

# **Auckland Unitary Plan Operative in part**

Plan Change 88 (Private)

Beachlands South

Operative 24 January 2025

**Enclosed:**

- Public Notice
- Seal page
- Operative version

# **Public Notice**

# **Auckland Unitary Plan - Plan Change to become operative**

## **Resource Management Act 1991 (the Act)**

### **Plan Change 88 (Private): Beachlands South**

At its meeting on 10 December 2024, the council resolved to approve the above plan change to the Auckland Unitary Plan following the completion of the statutory processes.

The operative date is 24 January 2025

The updated district plan and background information may be viewed at the following [www.aucklandcouncil.govt.nz/planchanges](http://www.aucklandcouncil.govt.nz/planchanges)

Dated 17 January 2025

**Find out more: phone 09 301 0101  
or visit [aucklandcouncil.govt.nz](http://aucklandcouncil.govt.nz)**



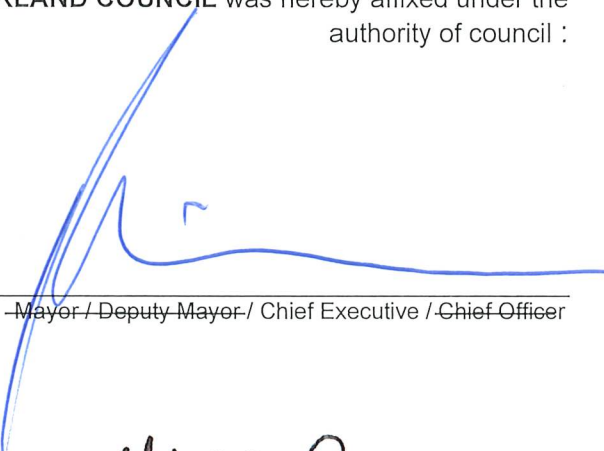
**Seal page**




**Auckland Unitary Plan  
Plan Change 88 (Private): Beachlands South**

THE COMMON SEAL of the AUCKLAND COUNCIL was hereby affixed under the  
authority of council :



  
\_\_\_\_\_  
Mayor / Deputy Mayor / Chief Executive / Chief Officer

  
\_\_\_\_\_  
Deputy Mayor / Chief Executive / Chief Officer / General Counsel

This plan change became operative on 24 January 2025

**Operative Version**

## **I458. Beachlands South**

### **I458.1. Precinct Description**

The Beachlands South Precinct applies to approximately 307 hectares of land with a contiguous boundary to the existing coastal town of Beachlands. The purpose of the Beachlands South Precinct is to provide for significant expansion of the existing coastal town of Beachlands into a comprehensively planned and public transport focused community adjacent to the Pine Harbour ferry berths that supports the development of a well-functioning urban environment.

The precinct comprises a variety of urban zones for residential, business, light industrial and recreational development opportunities. This variety of urban zones will enable the development of a wide range of activities that will support the expansion of the existing coastal town of Beachlands. The remainder of the precinct is zoned Future Urban and will be rezoned for urban purposes in the future in coordination with identified infrastructure upgrades and funding. A plan change to re-zone the Future Urban zone will not be lodged until 2032 to allow time for sufficient information to be obtained to understand transport patterns from development within sub-precincts A – F.

The precinct incorporates the Medium Density Residential Standards (MDRS) set out in Schedule 3A of the Resource Management Act 1991.

Development of this precinct will be guided by the following precinct plans:

- Precinct Plan 1: Additional Controls and Overlays
- Precinct Plan 2: Natural Features
- Precinct Plan 3: Structuring Elements
- Precinct Plan 4: Cultural Landscape
- Precinct Plan 5: Movement Network
- Precinct Plan 6: Transport Staging and Upgrades
- Precinct Plan 7: Earthworks Catchments

A high-quality built environment is planned for the Beachlands South Precinct. To ensure this high-quality design outcome, the resource consent process will enable a qualitative design assessment against the relevant matters of discretion and assessment criteria. Development in this precinct will also be externally assessed by the Beachlands South Design Review Panel to ensure the specific placemaking design outcomes for Beachlands South are achieved.

Open spaces and reserves depicted in the precinct plans are indicative only and may be privately owned, owned by the Crown, or (subject to Council approval) vested in the Council.

### **Mana Whenua Cultural Landscape**

The Beachlands South Precinct and the wider Beachlands/Maraetai area contains a rich and diverse mana whenua cultural landscape. The Beachlands area is notable for its continued occupation by Ngāi Tai ki Tāmaki since pre-European times. Ngāi Tai ki Tāmaki have a strong spiritual association with Beachlands which gives its people a sense of meaning and purpose. In special recognition of this continued occupation and mana over Beachlands, Ngāi Tai ki Tāmaki have been engaged as a development partner for Beachlands South.

Fundamental guiding principles for Ngāi Tai ki Tāmaki include the protection of taonga, the restoration of mana to taonga and the retention of wāhi tapu and sites of cultural significance. Natural and physical resources in this region are of vital importance to Ngāi Tai and the natural environment is recognised as a significant taonga. The Beachlands South Precinct recognises and respects these values of Ngāi Tai by incorporating provisions requiring the protection of sites and places of significance within the precinct to ensure mana whenua values are protected and enhanced. The Cultural Landscape Plan on Precinct Plan 4 also recognises sightlines of cultural significance to Ngāi Tai to ensure hononga to ancestors, the connection and leadership, and whakapapa are all preserved to honour the special significance of this cultural history.

### **Sustainability**

A key attribute of the Beachlands South Precinct is sustainability and contributing to mitigating the effects of climate change and biodiversity loss. The precinct achieves this by promoting a modal shift to public transport and requiring the provision of a highly integrated and connected walking and cycling network including a coastal walkway, implementation of water sensitive design principles and promoting low-carbon development with on-site carbon sequestration through native planting to enhance biodiversity values.

### **Natural Environment**

Land within the precinct and in the adjoining coastal marine area contains significant terrestrial, freshwater and coastal ecological values. On land, these ecological values consist of terrestrial vegetation and habitat types containing a range of nationally significant species, freshwater wetlands and four mainstream catchments containing permanent and intermittent streams. Some of these stream catchments are located within forested gully systems and the Significant Ecological Area (SEA) Overlay – Terrestrial. The precinct provisions apply an Ecological Protected Area Network (EPAN) over the highest value terrestrial, wetland and stream habitats to ensure their long-term protection and to improve ecological values through a range of habitat restoration and enhancement measures. The adjacent coastal marine area is recognised as a marine SEA containing coastal marine habitats which include a range of native fauna and rich feeding grounds for a variety of international migratory and New Zealand endemic wading birds.

The Beachlands South Precinct provides for urban development of the land in a manner that protects, maintains and enhances the environmental quality of the area and ecological values on land and in the coastal marine environment.

In recognition of the receiving environments, the Auckland-wide Stormwater Management Area Flow 1 (SMAF 1) Control applies in this precinct to ensure hydrological mitigation.

### **Transport Infrastructure and Staging**

The transport network in the wider Beachlands area and services at the Pine Harbour Ferry will be progressively upgraded and funded over time to support development in the precinct. The precinct includes provisions to ensure that the subdivision and development of land for business and housing is coordinated with the construction and delivery of infrastructure, including upgrades to the road network and ferry services to manage and mitigate adverse effects from the Beachlands South Precinct on the local and wider transport network.

### **Zoning and Sub-precincts**

The zoning of land within the Beachlands South Precinct is Residential – Terrace Housing and Apartment Buildings, Residential - Mixed Housing Urban Zone, Residential – Large Lot, Business – Mixed Use, Business – Local Centre, Business – Light Industry and Future Urban.

