  | P  |
| (A12)              | New buildings, and additions to buildings, and internal alternations to buldings.   | The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate. |    |
| <b>Subdivision</b> |   |  |    |
| (A13)              | Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct   | C  | C  |
| (A14)              | Subdivision for up to three lots accompanied by: <ul style="list-style-type: none"> <li>a) A land use consent application for up to three dwellings each of which complies with Standards I1.6.2.1 to I1.6.2.9 inclusive but does not comply with all applicable zonal, Auckland-wide and overlay standards; or</li> <li>b) A certificate of compliance for up to three dwellings each of which complies with Standards I1.6.2.1 to I1.6.2.9 inclusive and applicable zonal, Auckland-wide and overlay standards</li> </ul> | C  | C  |
| (A15)              | Any subdivision listed above not meeting I1.7.1.1 to I1.7.1.3 Standards for controlled subdivision activities   | RD   | RD |
| (A16)              | Subdivision of vacant lots, subdivision around four or more legally established or consented dwellings, or subdivision that creates land to vest in Auckland Council that complies with standards I1.6.1.1 (Water supply and wastewater infrastructure) and I1.6.1.2 (Transportation connections).  | RD   | RD |
| (A17)              | Subdivision of vacant lots, subdivision around four or more legally established or consented dwellings, or subdivision that   | RD   | RD |

|       |  |    |    |
|-------|--|----|----|
|       | creates land to vest in Auckland Council that does not comply with Standard I1.6.1.2 (Transportation connections).   |    |    |
| (A18) | Subdivision of vacant lots, subdivision around four or more legally established or consented dwellings, or subdivision that creates land to vest in Auckland Council that does not comply with Standard I1.6.1.1 (Water supply and wastewater infrastructure). | NC | NC |

## **I1.5. Notification**

### Medium Density Residential Standards Notification Provisions

(1) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of one, two or three dwellings in the Hobsonville Grove Precinct that do not comply with one or more of the following :

- (a) Standard I1.6.2.2 Building height;
- (b) Standard I1.6.2.3 Height in relation to boundary;
- (c) Standard I1.6.2.4 Yards;
- (d) Standard I1.6.2.5 Building coverage;
- (e) Standard I1.6.2.6 Landscaped area;
- (f) Standard I1.6.2.7 Outlook space;
- (g) Standard I1.6.2.8 Outdoor living space; and
- (h) Standard I1.6.2.9 Windows facing the street.

(2) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for resource consent is precluded if the application is for the construction and use of four or more dwellings that comply with:

#### Sub-Precinct A

- (a) H5.6.4 Building height;
- (b) H5.6.5 Height in relation to boundary;
- (c) H5.6.6 Alternative height in relation to boundary;
- (d) H5.6.7 Height in relation to boundary adjoining lower intensity zones;

- (e) H5.6.8 Yards;
- (f) H5.6.10 Building coverage;
- (g) H5.6.11 Landscaped area;
- (h) H5.6.12 Outlook space; and
- (i) H5.6.14 Outdoor living space.

Sub-Precinct B

- (a) H6.6.5 Building height;
- (b) H6.6.6 Height in relation to boundary;
- (c) H6.6.7 Alternative height in relation to boundary;
- (d) H6.6.8 Height in relation to boundary adjoining lower intensity zones;
- (e) H6.6.9 Yards;
- (f) H6.6.11 Building coverage;
- (g) H6.6.12 Landscaped area;
- (h) H6.6.13 Outlook space; and
- (i) H6.6.15 Outdoor living space.

- (3) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for a controlled subdivision resource consent is precluded if the subdivision is associated with an application for the construction and use of:
- (a) one, two or three dwellings that do not comply with one or more of the Standards listed in I1.5(1); or
  - (b) four or more dwellings that comply with all the Standards listed in I1.5(2).
- (4) Any application for a resource consent which is listed in I1.5(1), I15(2), or I1.5(3) above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.



Precinct specific notification provisions

- (5) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain written approval from affected parties unless Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
- (a) Retail and food and beverage activities that comply with I1.6.3.1 (Retail and food and beverage activities);
  - (b) Subdivision that complies with the Standard I1.6.1.1 (Water supply and wastewater infrastructure) and Standard I1.6.1.2 (Transportation connections); and
  - (c) Land use development complies with the Standard I1.6.1.1 (Water supply and wastewater infrastructure) and Standard I1.6.1.2 (Transportation connections).
- (6) Any application for resource or subdivision consent for an activity listed in I1.4.1 Activity table and which is not listed in I1.5(1)-(5) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (7) 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).

## **I1.6. Standards**

All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I1.4.1.

### **I1.6.1. Standards that apply to all permitted and restricted discretionary activities with the Hobsonville Grove Precinct**

Standards I1.6.1 and I1.6.2 apply to all land use activities and subdivision within Hobsonville Grove Sub-Precinct A and Sub-Precinct B.

#### **I1.6.1.1. Water supply and wastewater infrastructure**

Purpose:

- To ensure that development and subdivision within the Hobsonville Grove Precinct is serviced by publicly available reticulated water and wastewater networks.
- To achieve the integration of land use and water supply and wastewater infrastructure.

(1) Development and subdivision in the Hobsonville Grove Precinct must either:

- a) be connected to publicly available reticulated water and wastewater networks with sufficient capacity to service the proposed development and/or subdivision, or
- b) be supported by written confirmation from the infrastructure services provider for the area that planned capital works required to provide connections for water and wastewater are suitably advanced and capable of servicing proposed subdivision and development.

#### **I1.6.1.2. Transportation Connections**

Purpose:

- To implement the indicative collector road and indicative local road in general accordance with the alignment shown in the Hobsonville Grove Precinct Plan 2 (I1.10.2).
- To integrate subdivision and development with the provision of transport infrastructure and provide a safe and efficient transport network for all modes.
- To enable appropriate connections to Spedding Road.

- (1) Development and/ or subdivision must provide collector and local roads in general accordance with the Hobsonville Grove Precinct Plan 2 (I1.10.2).
- (2) Local and collector roads within the Hobsonville Grove Precinct must be designed and constructed in general accordance with the Road Function and Design Table (I1.10.3).