There are six Sub-precincts in the Beachlands South Precinct:

- **Sub-precinct A, Marina Point** is zoned Residential – Terrace Housing and Apartment Buildings and Residential - Mixed Housing Urban. Its location between the Pine Harbour Ferry and the Precinct's Village Centre provides the opportunity for high-intensity residential development to complement the local centre and maximise the efficient use of land adjacent to a significant public transport infrastructure asset. A key feature of this sub-precinct is the Fairway Reserve which is a generous band of recreational and amenity open spaces extending between the existing Marina to the north and the Village Centre to the south.
- **Sub-precinct B, Village Centre** is located on the central circulation spine and zoned Business – Local Centre and Business – Mixed Use. It is intended to provide for high density residential opportunities, employment, civic space and a range of commercial activities for the local convenience needs of surrounding residential areas. The Village Centre is strategically located to support the Pine Harbour Ferry and is intended to complement the existing commercial activities within Beachlands/Maraetai. This sub-precinct is the focal point for local retail, commercial services, offices, food and beverage, and appropriately scaled supermarkets. Development in this sub-precinct envisages a high-quality street environment for walking and cycling to the existing Beachlands community, within the Village Centre itself and to the Pine Harbour Ferry. The Village Centre is orientated with views down to the western gully over the coastal edge and beyond to Rangitōtō Island, reinforcing the connection with the sea.
- **Sub-precinct C, Community** is zoned Residential – Mixed Housing Urban, and Business – Mixed Use. This sub-precinct is intended to be the focal point for civic and community facilities including a destination civic space to reinforce the Village Centre and indicative public open spaces for informal recreation. Opportunities for visitor accommodation and associated amenities are also

provided for through the adaptive reuse of existing buildings. The development of education facilities is provided for within this subprecinct and its colocation with other enabled community facilities would enable the use of shared facilities/amenities accessible by strong active mode connections while maximising the efficient use of land. Given its proximity to the Village Centre, community facilities and the Pine Harbour Ferry, the development of high-density housing is envisaged along the northern boundary of this sub-precinct which will enjoy benefits of outlook over ecological areas that are being retained.

- **Sub-precinct D, Coastal** is zoned Residential – Terrace Housing and Apartment Buildings, Residential - Mixed Housing Urban and Residential – Large Lot. The sub-precinct is located along a coastal escarpment with significant landscape features including a central ridge sloping towards a densely vegetated gully of significant terrestrial and ecological value. Development in this sub-precinct will respect the natural rolling topography and landform character while ensuring people and property are protected from natural hazards. The coastal edge of this sub-precinct is celebrated with the provision of a high-quality public open space network for walking and cycling connections offering sweeping views of the Hauraki Gulf and Waikōpua Estuary. Residential densities in this sub-precinct are expected to be high to medium density closer to the Village Centre, in combination with terraced and detached housing, and provision for larger lots within the Large Lot Zone along the coastal edge which are subject to the Subdivision Variation Control.
- **Sub-precinct E, Golf** is zoned Residential - Mixed Housing Urban. The purpose of this sub-precinct is to provide for the maintenance and on-going activities of the remaining 9-holes golf course within the Golf Course Special Area while respecting significant ecological features. The underlying zoning provides opportunities for residential development in accordance with the planned urban built character of the MHU zone.
- **Sub-precinct F, Employment** is zoned Business - Mixed Use and Business - Light Industry. Its location at the eastern edge will be accessible to the existing Beachlands- Maraetai community and will provide a local employment source. Development in this sub-precinct should ensure a high-quality built environment is achieved to ensure it is aligned with the overall high-quality development aspirations for Beachlands South overall.

#### **I458.2. Objectives precinct-wide) [rp/dp]**

- (1) A well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural well-being and for their health and safety now and into the future.
- (2) A relevant residential zone provides for variety of housing types and sizes that respond to:
  - (a) Housing needs and demand; and
  - (b) The neighbourhood's planned urban built character, including 3-storey buildings.

- (3) Beachlands South is a vibrant coastal town that provides for the social and economic needs of the wider Beachlands community with a mix of experiences for all people including residential, retail, community, recreation, education and employment activities.
- (4) Development of Beachlands South creates a distinctive sense of place which maintains and enhances significant ecological features, and responds to natural site features, landform and mana whenua values.
- (5) Mana Whenua cultural, spiritual and historical values and their relationship associated with the Māori cultural landscape, including ancestral lands, water, waahi tapu, and other taonga, in the Beachlands South Precinct are identified, recognised, protected, and enhanced.
- (6) The tangible and intangible mana whenua values of the pā site identified on Precinct Plan 4 are protected and enhanced.
- (7) Beachlands South is a highly sustainable and low-carbon coastal town.
- (8) Beachlands South is public transport focussed development that supports high density residential, employment, retail and community activities within walking and cycling distance of the Pine Harbour ferry berths in a manner which prioritises active modes of transport.
- (9) Beachlands South is a walkable coastal town with a street-based environment that positively contributes to pedestrian amenity, safety and convenience for all active modes. Beachlands South develops and functions in a way that:
  - (a) Results in a mode shift to public and active modes of transport including walking and cycling;
  - (b) Provides safe and effective active mode movement between focal points of commercial activity, community facilities, education facilities, housing, jobs, open spaces and the Pine Harbour Ferry; and
  - (c) Integrates with, and minimises adverse effects on the safety and efficiency of, the surrounding transport network, including any upgrades to the surrounding network.
- (10) Subdivision and development in the precinct is coordinated with the adequate provision of required transport, three waters, energy and telecommunications infrastructure.
- (11) Identified ecological values within terrestrial, wetland, stream and coastal marine habitats are mitigated, protected, restored, maintained and enhanced.
- (12) Subdivision and development are designed and located to avoid, or otherwise remedy or mitigate, adverse effects on ecological features within the Ecological Protected Area Network.

- (13) Adverse effects on the receiving environment including the natural coastal environment and significant ecological areas are avoided as far as practicable, or otherwise minimised and appropriately offset and/or compensated.
- (14) A high-quality coastal walkway and connected network of open spaces is established which recognises the need to protect and manage effects on the marine significant ecological areas.
- (15) Stormwater quality and quantity is managed to maintain the health and wellbeing of the receiving environment where it is excellent or good and is enhanced over time in degraded areas.
- (16) Development in Beachlands South integrates the built environment with the natural environment and coastal setting.

*Sub-precinct A: Marina Point*

- (17) The highest density urban living is developed in sub-precinct A closest to the Pine Harbour Ferry berths and along key planned public transport routes and the Fairway Reserve.
- (18) A network of high-quality, safe and well-connected open spaces is established in sub-precinct A and supported by clear north-south connections including the Fairway Reserve Area, spine road and coastal walkway.

*Sub-precinct B: Village Centre*

- (19) A compact, walkable and active pedestrian environment that provides priority to pedestrians and cyclists in a high-quality and slow speed street environment.
- (20) A built form featuring a variety of mixed-use and multi-level buildings with increased vertical density that supports the social, economic and cultural wellbeing of the community.
- (21) An innovation hub for employment, community facilities and social amenities to foster a sense of place, local identity and social interaction.
- (22) A high-quality public realm in which the design of buildings, open spaces and plaza areas all contribute to a visually rich and vibrant local centre.

*Sub-precinct C: Community*

- (23) Development of a destination public open space and associated public amenities as the focal point of sub-precinct C that serves Beachlands South and the wider community.
- (24) Development of visitor accommodation in a high-quality architectural built form that complements the coastal environment.
- (25) The development of education facilities provides for the educational needs of students within existing and planned communities.



- (26) Opportunities for communities to use education facilities, and for the co-location of school and community facilities are provided.