*Active mode connections to the Spedding Road corridor*

- (3) Development and / or subdivision of land within Sub-Precinct A, within 50m of the northern boundary of the Hobsonville Grove Precinct (being the northern boundary of 100 Hobsonville Road, legally described as SECT 1 SO 511858, SECT 3 SO 511858), must provide a single 4.0m wide combined cycle and pedestrian pathway that connects the nearest legal road within the Hobsonville Grove Precinct with any active mode infrastructure provided within the Spedding Road corridor.

If the Spedding Road arterial has not been constructed, then the active mode connection required by this standard must be constructed to the southern extent of land that is subject to any confirmed Spedding Road designation.

If the land is not designated and / or Spedding Road has not been constructed with active mode infrastructure, then the combined cycle and pedestrian connection is not required by this standard.

- (4) Subdivision of land within Sub-Precinct A and within 50m of the northern boundary of the Hobsonville Grove Precinct (being 100 Hobsonville Road, legally described as SECT 1 SO 511858, SECT 3 SO 511858), must legally protect or vest land to the territorial authority, that is of sufficient width to provide the combined cycle and pedestrian pathway that is required by I1.6.2(3).
- (5) Standards I1.6.2(3) and I1.6.2(4) will be met if a local road connecting sub-precinct A with Spedding Road is provided in accordance with the Road Function and Design Table (I1.10.3).

**I1.6.2. Medium Density Residential Standards for permitted and restricted discretionary activities**

Standards I1.6.2.1 and I1.6.2.9 apply to land use development to establish less than four dwellings on a residential zoned site within Hobsonville Grove Sub-Precinct A and Sub-Precinct B (unless a qualifying matter applies).

- (1) All relevant overlay, Auckland-wide and zone standards apply to all activities in the Hobsonville Grove precinct, unless:

- a) The proposal is for up to three dwellings that comply with Standards I1.6.2.1 and I1.6.2.9, being permitted activity I1.4.1(A3); and
- b) The proposal is for four or more dwellings that comply with Standards I1.6.2.2 (Building Height), I1.6.2.3 (Height in Relation to Boundary), I1.6.2.4 (Yards), I1.6.2.5 (Building Coverage), I1.6.2.8 (Outdoor Living Space).

(2) The following zone standards apply to proposals that comply with activities that are not listed in I1.6.2(1) above:

Sub-Precinct A

- (j) H5.6.4 Building height;
- (k) H5.6.5 Height in relation to boundary;
- (l) H5.6.6 Alternative height in relation to boundary;
- (m) H5.6.7 Height in relation to boundary adjoining lower intensity zones;
- (n) H5.6.8 Yards;
- (o) H5.6.10 Building coverage;
- (p) H5.6.11 Landscaped area;
- (q) H5.6.12 Outlook space; and
- (r) H5.6.14 Outdoor living space.

Sub-Precinct B

- (j) H6.6.5 Building height;
- (k) H6.6.6 Height in relation to boundary;
- (l) H6.6.7 Alternative height in relation to boundary;
- (m) H6.6.8 Height in relation to boundary adjoining lower intensity zones;
- (n) H6.6.9 Yards;
- (o) H6.6.11 Building coverage;
- (p) H6.6.12 Landscaped area;
- (q) H6.6.13 Outlook space; and

(r) H6.6.15 Outdoor living space.

- (3) The activities listed as a permitted activity in Activity Table I1.4.1(A3) must comply with permitted activity standards I1.6.1.1 to I1.6.1.9.
- (4) Restricted discretionary activity (A4) in Activity Table I1.4.1 Standards I1.6.2.2 (Building Height), I1.6.2.3 (Height in Relation to Boundary), I1.6.2.4 (Yards), I1.6.2.5 (Building Coverage), I1.6.2.8 (Outdoor Living Space), as well as any Auckland-wide and zone standards, or Hobsonville Grove precinct specific standards that apply to the construction of four or more dwellings.
- (5) The activities listed as a controlled activity in Activity Table I1.4.1 must comply with I1.7.2 Standards for controlled subdivision activities and the E38 subdivision general standards listed in E38.6.1 to E38.6.6 and the E38 Subdivision general standards in residential zones in E38.8.1.1 and E38.8.1.2.

#### **I1.6.2.1 Number of dwellings per site**

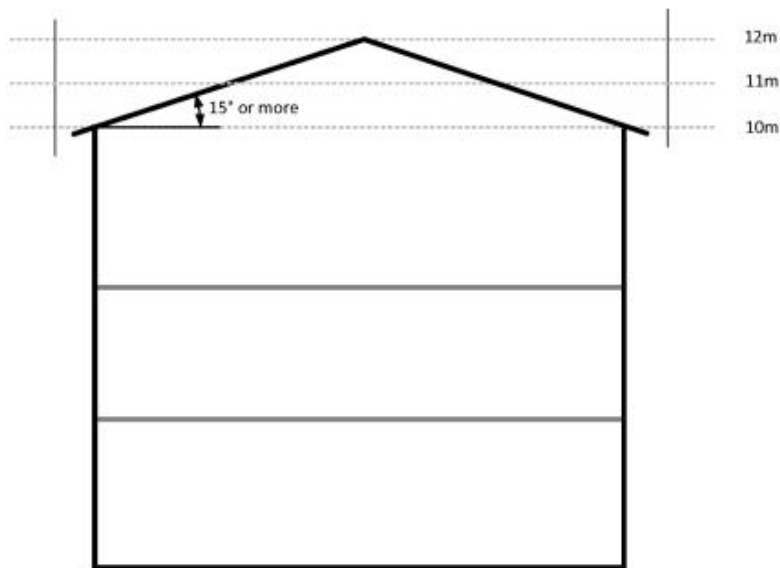
- (1) There must be no more than three dwellings per site.

#### **I1.6.2.2 Building height**

Purpose: To manage the height of buildings to:

- achieve the planned urban built character of predominantly three storeys;
  - minimise visual dominance effects;
  - maintain a reasonable standard of residential amenity for adjoining sites; and
  - provide some flexibility to enable variety in roof forms.
- (1) Buildings must not exceed 11m 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 1m, where the entire roof slopes 15° or more, as shown in Figure I1.6.1.2.1 below.