*Sub-precinct D: Coastal*

- (27) Development in sub-precinct D responds to the natural topography and landform character of the coastal edge by minimising modifications to coastal landforms and landscape features.
- (28) Subdivision along the coastal edge within the Large Lot Zone achieves a spacious landscape character.

*Sub-precinct E: Golf*

- (29) Provide for on-going organised sport and recreation (including golf) for the Beachlands community.
- (30) Residential development complements the golf course.

*Sub-precinct F: Employment*

- (31) Local employment opportunities in a quality-built environment and the development of residential accommodation above the ground floor in the Mixed Use Zone.
- (32) Development is of a form, scale and design quality that reinforces Beachlands' distinctive sense of place and arrival at the Whitford-Maraetai Road gateway.

In addition to the objectives specified above, all relevant overlay, Auckland-wide and zone objectives apply in this precinct with the exception of the following:

- H5.2(2) Objectives

**I458.3. Policies [rp/dp] MDRS**

*Schedule 3A*

- (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 District Plan 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, wāhi 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.

*Mana Whenua*

- (6) Recognise, protect and enhance the cultural, spiritual and historical values and relationships associated with the cultural landscape at Beachlands South. These values include but are not limited to:
- (a) The pā site identified on Precinct Plan 4, wāhi tapu and other taonga;
  - (b) The key views and spiritual connection identified on Precinct Plan 4;
  - (c) Freshwater quality; and
  - (d) Mauri, particularly in relation to freshwater and coastal resources.

*Sustainability*

- (7) Develop Beachlands South as a highly sustainable and low-carbon coastal town by:
- (a) Encouraging the implementation of water sensitive design principles in all development to maintain and enhance water quality in the receiving environment;
  - (b) Promoting modal shift to walking and cycling active modes and public transport including bus and ferry services through specific, measurable mode shift targets;
  - (c) Protecting and enhancing biodiversity values in the precinct with restoration and regeneration native planting, particularly within the Ecological Protected Area Network;
  - (d) Encouraging the development of energy efficient buildings including by the design of buildings with optimal solar orientation and on-site energy generation; and
  - (e) Encouraging the development of buildings that have reduced embodied carbon and operational carbon.
- (8) Contribute to mitigating the effects of climate change by encouraging native revegetation within the Ecological Protected Area Network identified on Precinct Plan 2 and across the wider precinct to enhance carbon sequestration and biodiversity values.

*Ecology and Biodiversity*

- (9) Enable the subdivision and development of land while mitigating, protecting, restoring, maintaining and enhancing identified terrestrial, wetland, stream, coastal marine and wetland ecological values, particularly within the Ecological Protected Area Network.
- (10) Recognise the landscape function of revegetation planting within the Ecological Protection Area Network to integrate the built environment with the natural coastal setting and to ensure restoration planting is implemented in a timely manner in relation to the surrounding environment.
- (11) Require the protection, restoration, maintenance and enhancement of terrestrial, wetland and permanent and intermittent stream habitats including within the Ecological Protected Area Network as shown on Precinct Plan 2 by native revegetation planting, including:
- (a) Terrestrial revegetation including within existing high value habitats;
  - (b) Wetland buffer planting; and
  - (c) Wetland native enrichment planting.
- (12) Require the restoration, maintenance and enhancement of biodiversity values in the coastal marine environment by:
- (a) Invasive weed management within coastal bird roosting and nesting sites;
  - (b) Selective mangrove management for the restoration and enhancement of coastal bird inter-tidal habitat;
  - (c) Mammalian pest control to improve biodiversity values and facilitate the recovery of threatened species.

Note 1

When having regard to Policy I458.3(9), (10), (11) and (12) above, the following documents or any updated version of them should be referred to:

- Auckland Council Technical Report 2011/009: 'Stream Ecological Valuation (SEV): a method for assessing the ecological functions of Auckland Streams' (October 2011) for guidance on how the location and extent of any offset may be calculated and assessed;
- 'Biodiversity Offsetting under the Resource Management Act: A Guidance Document' (September 2018), prepared for the Biodiversity Working Group on behalf of the BioManagers Group.
- 'Ecological Impact Assessment (EclA): EIANZ guidelines for use in New Zealand: terrestrial and freshwater ecosystems'. 2nd Edition (May 2018).

None of these reference documents has precedence. An acceptable offsetting proposal may combine elements from any of the documents.

*Transport, Infrastructure and Staging*

- (13) Any subdivision and development in the precinct is coordinated with roading infrastructure by ensuring it:
- (a) does not precede required road transport upgrades including as set out in Table I458.6.3.1: Threshold for Subdivision and Development for Road Upgrades, unless an alternative legal mechanism is provided to ensure infrastructure upgrades are completed and operational prior to release of s224(c) or occupation of dwellings; and
  - (b) is undertaken in a manner that mitigates the adverse effects of development on the safety, efficiency and effectiveness of the surrounding transport network.
- (14) Ensure subdivision and development in the precinct is coordinated with required ferry capacity upgrades, including as set out in Table I458.6.3.2: Threshold for Subdivision and Development for Ferry Capacity Upgrades to meet peak period demands for ferry services, unless an alternative legal mechanism is provided to ensure ferry infrastructure and capacity upgrades are completed and operational prior to release of s224(c) or occupation of dwellings.
- (15) Promote a mode shift to public transport and active modes by:
- (a) Requiring walking and cycling connections to the Pine Harbour Ferry, including along the indicative coastal walkway, active mode connections within the precinct, Jack Lachlan Drive and the indicative primary and secondary collector roads as shown in Precinct Plan 5;
  - (b) Requiring streets to be designed to provide safe separated access for cyclists on collector roads;
  - (c) Providing direct active mode connections to ferry and centres at the same time as residential development establishes; and
  - (d) Encouraging connections and linkages to be effectively enabled within the precinct and to the existing Beachlands township.
- (16) Require subdivision and development in the precinct to be coordinated with the provision of adequate stormwater, wastewater, water supply, energy and telecommunications infrastructure.

*Movement Network*

- (17) Require primary and secondary collector roads to be generally in the locations as shown on Precinct Plan 5, while allowing for variation, where it would achieve a better-connected street layout that integrates with the surrounding transport network.
- (18) Require the design of new collector and local roads to be in general accordance with the road design details provided in Appendix 1: Beachlands South Precinct, Road Function and Design Details Table.
- (19) 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, the surrounding transport network, and supports the safety and amenity of the open space and stream network.
- (20) Require streets to be attractively designed to appropriately provide for all modes of transport by:
  - (a) Providing a high standard of amenity for pedestrians in areas where higher volumes of pedestrians are expected; and
  - (b) Providing for and prioritising active modes with safe separated access for cyclists on primary and secondary collector roads that link key destinations in the precinct and connecting to the existing Beachlands township; and
  - (c) Providing for the safe and efficient movement of vehicles.

*Open Space Network*

- (21) Establish an integrated movement and public open space network within and across the precinct as indicatively shown on Precinct Plan 3, including:
  - (a) Providing a safe, attractive and connected network of indicative open space linkages such as walkways and pedestrian accessways in the precinct and connecting to the existing Beachlands township;
  - (b) Require provision of the indicative coastal walkway to enable access to and along the coast while avoiding adverse effects on the marine significant ecological areas;
  - (c) Requiring provision of the Fairway Reserve and connection to the coastal walkway;
  - (d) Enabling the provision of a high-quality civic space adjacent to the Village Centre;
  - (e) Encouraging the establishment of a network of suburban and neighbourhood parks, walkways and pedestrian linkages.