**Figure I1.6.2.2.1 Building height**



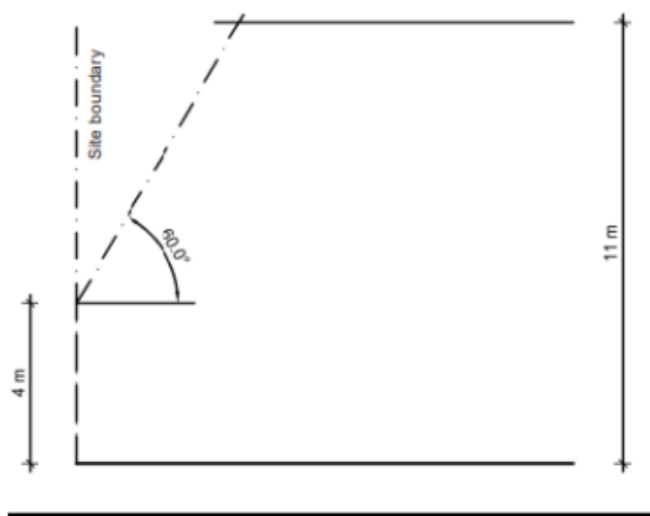
### **I1.6.2.3 Height in relation to boundary**

Purpose: To manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access, privacy and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 60-degree recession plane measured from a point 4m vertically above ground level alongside and rear boundaries as shown in Figure I1.6.2.3.1 Height in relation to boundary below.
- (2) Standard I1.6.2.3(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:
  - (a) Business – City Centre Zone;
  - (b) Business – Metropolitan Centre Zone;
  - (c) Business – Town Centre Zone;
  - (d) Business – Local Centre Zone;
  - (e) Business – Neighbourhood Centre Zone;
  - (f) Business – Mixed Use Zone;
  - (g) Business – General Business Zone;
  - (h) Business – Business Park Zone;
  - (i) Business – Light Industry Zone; and
  - (j) Business – Heavy Industry Zone

- (3) Standard I1.6.2.3(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H5.6.5(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

**Figure I1.6.2.3.1 Height in relation to boundary**



#### **I1.6.2.4 Yards**

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites;
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed below:

- (a) Front yards: 1.5m.

(b) Side and rear yards: 1m

- (2) This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

#### **I1.6.2.5 Building coverage**

Purpose: To manage the extent of buildings on a site to achieve the planned character of buildings surrounded by open space.

- (1) The maximum building coverage must not exceed 50 per cent of the net site area.

#### **I1.6.2.6 Landscaped area**

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by vegetation; and
- to create a vegetated urban streetscape character.

- (1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

- (2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.

#### **I1.6.2.7 Outlook space**

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- in combination with H5.6.13 Daylight Standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

- (1) An outlook space must be provided for each dwelling as specified in this standard.

- (a) An outlook space must be provided from habitable room windows as shown in Figure IXXX.6.1.7.1 Outlook space requirements for development below.

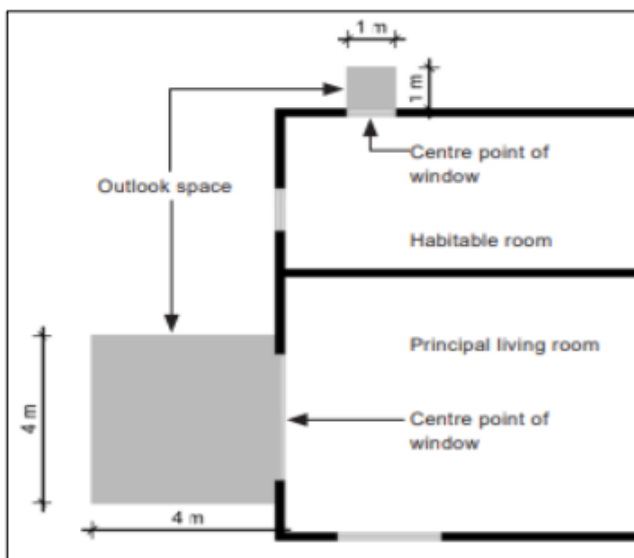
- (b) The minimum dimensions for a required outlook space are as follows and as shown in Figure I1.6.2.7.1 Outlook space requirements for development below:

- (i) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and



- (ii) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (c) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (d) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (e) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (f) Outlook spaces may be under or over a balcony.
- (g) Outlook spaces required from different rooms within the same building may overlap.
- (h) Outlook spaces must—
  - (i) be clear and unobstructed by buildings; and
  - (ii) not extend over an outlook space or outdoor living space required by another dwelling.

**Figure I1.6.2.7.1 Outlook space**



**I1.6.2.8 Outdoor living space**

Purpose: To provide dwellings with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and ensure:

- private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;
  - communal outdoor living spaces are conveniently accessible for all occupants.
- (1) A dwelling at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that, —
- (a) where located at ground level, has no dimension less than 3 metres; and
  - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
  - (c) is accessible from the dwelling; and
  - (d) may be—
    - (iii) grouped cumulatively by area in 1 communally accessible location; or
    - (iv) located directly adjacent to the dwelling; and
  - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.
- (2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
- (a) is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
  - (b) is accessible from the dwelling; and
  - (c) may be—
    - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
    - (ii) located directly adjacent to the dwelling.

#### **I1.6.2.9 Windows facing the street**

Purpose: To provide for passive surveillance while maintaining privacy for residents and users.

- (1) Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.

### **I1.6.3. Standards that apply to the Retail Opportunity Overlay**

#### **I1.6.3.1. Retail and Food and Beverage Activities**

Purpose:

- To promote a walkable residential neighbourhood by enabling small-scale commercial activities and recreation space that is centrally located to serve the Precinct.
- To manage adverse effects from non-residential activities on residential amenity and character.
- To retain the function of existing centres.

(1) Retail activities (including food and beverage) are limited to 450m<sup>2</sup> gross floor area per tenancy.

#### **I1.6.3.2. Front Yard Setback within Retail Opportunity Overlay**

Purpose:

- To provide an opportunity to create a small-scale commercial centre with high-quality pedestrian amenity and which serves as a community focal point.
- To provide an urban streetscape character that supports the functional and operational requirements of small-scale commercial activities.

(1) All new buildings for four or more dwellings, additions, and alterations to buildings for non-residential activities within the Neighbourhood Retail Opportunity overlay are subject to the following standard:

(a) There is no minimum front yard set back.

### **I1.7. Assessment – controlled activities**

#### **I1.7.1.1. Standards for controlled subdivision activities**

Purpose:

- To provide for subdivision of land for the purpose of construction and use of dwellings in accordance with MDRS permitted and restricted discretionary land use activities.

**I1.7.1.2. Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct**

- (1) Any subdivision relating to an approved land use consent must comply with that land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards I1.6.2.1 to I1.6.2.9 except that Standards I1.6.2.3 (Height in Relation to Boundary) and I1.6.2.4 (Yards) do not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

**I1.7.1.3. Subdivision for up to three lots accompanied by a land use consent application or certificate of compliance for up to three dwellings**

- (1) The subdivision application and land use consent application or certificate of compliance relate to a site on which there are no dwellings;
- (2) The subdivision application and land use consent application or certificate of compliance must be determined concurrently;
- (3) Each dwelling, relative to its proposed boundaries, complies with Standards IXXX.6.1.2 to IXXX.6.1.9;
- (4) A maximum of three sites and three dwellings are created; and
- (5) No vacant sites are created.

**I1.8. Assessment criteria for controlled activities**

- (1) The Council will consider the relevant assessment criteria for controlled subdivision from the list below:
  - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance:
    - (i) refer to Policy E38.3(6);
  - (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
    - (i) refer to Policy E38.3(1) and (6);
  - (c) whether there is appropriate provision made for infrastructure including:
    - (i) whether provision is made for infrastructure including creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and
    - (ii) whether appropriate management of effects of stormwater has been provided;
    - (iii) refer to Policies E38.8(1), (6), (19) to (23).

## **I1.9. Assessment – restricted discretionary activities**

### **I1.9.1. Matters of discretion**

For development and subdivision that is a restricted discretionary activity in the Hobsonville Grove precinct, the council will restrict its discretion to the following matters in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions.

#### Medium Density Residential Standards (MDRS)

- (1) For buildings that do not comply with one or more Standards I1.6.2.2 to I1.6.2.9 inclusive:
  - (a) any precinct and zone policies relevant to the standard;
  - (b) the purpose of the standard;
  - (c) the effects of the infringement of the standard;
  - (d) the effects on the urban built character of the precinct;
  - (e) the effects on the amenity of neighbouring sites;
  - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
  - (g) the characteristics of the development;
  - (h) any other matters specifically listed for the standard; and
  - (i) where more than one standard will be infringed, the effects of all infringements.
- (2) For four or more dwellings per site:
  - (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
    - (i) building, scale and location, including:
      - A. the way in which buildings are orientated to the street and adjoining sites, and
      - B. the extent to which the height, roof form and design of buildings respond to the local streetscape and the planned urban built character of the surrounding area,
    - (ii) building form and appearance including:
      - A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest;
      - B. use of outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance;

- C. whether design provides for the balance between residents' privacy and opportunities for passive surveillance;
- D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites;
- E. the interface with an identified special character area or a scheduled historic heritage place;

(iii) the extent to which the functional, day-to-day needs of residents are provided for in terms of:

- A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings;
- B. internal storage;
- C. residential waste management, including the kerbside and/or on-site capacity for residential waste management

(iv) traffic; and

(v) location and design of access (including pedestrian access) and parking (if provided).

(b) the effects on infrastructure and servicing including:

(i) existing infrastructure capacity

(c) the effects of the development on the safe access for pedestrians on the adjacent road network.

(3) Restricted discretionary subdivision that does not meet IXXX.6.2 Standards for controlled subdivision activities:

- (a) Refer to E38.12. (7) Matters of discretion
- (b) Refer to Policy E38.3(13)

*Matters of discretion for activities, development and subdivision that requires resource consent for a restricted discretionary activity under the Hobsonville Grove Precinct, for reasons that are unrelated to the Medium Density Residential Standards (MDRS)*

(4) For subdivision that complies with Standards I1.6.1.1 (Water supply and wastewater Infrastructure) and I1.6.1.2 (Transportation connections), the council will restrict its discretion to the following matters:

- (a) consistency with the Hobsonville Grove Precinct Plan 2 in I1.10.2 and the Road Function and Design Table (I1.10.3);
- (b) connections to neighbouring land;
- (c) infrastructure and servicing;

- (d) stormwater management;
  - (e) road design and layout including the provision of adequate site distances;
  - (f) access arrangements;
  - (g) Crime Prevention through Environmental Design (CPTED) principles;
  - (h) access to and interface with public open space; and
  - (i) effects on the safe movement of pedestrians, cyclists and vehicles.
- (5) For development of four or more dwellings per site within Sub-precinct A that complies with Standards I1.6.1.1 (Water supply and wastewater Infrastructure) and I1.6.1.2 (Transportation connections), the council will restrict its discretion to the following matters:
- (a) The matters over which Council has restricted its discretion in H5.8.1(2);
  - (b) Relationship to the street and open spaces;
  - (c) Layout and design of roads and pathways;
  - (d) Interface with areas of public open space;
  - (e) Stormwater management; and
  - (f) effects on the safe movement of pedestrians, cyclists and vehicles.
- (6) Development of new dwellings within Sub-precinct B that comply with Standard I1.6.1.1 (Water supply and wastewater infrastructure) and I1.6.1.2 (Transportation connections):
- (a) The matters over which Council has restricted its discretion in H6.8.1(2);
  - (b) Relationship to the street and open spaces;
  - (c) Layout and design of roads and pathways, and the location and adequacy of connections to land beyond the Precinct;
  - (d) Interface with areas of public open space;
  - (e) Crime Prevention through Environmental Design (CPTED) principles;
  - (f) Stormwater management; and
  - (g) effects on the safe movement of pedestrians, cyclists and vehicles.
- (7) Subdivision and development that does not comply with standard I1.6.1.2 (Transportation connections):
- (a) Integration and connectivity with land uses and the wider network of pedestrian pathways, cycleways and roading;

- (b) Effects on the safe movement of pedestrians, cyclists and vehicles;
  - (c) Layout and design of roads and pathways, and the location and adequacy of connections to land beyond the Precinct;
  - (d) Road design and layout including the provision of adequate site distances;
  - (e) Interface with open space land and the degree to which the transportation infrastructure promotes the accessibility of open spaces;
  - (f) Effects that the road and pathway may on existing or consented access arrangements;
  - (g) Whether the new road or pathway alignment aligns with trunk infrastructure; and
  - (h) Whether the new road or pathway alignment would avoid infrastructure or natural hazards that would prevent transportation infrastructure being provided in accordance with the precinct plan.
- (8) Retail and food and beverage activities with a GFA of up to 800m<sup>2</sup> and outdoor seating areas within the Retail Opportunity overlay that complies with I1.6.2.1 (Retail and food and beverage activities):
- (a) The matters over which Council has restricted its discretion in H6.8.1(1);
  - (b) Crime Prevention through Environmental Design (CPTED) principles;
  - (c) Functional and operational requirements of the use;
  - (d) Degree to which the activity and buildings integrate into the streetscape;  
and
  - (e) Relationship / activation of the streetscape.