*Built Form*

- (22) Manage building height and form to:
- (a) Maximise densities close to the Pine Harbour Ferry berths, the planned public transport network and around the Village Centre;
  - (b) Enable greater building height in the Village Centre to reinforce sub-precinct B as the commercial core of Beachlands South;
  - (c) Contribute positively to Beachlands South's sense of place, including by:
    - (i) Responding to landform and the coastal environment; and
    - (ii) Transitioning the scale of built form to visually integrate with adjoining areas.
- (23) Promote high-quality and diversity in architecture and urban design that enhances the relationship of buildings with public open spaces and reflects the coastal character of the precinct.
- (24) Requiring buildings to be set back behind the Whitford-Maraetai Road landscape buffer area as shown on Precinct Plan 1.

*Stormwater Management*

- (25) Require subdivision and development to achieve stormwater quality treatment of stormwater runoff from all impervious areas within the precinct through inert building materials and devices designed in accordance with GD01 for other impervious surfaces.
- (26) Require subdivision and development to be consistent with any approved network discharge consent and the treatment train approach outlined in the supporting stormwater management plan for the precinct including:
- (a) Application of water sensitive design to achieve water quality and hydrology mitigation;
  - (b) Requiring the use of inert building materials to eliminate or minimise the generation and discharge of contaminants;
  - (c) Requiring treatment of runoff from public road carriageways and publicly accessible carparks at or near source by a water quality device designed in accordance with GD01 and/or the Auckland Transport 'Transport Design Manual';
  - (d) Requiring runoff from other trafficked impervious surfaces to apply a treatment train approach to treat contaminant generating surfaces, including cumulative effects of lower contaminant generating; and

(e) Providing planting on the riparian margins of permanent or intermittent streams.

(27) Require the design of infrastructure and devices (including communal devices) to be efficient and effective, with consideration given to whole lifecycle costs, ease of access and operation, and integration with the built and natural environment.

*Natural Hazards*

(28) Ensure development manages flooding effects upstream and downstream of the site and in the Beachlands South Precinct so that the risks to people and property (including infrastructure) are not increased for flood events, up to a 1% AEP flood event.

*Sub-precinct A: Marina Point*

(29) Provide for a variety of highest density residential typologies responding to its close proximity to the Pine Harbour Ferry berths and Village Centre.

(30) Require provision of the Fairway Reserve Area as shown on Precinct Plan 1 as a high-quality linear park linking to the indicative coastal walkway and Pine Harbour Ferry berths.

(31) Encourage the development of highest density residential typologies along both sides of the Fairway Reserve to reinforce the amenity and quality of this open space and provide passive surveillance.

*Sub-precinct B: Village Centre*

(32) Provide for employment opportunities and the development of commercial activities to complement the existing Beachlands centre.

(33) Provide for the development of supporting community activities and residential activities above the ground floor.

(34) Encourage the development of a civic space exhibiting high architectural quality that enhances the distinctive coastal character and is surrounded by commercial and retail activities.

*Sub-precinct C: Community*

(35) Enable a range of activities including residential, education, recreation, early childhood learning services, community, and appropriate accessory activities.

(36) Provide for community use of education land, buildings and infrastructure used for educational purposes and enable the co-location of education and community facilities.

*Sub-precinct D: Coastal*

- (37) Require subdivision and development to respond to the natural coastal topography and landform.
- (38) Require subdivision to achieve larger lot sizes along the coastal edge by application of a subdivision variation control in the Large Lot Zone.

*Sub-precinct E: Golf*

- (39) Provide for the on-going use and enjoyment of a golf course within the Golf Course Special Area and the development of complementary residential activities.

*Sub-precinct F: Employment*

- (40) Provide for the development of commercial, light industrial and employment activities in a manner that supports the Village Centre and wider Beachlands community.
- (41) Achieve a quality-built form at the Whitford-Maraetai Road gateway by encouraging buildings to be attractive and designed to a high standard.
- (42) Enable the development of residential activities above the ground floor within the Mixed Use Zone in a manner that does not compromise the efficient operations of employment generating activities.

In addition to the policies specified above, all relevant overlay, Auckland-wide and zone policies apply in this precinct with the exception of the following:

- Policies H5.3(1) – (5) Policies
- Policies H6.3(1), (3),(5), (6) Policies

**I458.4. Activity table [rp/dp]**

All relevant overlay, Auckland-wide and zone activity tables apply in this precinct unless otherwise specified below:

- H5.4.1(A34) New buildings and additions to buildings
- H5.4.1(A3) Up to three dwellings per site
- H5.4.1(A4) Four or more dwellings
- H6.4.1(A35) New buildings and additions to buildings
- H6.4.1(A3) Dwellings

Activity Tables I458.4.1 to I458.4.6 specify the activity status for land use, development and subdivision activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for subdivision pursuant to section 11 of the Resource Management Act 1991.



## I458 Beachlands South

A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Note:

All applications for subdivision consent are subject to section 106 of the RMA

**Table I458.4.1 Activity table All Sub-Precincts**

Activity		Activity status
<b>Use</b>		
<b>Residential</b>		
(A1)	Up to 3 dwellings per site in a Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone which complies with the I458.6.17 Medium Density Residential Standards	P
(A2)	Four or more dwellings per site in a Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone	RD
(A3)	The conversion of a principal dwelling into a maximum of three dwellings in a Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone which complies with the I458.6.17 Medium Density Residential Standards	P
<b>Development</b>		
(A4)	New buildings not otherwise provided for in Tables I458.4.1 to I458.4.6	RD
(A5)	Internal and external alterations to buildings including for the development of dwellings in a Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone all of which complies with the I458.6.17 Medium Density Residential Standards	P
(A6)	Additions to an existing dwelling in a Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone which complies with the I458.6.17 Medium Density Residential Standards	P
(A7)	Accessory buildings in a Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone associated with a development of dwellings each of which complies with the I458.6.17 Medium Density Residential Standards	P
(A8)	Development that does not comply with Standard I458.6.3 Staging of Subdivision and Development with Transport Upgrades and Table I458.6.3.1 (Road Upgrades) Rows a) to d)	NC
(A9)	Development that does not comply with Standard I458.6.3 Staging of Subdivision and Development with	D

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	Transport Upgrades and Table I458.6.3.1 (Road Upgrades) Row e)	
(A10)	Development that does not comply with Standard I458.6.3 Staging of Subdivision and Development with Transport upgrades and table I458.6.3.2 (Threshold for Subdivision and Development For Ferry Capacity)	D
(A11)	The development of more than 2,700 dwellings For the purpose of this rule “dwelling” has the meaning provided in I458.6.3(3)(a).	D
(A12)	Development that does not comply with Standard I458.6.4 Water Supply and Wastewater	NC
(A13)	Development of publicly accessible open spaces greater than 1000m <sup>2</sup>	RD
(A14)	Development of a civic space as shown on Precinct Plan 3	C
(A15)	Establishment of the Coastal Pathway as shown on Precinct Plan 5	C
(A16)	Development that does not comply with Standard I458.6.13 Water Supply Efficiency	D
<b>Ecological Protected Area Network</b>		
(A17)	Pest and invasive vegetation removal within the Ecological Protected Area Network as shown on Precinct Plan 2	P
(A18)	Vegetation alteration or removal within the Ecological Protected Area Network (excluding high value terrestrial and wetland vegetation) to form the indicative shared path links as shown on Precinct Plan 5	P
(A19)	Vegetation alteration or removal within the Ecological Protected Area Network (excluding high value terrestrial and wetland vegetation) for routine operation, maintenance and repair of existing tracks	P
(A20)	Vegetation alteration or removal within the Ecological Protected Area Network for all other purposes not otherwise provided for	D
(A21)	Subdivision or development that does not comply with standard I458.6.6 Ecological Protected Area Network	D
<b>Subdivision</b>		
(A22)	Subdivision that complies with Standard I458.6.3 Staging of Development with Transport Upgrades and Tables I458.6.3.1 (Road Upgrades) and I458.6.3.2 (Ferry Capacity Upgrades)	
(A23)	Subdivision that does not comply with Standard I458.6.3 Staging of Subdivision and Development with Transport Upgrades and Table I458.6.3.1 (Road Upgrades) Rows a) to d)	NC

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(A24)	Subdivision that does not comply with Standard I458.6.3 Staging of Subdivision and Development with Transport Upgrades and Table I458.6.3.1 (Road Upgrades) Row e)	D
(A25)	Subdivision that does not comply with Standard I458.6.3 Staging of Subdivision and Development with Transport Upgrades and Table I458.6.3.2 (Threshold for Subdivision and Development for Ferry Capacity)	D
(A26)	The subdivision of more than 2,700 residential lots	D
(A27)	Subdivision that complies with Standard I458.6.4 Water Supply and Wastewater	RD
(A28)	Subdivision that does not comply with Standard I458.6.4 Water Supply and Wastewater	NC
(A29)	Subdivision and/or development that does not comply with Standard I458.6.14 Road Design	RD
<b>Subdivision for the purpose of the construction or use of dwellings</b>		
(A30)	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 Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone and meeting Standard I458.6.18 or I458.6.19 for controlled subdivision activities	C
(A31)	Subdivision for up to three sites accompanied by:  (a) A land use consent application for up to three dwellings in the Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone one or more of which does not comply with any of Standards I458.6.17(2) but does comply with all applicable zonal, precinct, Auckland-wide and overlay standards; or  (b) A certificate of compliance for up to three dwellings each of which complies with Standard I458.6.17(2) inclusive and applicable zonal, precinct, Auckland-wide and overlay standards that complies with Standard I458.6.20	C
(A32)	Subdivision (A30) or (A31) not meeting Standards I458.6.18, I458.6.19 or I458.6.20 for controlled subdivision activities	RD
(A33)	Subdivision (A30) or (A31) not meeting General Standards E38.6.2 to E38.6.6 inclusive	D
(A34)	Subdivision (A30) or (A31) not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2	D

**Table I458.4.2 Activity table Sub-Precinct A, Marina Point**

Activity		Activity status
<b>Development</b>		
(A35)	Development that does not provide the indicative Fairway Reserve area as shown on Precinct Plan 1	D
(A36)	Development that does not comply with Standard I458.6.8 Fairway Reserve	D
(A37)	Development that does not comply with Standard I458.6.15 Coastal Walkway	D

**Table I458.4.3 Activity table Sub-Precinct C, Community**

Activity		Activity status
<b>Use</b>		
<b>Community</b>		
(A38)	Education facilities	P
(A39)	Community facilities	P
(A40)	Visitor accommodation	P

**Table I458.4.4 Activity table Sub-Precinct E, Golf**

Activity		Activity status
<b>Use</b>		
<b>Community</b>		
(A41)	Organised sport and recreation including associated maintenance in the Golf Course Special Area shown on Precinct Plan 1	P

**Table I458.4.5 Activity table Sub-Precinct D, Coastal**

Activity		Activity status
<b>Use</b>		
<b>Subdivision and Development</b>		
(A42)	Subdivision of land complying with E38.8.2.4	
(A43)	Development that does not comply with Standard I458.6.15 Coastal Walkway	D
(A44)	In the Large Lot Residential Zone new buildings, and additions to buildings, that comply with I458.6.12(2)-(3) and H1.6 (excluding H1.6.6(1) and H1.6.7)	P

**Table I458.4.5 Activity table Sub-Precinct F, Employment**

Activity		Activity status
Use		
Development		
(A45)	New buildings	RD
(A46)	Additions and alterations to existing buildings	RD

**I458.5. Notification**

- (1) Any application for resource consent for an activity listed in Activity Tables I458.4.1 to 4.6 above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity (except as provided for under I458.5(3) below) for the purpose of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).
- (3) Any application for resource consent that infringes the following standard will be considered without public notification unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
  - (a) Subdivision or development that does not comply with Table I458.6.3.2 Threshold for Subdivision and Development For Ferry Capacity in Standard I458.6.3 Staging of Subdivision and Development with Transport Upgrades.
- (4) Unless the Council decides that special circumstances exist under section 95A(9), 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 Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone that do not comply with the I458.6.17.2 Medium Density Residential Standards below.
- (5) Unless the Council decides that special circumstances exist under section 95A(9), 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 the I458.6.17(2) standards below.
- (6) 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 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 in the Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone that

do not comply with one or more of the Standards listed in I458.6.17(2) Medium Density Residential Standards; or

(b) four or more dwellings in the Residential – Mixed Housing Urban Zone that comply with all the Standards listed in I458.6.17(2); or

(c) four or more dwellings in the Residential – Terrace Housing and Apartment Buildings Zone that comply with all the Standards listed in I458.6.17(2).

(7) Any application for a resource consent which is listed in I458.5 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.

### **I458.6. Standards**

All relevant overlay, Auckland-wide and zone standards apply in this precinct except for the following:

#### H1 Residential – Large Lot Zone Standards

- H1.6.6(1) Maximum impervious area
- H1.6.7 Building Coverage

#### H5 Residential – Mixed Housing Urban Zone Standards:

- H5.6.4 Building height
- H5.6.5 Height in relation to boundary
- H5.6.6 Alternative height in relation to boundary
- H5.6.7 Height in relation to boundary adjoining lower intensity zones
- H5.6.8 Yards
- H5.6.10 Building coverage
- H5.6.11 Landscaped area
- H5.6.12 Outlook space
- H5.6.14 Outdoor living space

#### H6 Residential – Terrace Housing and Apartment Buildings Zone Standards:

- H6.6.5 Height
- H6.6.6 Height in relation to boundary
- H6.6.7 Alternative height in relation to boundary within the Residential – Terrace Housing and Apartment Buildings Zone
- H6.6.8 Height in relation to boundary adjoining lower intensity zones
- H6.6.9 Yards
- H6.6.11 Building coverage
- H6.6.12 Landscaped area
- H6.6.13 Outlook space

- H6.6.15 Outdoor living space

#### H17 Business – Light Industry Zone

- H17.6.4(1) Front Yard

#### E27 – Transport

- Trip Generation - Table E27.6.1.1 - “Residential” thresholds
- In addition for the purpose of assessing any non-residential activities located within the precinct that do not comply with E27.6.1 standards the term “transport network ” contained within assessment criterion E27.8.2(3) shall be defined as Jack Lachlan Drive and the transport network located within the Precinct.

In addition to standards listed in Activity Tables I458.4.1 to I458.4.6 all activities listed in Activity Tables I458.4.1 to I458.4.6 must also comply with the following permitted activity standards I458.6.1 to I458.6.16.

#### **I458.6.1. Building Height**

##### Purpose:

- Enable building height to be optimised close to the Pine Harbour Ferry and the frequent transport service.
- Positively contribute to Beachlands South’s sense of place.
- Manage the effects of building height and visual dominance effects.

- (1) Buildings must not exceed the height in metres of the underlying zone standards for land zoned Business – Local Centre, Business – Mixed Use, Business – Light Industry, Residential – Large Lot or Future Urban, unless otherwise specified in the Height Variation Control on the planning maps.
- (2) Buildings must not exceed the height in metres in Standard I458.6.17(2)(a) for land zoned Residential – Terrace Housing and Apartment Buildings or Residential – Mixed Housing Urban.
- (3) If the site is subject to the Height Variation Control on the planning maps, buildings must not exceed the height in metres, as shown in Table I458.6.1.1 below.
- (4) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

**Table I458.6.1.1: Total building height shown in the Height Variation Control on the Planning Maps**

<b>Occupiable building height</b>	<b>Height for roof form</b>	<b>Total building height</b>
22m	2m	24m

**I458.6.2. Building Setback along Whitford-Maraetai Road**

Purpose: To establish native planting within the landscape buffer strip adjacent to Whitford-Maraetai Road to soften views towards the coast and the appearance of development along the western Whitford-Maraetai Road frontage of the precinct.