### **11.9.2. Assessment criteria**

#### Medium Density Residential Standards (MDRS)

The Council will consider the assessment criteria below for restricted discretionary activities to the extent relevant to the proposal:

- (1) For buildings that do not comply with one or more of Standards I1.6.2.2 to I1.6.2.9 inclusive:
  - (a) for building height:
    - (i) refer to Policy I1.3(1)
    - (ii) refer to Policy I1.3(2)
    - (iii) refer to Policy I1.3(5)
    - (iv) require development to achieve a built form that contributes to high-quality built environment outcomes by:
      - maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
      - providing for residents' safety and privacy while enabling passive surveillance on the street;
      - minimising visual dominance effects to adjoining sites;
      - maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
      - minimising visual dominance effects of carparking and garage doors to streets and private accessways;
      - minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
      - requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
      - designing practical, sufficient space for residential waste management; and
    - (v) designing practical, sufficient space for internal storage and living areas.

### **Visual dominance**

(vi) the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:

- the planned urban built character of the precinct; and
- the location, orientation and design of development,
- the effect of the proposed height on the surrounding and neighbouring development.

### **Character and Visual Amenity**

(vii) the extent to which the form and design of the building and any additional height responds to the planned form and existing character of the surrounding area, including natural landforms and features, and the coast

(viii) how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:

- whether roof plan, services and equipment are hidden from views; and
- whether the expression of the top of the building provides visual interest and variation.

(b) for height in relation to boundary:

(i) refer to Policy I1.3(1)

(ii) refer to Policy I1.3(5)

(iii) require development to achieve a built form that contributes to high-quality built environment outcomes by:

- maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
- providing for residents' safety and privacy while enabling passive surveillance on the street;
- minimising visual dominance effects to adjoining sites;
- maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
- minimising visual dominance effects of carparking and garage doors to streets and private accessways;

- minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
- requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
- designing practical, sufficient space for residential waste management; and

(iv) designing practical, sufficient space for internal storage and living areas.

### **Sunlight access**

(v) whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:

Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):

- over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard I1.6.2.8:  
or
- over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard I1.6.2.8.

(vi) in circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in I1.8.2(1)(b)(v):

- the extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and
- the extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

### **Visual dominance**

(vii) the extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:

- the planned urban built character of the zone;
- the location, orientation and design of development;
- the physical characteristics of the site and the neighbouring site;
- the design of side and rear walls, including appearance and dominance; and
- providing adequate visual and/or physical break up of long continuous building forms.

### **Overlooking and privacy**

(viii) the extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

(c) for yards:

(i) refer to Policy I1.3(1)

(ii) refer to Policy I1.3(2)

(iii) refer to Policy I1.3(3)

(iv) require development to achieve a built form that contributes to high-quality built environment outcomes by:

- maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
- providing for residents' safety and privacy while enabling passive surveillance on the street;
- minimising visual dominance effects to adjoining sites;
- maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
- minimising visual dominance effects of carparking and garage doors to streets and private accessways;
- minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;

- requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
- designing practical, sufficient space for residential waste management; and

(v) designing practical, sufficient space for internal storage and living areas.

(d) for building coverage:

(i) refer to Policy I1.3(1)

(ii) refer to Policy I1.3(3)

(iii) require development to achieve a built form that contributes to high-quality built environment outcomes by:

- maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
- providing for residents' safety and privacy while enabling passive surveillance on the street;
- minimising visual dominance effects to adjoining sites;
- maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
- minimising visual dominance effects of carparking and garage doors to streets and private accessways;
- minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
- requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
- designing practical, sufficient space for residential waste management; and

(iv) designing practical, sufficient space for internal storage and living areas.

(v) whether the non-compliance is appropriate to the context, taking into account:

- whether the balance of private open space and buildings is consistent with the existing and planned urban character anticipated for the precinct;
- the degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;
- the proportion of the building scale in relation to the proportion of the site.

(e) for landscaped area:

(i) refer to Policy I1.3(1)

(ii) refer to Policy I1.3(3)

(iii) require development to achieve a built form that contributes to high-quality built environment outcomes by:

- maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
- providing for residents' safety and privacy while enabling passive surveillance on the street;
- minimising visual dominance effects to adjoining sites;
- maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
- minimising visual dominance effects of carparking and garage doors to streets and private accessways;
- minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
- requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
- designing practical, sufficient space for residential waste management; and

(iv) designing practical, sufficient space for internal storage and living areas.

(v) refer to Policy H5.3(10) and

(vi) the extent to which existing trees are retained.

(f) for outlook space:

(i) refer to Policy I1.3(1)

(ii) refer to Policy I1.3(3)

(iii) refer to Policy I1.3(5)

(iv) require development to achieve a built form that contributes to high-quality built environment outcomes by:

- maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
- providing for residents' safety and privacy while enabling passive surveillance on the street;
- minimising visual dominance effects to adjoining sites;
- maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
- minimising visual dominance effects of carparking and garage doors to streets and private accessways;
- minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
- requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
- designing practical, sufficient space for residential waste management; and
- designing practical, sufficient space for internal storage and living areas.

(v) The extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be minimised through the location and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design.

(g) for outdoor living space:

- (i) refer to Policy I1.3(1);
- (ii) refer to Policy I1.3(4); and
- (iii) the extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants.

(h) for windows facing the street:

- (i) refer to Policy I1.3(3)
- (ii) require development to achieve a built form that contributes to high-quality built environment outcomes by:
  - maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
  - providing for residents' safety and privacy while enabling passive surveillance on the street;
  - minimising visual dominance effects to adjoining sites;
  - maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
  - minimising visual dominance effects of carparking and garage doors to streets and private accessways;
  - minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
  - requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
  - designing practical, sufficient space for residential waste management; and
  - designing practical, sufficient space for internal storage and living areas. And

(iii) the extent to which the glazing:



- allows views to the street and/or accessways to ensure passive surveillance; and
- provides a good standard of privacy for occupants.