- (1) In sub-precinct F a 15m wide building setback must be provided along the frontage of the land adjoining Whitford-Maraetai Road indicatively shown on I458.10.1 Precinct Plan 1 and measured from the existing Designation 1806, Road Widening – Beachlands Road boundary that existed at the year of 2022. No buildings, structures or parts of a building shall be constructed within this building setback.
- (2) The 15m wide building setback in Standard I458.6.2(1) above must be planted with a mixture of native trees, shrubs or ground cover plants (including grass) within and along the full extent of these building setbacks indicated as the landscape buffer on Precinct Plan 1. This planting requirement does not apply over any vehicle accessways. This planting must be maintained in perpetuity.
- (3) In addition to the 15m planted landscape buffer required in sub-precinct F by I458.6.2(2), a 10m wide planted landscape buffer must be provided along the remaining Whitford-Maraetai Road frontage on the Future Urban Zone land. The 10m planted landscape buffer must be planted with a mixture of native trees, shrubs or ground cover plants (including grass) within and along its full extent. This planting must be maintained in perpetuity.
- (4) Subdivision or development that does not comply with Standard I458.6.2(1) – (3) is a discretionary activity.

**I458.6.3. Staging of Subdivision and Development with Transport Upgrades**

Purpose:

- Manage and mitigate the adverse effects of traffic generation from the Beachlands South Precinct on the safety and efficiency of the surrounding road network.
- Achieve the integration of subdivision and development with transport infrastructure consistent with Policy I458.3 (13) and Policy I458.3 (14).

Qualifying matter under s771(j) of the RMA



- (1) Subdivision and development within the area shown on Precinct Plan 6 must not exceed the thresholds in Table I458.6.3.1 and Table I458.6.3.2 until such time that the identified infrastructure upgrades are constructed and are operational. Applications for resource consent in respect of development and / or subdivision identified in Column 1 of Table I458.6.3.1 and/or Table I458.6.3.2 will be deemed to comply with this standard I458.6.3 if the corresponding infrastructure identified in Column 2 of the relevant Table 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 lodgement of the resource consent application and the application is expressly made on the basis that the relevant infrastructure upgrades(s) will be completed and operational:
    - (i) Prior to 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 dwellings 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 dwellings in the case of a land use consent application.
- (2) Any application lodged in terms of I458.6.3(1)(a), (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 dwellings 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, unless an alternative legal mechanism is provided to ensure to that infrastructure is operational prior to the occupation of dwellings.

Any resource consent(s) granted on one or both of the above bases must be made subject to consent conditions. Those conditions will continue to apply until appropriate evidence is supplied to council confirming that the relevant

infrastructure upgrades are operational, or an alternative legal mechanism is provided.

(3) For the purpose of this standard:

- (a) 'Dwelling' means buildings for this activity that have a land use consent, retirement units or subdivision that has a section 224(c) certificate that creates additional vacant lots;
- (b) '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; and
- (c) 'Operational' means the relevant upgrade is available for use and open to all traffic (be it road traffic in the case of road upgrades, or ferry services in the case of ferry passenger numbers during specified times).

**Table I458.6.3.1: Threshold for Subdivision and Development for Road Upgrades (see Precinct Plan 6)**

<b>Column 1 Development and/or subdivision enabled within the area identified on Precinct Plan 6 by transport infrastructure in column 2,</b>		<b>Column 2 Transport infrastructure required to enable development and/or or subdivision in column 1</b>
(a)	Up to a maximum of 500 dwellings and/or residential lots	<p>Upgrade of Jack Lachlan Drive to provide two-way cycling facilities along the full length of one side of the road; and a footpath on the northern side of the road as shown in Appendix 2; and</p> <p>Site (A) on Precinct Plan 6: Upgrade of Whitford-Maraetai Road / Jack Lachlan Drive intersection as shown in Appendix 2 and</p> <p>Site (B) on Precinct Plan 6: Upgrade of Whitford Park Road / Whitford Road / Whitford-Maraetai Road roundabout to provide an additional traffic lane on the Whitford Road (western) approach and traffic signal metering of the same approach with queue detectors on the Whitford-Maraetai Road (eastern) approach as shown in Appendix 2 **; and</p> <p>Site (E) on Precinct Plan 6: Upgrade of Somerville Road / Whitford Road / Point View Drive roundabout to</p>

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		provide a double north-west bound through-lane for additional capacity as shown in Appendix 2.
(b)	A provision of: i. More than 500 and up to 850 dwellings or residential lots	Upgrades in (a) above; and  Site (D) on Precinct Plan 6: Provision of an additional left-turn approach lane on the northbound approach to the Whitford Park Road / Saleyard Road / Sandstone Road roundabout as shown in Appendix 2*.
(c)	A provision of: i. More than 850 and up to 1,200 dwellings or residential lots	Upgrades in (a) – (b) above; and  Site (C) on Precinct Plan 6: Upgrade to Trig Road (south) / Whitford-Maraetai Road intersection as shown in Appendix 2.*
(d)	A provision of: i. More than 1,200 and up to 1,900 dwellings or residential lots	Upgrades in (a) – (c) above; and  Site (B) on Precinct Plan 6: Further upgrade of Whitford Park Road / Whitford Road / Whitford-Maraetai Road roundabout to provide an additional lane on the Whitford-Maraetai Road (eastern) approach, and the removal of the traffic signal metering equipment as shown in Appendix 2. *
(e)	A provision of: i. More than 1,900 and up to 2,700 dwellings or residential lots	Upgrades in (a) – (d) above; and  Site (F) on Precinct Plan 6: Whitford Bypass providing a two-way single lane each way between the Trig Road (south) / Whitford- Maraetai Road intersection and the Saleyard Road / Whitford Park Road / Sandstone Road intersection, including upgrades to the intersections at both ends.

\*Note: If the Whitford Bypass is operational or under construction these upgrades are not required.

\*\* Note: This upgrade is not required if the Row (d) upgrade is operational or under construction.

**Table I458.6.3.2: Threshold for Subdivision and Development for Ferry Capacity Upgrades**

<b>Column 1 Development and/or subdivision enabled within the area identified on Precinct Plan 6 by transport infrastructure in column 2</b>		<b>Column 2 Transport infrastructure required to enable development and/or subdivision in column 1</b>
(a)	A provision of more than 250 up to 500 dwellings or residential lots	Provision for a total capacity of at least 600 ferry passengers from Pine Harbour during the two-hour peak period between 0620 – 0820 on weekdays.
(b)	A provision of more than 500 up to 850 dwellings or residential lots	Provision for a total capacity of at least 700 ferry passengers from Pine Harbour during the two-hour peak period between 0620 – 0820 on weekdays.
(c)	A provision of more than 850 up to 1500 dwellings or residential lots	Provision for a total capacity of at least 825 ferry passengers from Pine Harbour during the two-hour peak period between 0620-0820 on weekdays; and
(d)	A provision of more than 1500 up to 1900 dwellings or residential lots	Provision for a total capacity of at least 950 ferry passengers from Pine Harbour during the two-hour peak period between 0620 – 0820 on weekdays.
(e)	A provision of more than 1900 and up to 2700 dwellings or residential lots	Provision for a total capacity of at least 1150 ferry passengers from Pine Harbour during the two-hour peak period between 0620 – 0820 on weekdays

**I458.6.4. Water Supply and Wastewater**

Purpose: To ensure subdivision and development in the precinct is adequately serviced with water supply and wastewater infrastructure.

(1) Adequate reticulated water supply and wastewater infrastructure within the following zones of the Precinct:

- Residential – Mixed Housing Urban;
- Residential - Terrace Housing and Apartment Buildings;
- Business – Mixed Use;
- Business – Light Industry; and
- Business – Local Centre.

must be provided at the time of subdivision or development

Qualifying matter under s77I(j) of the RMA

- (2) For the Residential – Large Lot zone adequate water supply and wastewater systems (reticulated and / or on site) must be provided at the time of subdivision or development.
- (3) For the avoidance of doubt non-potable water supply is not required to be reticulated.
- (4) The reticulated infrastructure may be private and it is not mandatory to connect to a public reticulated network.

#### **I458.6.5. Riparian Margins**

Purpose: Contribute to improvements to water quality, habitat, biodiversity and contribute to addressing residual ecological effects.

- (1) A minimum riparian yard setback of 10m measured from the top of the bank must be provided along permanent or intermittent streams including those as shown on Precinct Plan 2. No buildings or structures are permitted in the riparian yard setback.
- (2) The riparian yard setback required in Standard I458.6.5(1) above must be planted either side to a minimum width of 10m. This riparian planting must be native species and protected and maintained in perpetuity by an appropriate legal mechanism or vested in Council.
- (3) Walkways and cycleways must not be located within the riparian planting area required in standard I458.6.5(1) above.
- (4) 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.

#### **I458.6.6. Ecological Protected Area Network**

Purpose: To protect and enhance identified significant terrestrial vegetation/habitat types, recorded archaeological sites and significant ecological areas from subdivision and development and contribute to addressing residual ecological effects.

- (1) No earthworks or development of buildings or structures are permitted within the Ecological Protected Area Network (EPAN) shown on Precinct Plan 2.
- (2) All existing terrestrial vegetation and habitat types within the EPAN must be protected and maintained, except as provided for by I458.4.1 (A17), (A18) and (A19).

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- (3) Any application for subdivision within the precinct must include the following on the subdivision scheme plan, as identified on Precinct Plan 2:
  - (a) Areas subject to the EPAN and proposed to be planted as part of any ecological offsetting or compensation package;
  - (b) Areas subject to the Significant Ecological Area – Terrestrial overlay;
  - (c) High Value Terrestrial Planting areas;
  - (d) Wetland Margin Buffer Planting areas;
  - (e) Indicative Native Revegetation areas; and
  - (f) Identified archaeological sites.
- (4) The areas listed in Standard I458.6.6(3)(a) – (f) inclusive above must be legally protected and maintained by a covenant (or other legal protection mechanism) on the Certificate of Title for each site within the precinct where they are not vested with the Council.
- (5) The covenant (or other legal protection mechanism) must require the areas listed in Standard I458.6.6(3)(a) – (f) inclusive above to be revegetated, maintained, restored and enhanced in accordance with the Biodiversity Management Plan required in Special Information Requirement I458.9(2).
- (6) The covenant (or other legal mechanism) must require every landowner within the precinct to be a member of a Residents Association (or similar) that will manage the areas listed in Standard I458.6.6(3)(a) – (f) inclusive above and contribute a proportional sum each year to ensure the Biodiversity Management Plan is implemented on an on-going basis.
- (7) A minimum 5m building setback must be provided from the High Value Terrestrial Planting and Wetland Margin Buffer Planting as shown on Precinct Plan 2. No buildings, structures or parts of a building shall be constructed within this 5m wide setback.

#### **I458.6.7. Stormwater Quality**

Purpose: Contribute to improvements to water quality and stream health.

- (1) Stormwater runoff from all impervious areas other than roofs must be either:
  - (a) Treated at source by a stormwater management device or system that is sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; or
  - (b) Treated by a communal stormwater management device or system that is sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)' that is

designed and authorised to accommodate and treat stormwater from the site; or

- (c) Where alternative devices are proposed, the device must demonstrate it is designed to achieve an equivalent level of contaminant or sediment removal performance to that of 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'
- (2) For all roads proposed to be vested in Auckland Transport, the Auckland Transport 'Transport Design Manual' and design requirements shall apply.
- (3) New buildings, and additions to buildings must be constructed using inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e. zinc, copper and lead).

Qualifying  
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s771(j) of the  
RMA

#### **I458.6.8. Fairway Reserve**

Purpose: To provide a recreational open space and connection between the Village Centre and Pine Harbour Ferry while enhancing the amenity of highest density residential areas.

- (1) Prior to the occupation of buildings in sub-precinct A, the indicative Fairway Reserve area as shown on Precinct Plan 1 must be provided in the form of an open green space linear park for a minimum width of 20 metres. For the purposes of this standard, 'occupation' means occupation and use for the purposes permitted by the resource consent but not including occupation by personnel, engaged in construction, fitting out or decoration.
- (2) A continuous safe walking and cycling connection must be provided within the Fairway Reserve connecting between the Village Centre and the Pine Harbour Ferry berths.
- (3) The Fairway Reserve must be available for public use at all times unless written approval has been obtained from the council for an alternative. In all circumstances the Fairway Reserve must be available for public use between the hours of 7am and 11pm.
- (4) The Fairway Reserve must be formed and vested in the Council; or maintained by way of an appropriate legal protection mechanism which must include the registration of an access easement on the title to which the Fairway Reserve applies is required to ensure preservation of the reserve and its ongoing maintenance by the owner(s) of the land concerned.

- (5) Fences, or walls, or a combination of these structures, adjoining the Fairway Reserve must not exceed the heights specified below, measured from the ground level at the boundary:
- (a) 1.2m in height; or
  - (b) 1.8m in height if the fence is at least 50% visually open.

#### **I458.6.9. Coastal Protection Yard**

Purpose: To ensure buildings are adequately setback from the coastal edge to maintain water quality and provide protection from natural hazards.

- (1) All buildings and structures must comply with the minimum coastal protection yard setback requirement of 30 metres.

Note 1:

For the avoidance of doubt this standard does not apply to development of the indicative coastal walkway as shown on Precinct Plan 3.

#### **I458.6.10. Mana Whenua**

Purpose: To recognise and protect important sites associated with the cultural landscape at Beachlands South.

- (1) No buildings or structures are permitted within the pā site and its surrounds as identified on Precinct Plan 4. Development that does not comply with this standard is a discretionary activity.
- (2) Any modifications to the pā site or earthworks within its surrounds as identified on Precinct Plan 4 is a discretionary activity.
- (3) Subdivision that results in the pā site as shown on Precinct Plan 4 extending across multiple contiguous lots is a discretionary activity.

#### **I458.6.11. Earthworks**

Purpose: To minimise sediment runoff and manage discharge effects on the receiving environment.

- (1) The maximum disturbed area for all catchments in Precinct Plan 7 must not exceed 20 hectares cumulatively across all catchments at any one time.
- (2) Up to 15 hectares of earthworks (disturbed and stabilised areas) may be undertaken within each catchment over any single earthworks season 1 October – 30 April).



- (3) The maximum disturbed area for each catchment in Precinct Plan 7 must not exceed 5 hectares exposed at any one time.
- (4) Sediment retention pond volumes must be sized for a minimum 3.75% of the disturbed area that discharges to the sediment retention pond, up to a maximum catchment size of 4 hectares.
- (5) I458.6.11(1) to (4) does not apply to any land zoned Future Urban.

Note: Areas of earthworks that are completed and subsequently stabilised (stabilised area) are no longer considered a disturbed area.