(2) For four or more dwellings per site:

- (a) the extent to which the development achieves the purpose outlined in the precinct standards or what alternatives are provided that result in the same or a better outcome.
- (b) the extent to which the scale of the activity, the building location, form and appearance is of a high-quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the precinct
- (c) the extent to which buildings are designed to manage building length and bulk and visual dominance by:
  - (i) placing taller buildings on the street front
  - (ii) varying roof form and building height
  - (iii) using modulation and architectural features to break up the mass of buildings into visually distinct elements
  - (iv) using the proportions and arrangement of windows and doors to provide relief to building length and bulk
  - (v) using other building elements including materials, surface detailing, architectural detail and roof design to provide visual interest along building facades including blank side/party walls
  - (vi) providing adequate breaks in long continuous buildings to minimise the appearance of length
  - (vii) locating communal outdoor spaces around and between buildings to provide space and soften the built form
  - (viii) designing balconies as an integral part of the building
- (d) the extent to which buildings use quality, durable and easily maintainable materials.
- (e) the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place are designed to respect the prevailing character of the area or key historic heritage design and location elements of that place. New and contemporary interpretations in form and detail may be used

- (f) the extent to which building frontage contribute positively to the visual amenity and safety of public streets, public open spaces, and private vehicle and pedestrian accessways by:
    - (i) having clearly defined fronts that provide passive surveillance from windows and balconies.
    - (ii) maximising doors, windows and balconies over all levels on the front façades whilst not impacting on privacy.
    - (iii) maximising the number of dwellings on the site that directly front, align and orientate to public streets.
    - (iv) ground level dwellings closest to the street each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.
  - (g) the extent to which site layout creates legible, visible attractive, safe and well-lit connections between dwellings and the street.
  - (h) refer to Policy I1.3(1)
  - (i) refer to Policy I1.3(3)
  - (j) refer to Policy I1.3(4)
  - (k) refer to Policy I1.3(5)
  - (l) refer to Policy I1.3(6)
  - (m) refer to Policy H5.3(10) and
  - (n) infrastructure and servicing:
    - (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
    - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.
  - (o) The extent to which the adjacent road network enables safe pedestrian movements.
- (3) Restricted discretionary subdivision that does not meet I1.6.3 Standards for controlled subdivision activities
- (a) Refer to E38.12.2(7) except at (7)(a) “zone or zones” is replaced by “precinct”.
  - (b) Refer to Policy E38.3(13)

Matters over which Council has restricted its discretion for rules that are unrelated to the Medium Density Residential Standards (MDRS)

For development and subdivision that is a restricted discretionary activity in the Hobsonville Grove Precinct, the following assessment criteria apply in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions.

- (1) For subdivision that complies with Standard I1.6.1.1 (Water supply and wastewater Infrastructure) and I1.6.1.2 (Transportation connections):
  - (a) the Hobsonville Grove precinct plan:
    - (i) the subdivision is consistent with and gives effect to the key elements in the Hobsonville Grove precinct plan 2 including:
      - roads, their locations, and purpose;
      - the location, formation, and alignment of active mode infrastructure; and
      - the legal measures to protect future access to the Spedding Road corridor.
    - (b) transport:
      - (i) provision of an interconnected roading network;
      - (ii) function and design of roads; and
      - (iii) the design of a network which connects to the wider neighbourhood.
  - (c) For subdivision within Sub-precinct B:
    - (i) The size and shape of vacant lots for the purpose of commercial / non-residential activity within the 'Neighbourhood Retail Opportunity' overlay.
    - (ii) Policy I1.3.1(16).
- (2) Development of four or more dwellings per site within Sub-precinct A that complies with Standards I1.6.1.1 (Water supply and wastewater Infrastructure) and I1.6.1.2 (Transportation connections):
  - (a) The assessment criteria listed in H5.8.2(2).
  - (b) The development is consistent with the key elements of the Hobsonville Grove precinct plan 2 (I1.10.2).
  - (c) The legal measures to protect future access to the Spedding Road corridor.

(d) Relationship to the street and open spaces:

- (i) development should contribute to the visual amenity and safety of streets and open spaces by:
- maximising frontage orientation, including doors, windows and balconies to the street and open space clearly defining the boundary between the site and the street or open space by planting and/ or fencing;
  - ensuring dwellings closest to the street each have direct and clearly defined pedestrian access from the street;
  - providing soft landscaping within the front yard that balances outlook and privacy for dwellings at ground floor level and provides visual interest along the street.
- (ii) ground level balconies or patios to a street or open space should be designed to provide privacy for residents while enabling sightlines to the street or open space.

*Location and design of parking*

- (iii) parking areas and garages should be designed and located to minimise the number of vehicle crossings at the street frontage.

*Location and design of vehicle and pedestrian access*

- (iv) vehicle access ways should be designed to reduce vehicle speed and moderate the visual effects of long driveways and large areas of hard paving with landscaping.
- (v) vehicle crossings and access ways should be clearly separated from pedestrian access or integrated where designed as a shared space with pedestrian priority to ensure a safe pedestrian environment; and
- (vi) accessways and routes within the site should be clear and logical, enhance way-finding and safety and contribute to the quality of open spaces through the development.

(e) infrastructure and servicing:

- (i) there should be adequate capacity in the existing stormwater and public reticulated water supply and wastewater networks to service proposed development. All service connections and on site infrastructure must be located within the boundary of the proposed site it serves or have access to the public network by an appropriate legal mechanism.

- (ii) required infrastructure should integrate into the design of the site. This includes low impact stormwater design devices, overland flow paths/floodplains, wastewater systems, and water supply.
- (3) Development of new dwellings within Sub-precinct B that comply with Standard I1.6.1.1 (Water supply and wastewater infrastructure) and I1.6.1.2 (Transportation connections):
- (a) The assessment criteria listed in H6.8.2(2).
  - (b) The development is consistent with the key elements of the Hobsonville Grove precinct plan 2 (I1.10.2).
  - (c) Relationship to the street and open spaces:
    - (i) development should contribute to the visual amenity and safety of streets and open spaces by:
      - maximising frontage orientation, including doors, windows and balconies to the street and open space clearly defining the boundary between the site and the street or open space by planting and/ or fencing;
      - ensuring dwellings closest to the street each have direct and clearly defined pedestrian access from the street;
      - providing soft landscaping within the front yard that balances outlook and privacy for dwellings at ground floor level and provides visual interest along the street.
    - (ii) ground level balconies or patios to a street or open space should be designed to provide privacy for residents while enabling sightlines to the street or open space.

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- (v) vehicle crossings and access ways should be clearly separated from pedestrian access or integrated where designed as a shared space with pedestrian priority to ensure a safe pedestrian environment; and

(vi) accessways and routes within the site should be clear and logical, enhance way-finding and safety and contribute to the quality of open spaces through the development.

(d) infrastructure and servicing:

(i) there should be adequate capacity in the existing stormwater and public reticulated water supply and wastewater networks to service proposed development. All service connections and on site infrastructure must be located within the boundary of the proposed site it serves or have access to the public network by an appropriate legal mechanism.

(ii) required infrastructure should integrate into the design of the site. This includes low impact stormwater design devices, overland flow paths/floodplains, wastewater systems, and water supply.

(e) Policy I1.3.1(16).

(4) Subdivision and development that does not comply with standard I1.6.1.2 (Transportation connections):

General

(a) Whether there are constraints or other factors present which would make it impractical to comply with the required design standards or for the road or pathway to be provided in the location shown in the precinct plan.

(b) Whether the road or pathway would achieve a better outcome than the precinct plan standard in terms of accessibility, safety, and cycling and pedestrian amenity outcomes.

Road alignment and connection points with adjacent land

(c) Whether the new road or pathway alignment would achieve a more efficient development layout or a more direct connection.

(d) Whether the road connection would better integrate with adjacent land uses and transport infrastructure when compared to a compliant development that provides the road and pathways where indicatively shown in the precinct plan.

Road design

(e) 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.

(f) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrian and cyclists.

#### Pedestrian and cycle linkages

(g) Whether the pedestrian and cycle path would provide a better network outcome to a compliant alignment.

#### Spedding Road connection

(h) Whether the form and function of the active mode infrastructure is required to connect with active mode infrastructure within the Spedding Road corridor, based on the existing corridor design, or road corridor design with confirmed funding.

(5) Retail and food and beverage activities of up to 800m<sup>2</sup> GFA and outdoor seating areas within the Retail Opportunity Overlay that comply with I1.6.2.1 (Retail and food and beverage activities):

- (a) The assessment criteria that are listed in H6.8.2(1);
- (b) The functional and operational requirements of the use, including requirements for comprehensive signage, equipment, parking, and service areas.
- (c) The scale, siting, and design of outdoor seating areas, and their compatibility with adjacent land uses.
- (d) For new buildings associated with retail and food and beverage activities:
  - (i) The effects of the location and design of:
    - buildings and associated equipment, parking and service areas;
    - access for vehicles including service vehicles;
    - landscaping; and
    - the amenity of surrounding areas (particularly residential areas), on streetscapes and on pedestrian amenity and any methods by which those effects can be appropriately mitigated.
  - (ii) The extent of glazing provided on walls fronting public streets and public space and the amenity for people using or passing through that space.

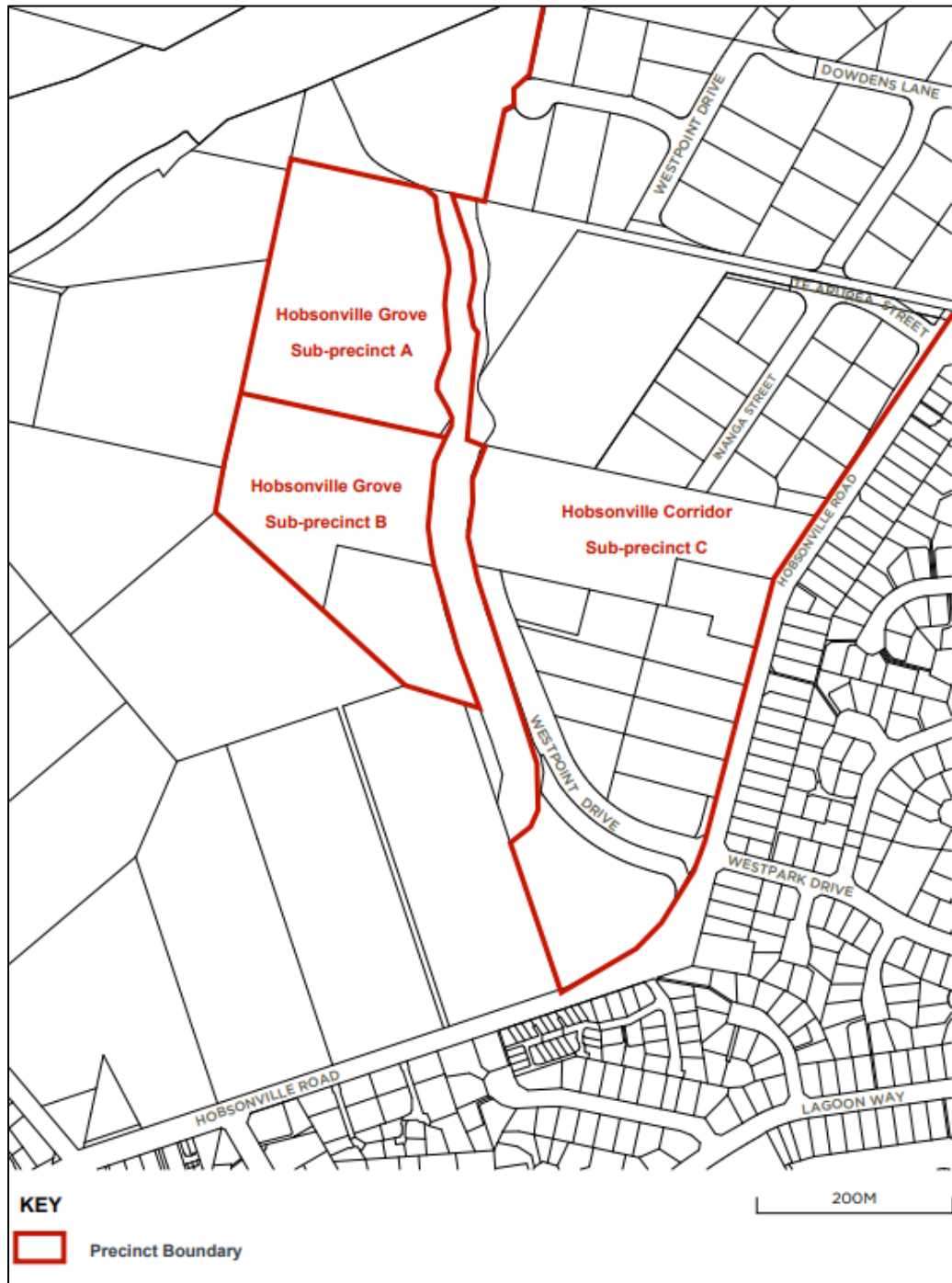
#### **I1.10. Special information requirements**

There are no special information requirements in this precinct.

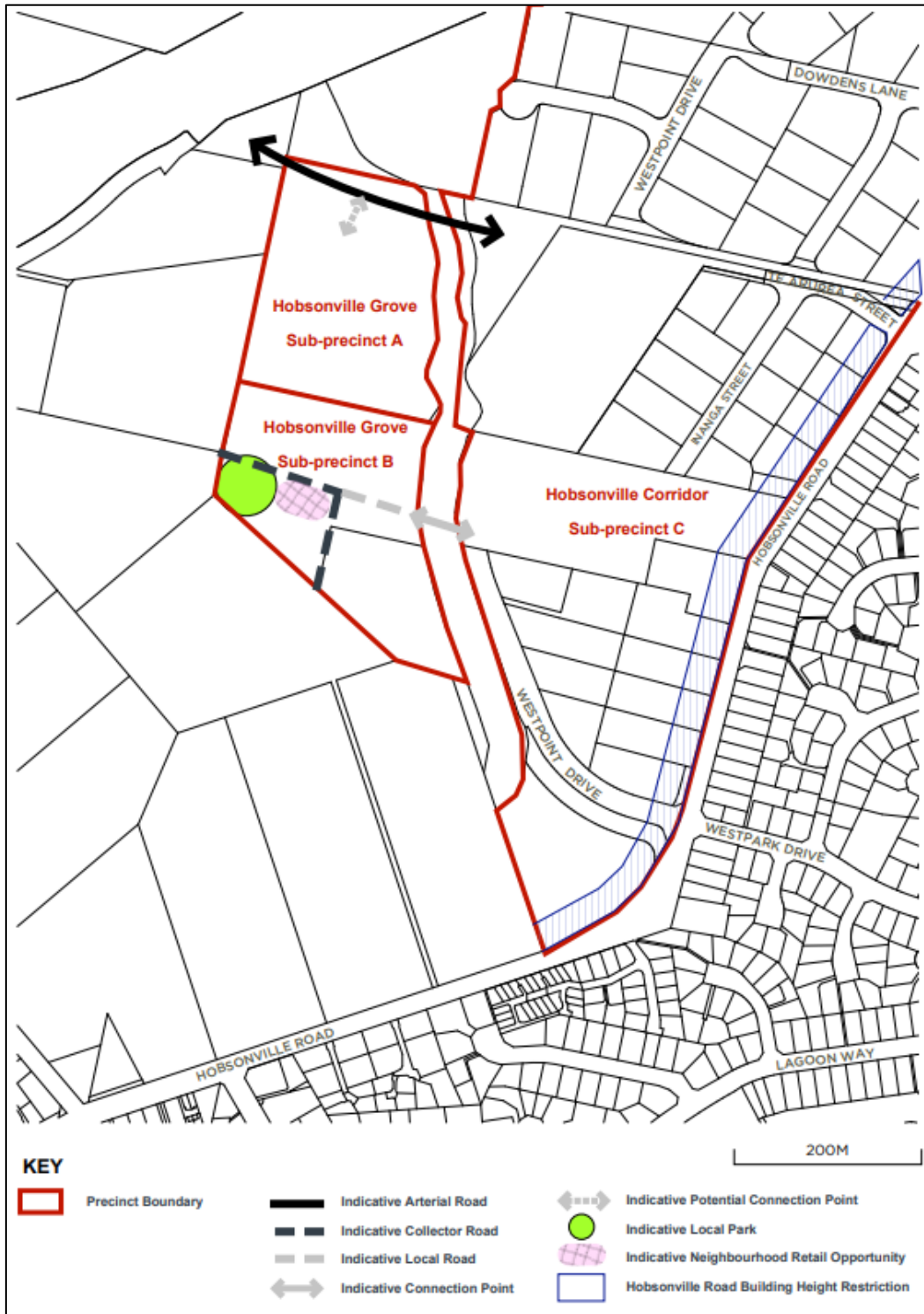


## 11.11. Precinct plans

### 11.10.1 Precinct plan 1 – Sub-precincts



**11.10.2 Precinct plan 2 – Indicative road connections, neighbourhood park, and retail opportunity overlay.**



### 11.10.3 Road Function and Design Table

| Road Name  | Role and Function   | Min. Road Reserve <sup>1</sup> | Design Speed | Access Restrictions | Median   | Bus Provision <sup>2</sup> | On Street Parking | Cycle Provision                 | Pedestrian Provision     |
|--|---------------------|--------------------------------|--------------|---------------------|----------|----------------------------|-------------------|---------------------------------|--------------------------|
| Collector Road   | Secondary Collector | 22.5m                          | 30           | No                  | Optional | Yes                        | Yes               | Both sides<br>2.0m<br>cycleways | Both sides               |
| Local Street   | Local               | 16.3m                          | 30           | No                  | No       | No                         | Yes               | No                              | Both sides               |
| Local Street over the Rawiri Stream, connecting with Westpoint Drive | Local               | As per TDM                     | 30           | No                  | No       | No                         | Yes               | Both sides                      | <b><u>Both sides</u></b> |

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: Carriageway and intersection geometry capable of accommodating buses.

Note 3: Any interim, hybrid, constrained or ultimate upgrades must be designed and constructed to include a new road pavement and be sealed to the appropriate standard in accordance with the Role and Function of the road.

Note 4: The width and required design elements of local roads where they adjoin open space may be modified.