#### **I458.6.12. Large Lot Zone**

- (1) Proposed sites identified in the Subdivision Variation Control on the planning maps must comply with the minimum net site area in Table E38.8.2.4.1.
- (2) The maximum building coverage must not exceed 35% of the net site area.
- (3) The maximum impervious area must not exceed 50% of the net site area.

#### **I458.6.13. Water Supply Efficiency**

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

- (1) All new dwellings are designed to have non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or as communal rainwater systems.
- (2) All new buildings (except dwellings as provided for in I458.6.13(1) above) must be designed to have non-potable water requirements supplied by rainwater tank. Rainwater tanks can be provided as either individual or communal rainwater systems.
- (3) All new buildings are fitted with water efficient fixtures, to a minimum 3 Star standard for shower heads, 4 Star standard for toilets, and a minimum 5 Star standard for kitchen taps and bathroom hand wash taps (as rated (under the Water Efficiency Labelling Scheme (WELS))).
- (4) The minimum sizes for rainwater tanks (or bladders) in Table I458.6.13.1 and Table I458.6.13.2 apply to detached and attached housing in all sub-precincts.

**Table I458.6.13.1: All dwellings except apartments**

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

\* All attached houses to be 3000L max

**Table I458.6.13.2: Apartments**

<b>Dwelling type</b>	<b>Minimum tank (or bladder)</b>
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	1500L*
4 bedroom	2000L
5 bedroom	2500L

#### **I458.6.14. Road Design**

Purpose: To ensure that any activity, development and/or subdivision complies with Appendix 1 Beachlands South Precinct, Road Function and Design Details Table.

- (1) Any activity, development and /or subdivision that includes the construction of new roads, or the upgrade of existing roads, must comply with Appendix 1: Beachlands South Precinct, Road Function and Design Details Table.

Qualifying  
matter under  
s771(j) of the  
RMA

#### **I458.6.15. Coastal Walkway**

Purpose: To provide public access to and along the coastal edge.

- (1) Prior to the occupation of any building in the Marina Point and Coastal sub-precincts, the indicative coastal walkway as shown on Precinct Plan 5 must be progressively formed to a minimum width of 3m to link each stage of development with the Pine Harbour Ferry berth. This coastal walkway must be maintained by way of an appropriate legal protection mechanism. For the purposes of this standard, 'occupation' means occupation and use for the purposes permitted by the resource consent but not including occupation by personnel, engaged in construction, fitting out or decoration.

### I458.6.16. Site Access

Purpose: Maintain a safe road frontage and shared space footpath uninterrupted by driveways and to provide for the safe efficient operation of the arterial network.

- (1) Where subdivision and development adjoin an arterial road identified on the planning maps or planned cycle path in Appendix 1 Beachlands South Precinct, Road Function and Design Details Table, rear access must be provided so that no driveway is provided directly from the arterial road or over the planned cycle path.

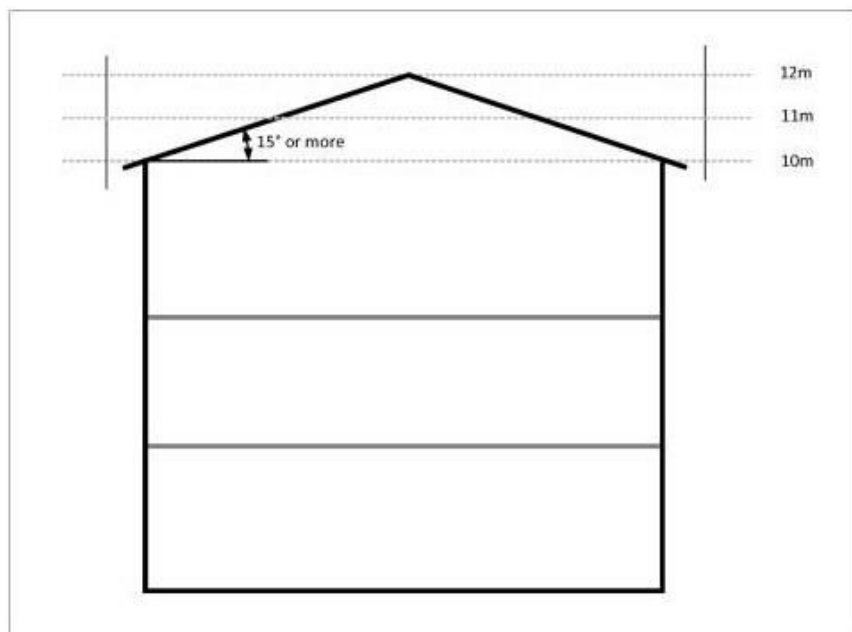
### I458.6.17. Medium Density Residential Standards

Purpose: Enable development of a variety of housing typologies with a mix of densities within relevant residential zones that responds to the planned urban built character.

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

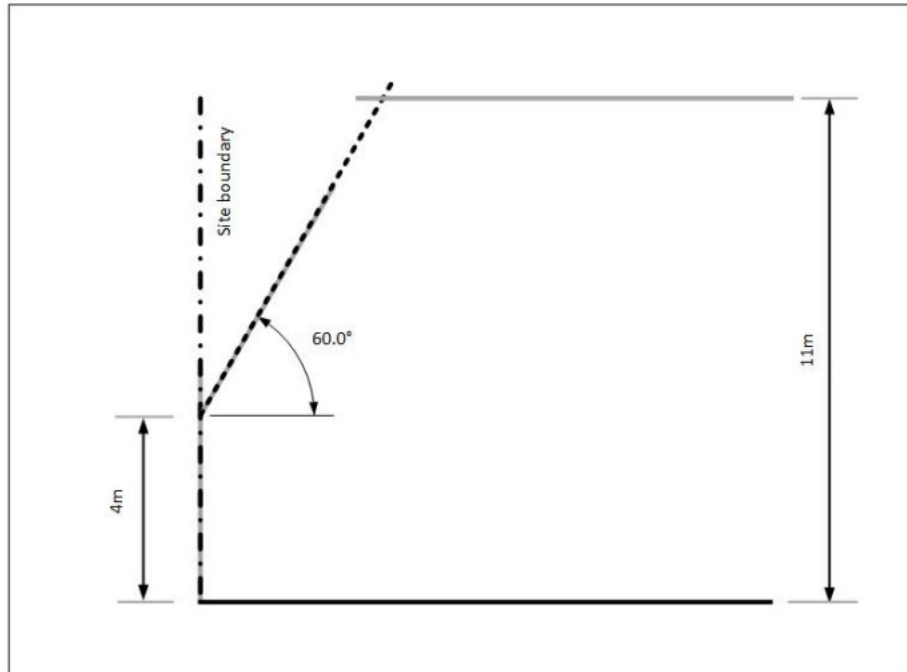
#### (2) (a) Building height

- (i) In the Residential - Terrace Housing and Apartment Buildings Zone, buildings must not exceed 16m in height.
- (ii) In the Residential – Mixed Housing Urban Zone, buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:



**(b) Height in relation to boundary**

- (i) Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.



- (ii) This standard does not apply to —
  - (a) a boundary with a road:
  - (b) existing or proposed internal boundaries within a site:
  - (c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

**(c) Yards**

- (i) Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:

Yard	Minimum depth
Front	1.5 metres
Side	1 metre
Rear	1 metre (excluded on corner sites)
Riparian margin required by I458.6.5(1)	10 metres

Qualifying matter under s771(j) of the RMA

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High value terrestrial planting required by I458.6.6(7)	5 metres
Wetland margin buffer planting required by I458.6.6(7)	5 metres
Coastal protection yard required by I458.6.9	30 metres

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

### (d) Building coverage

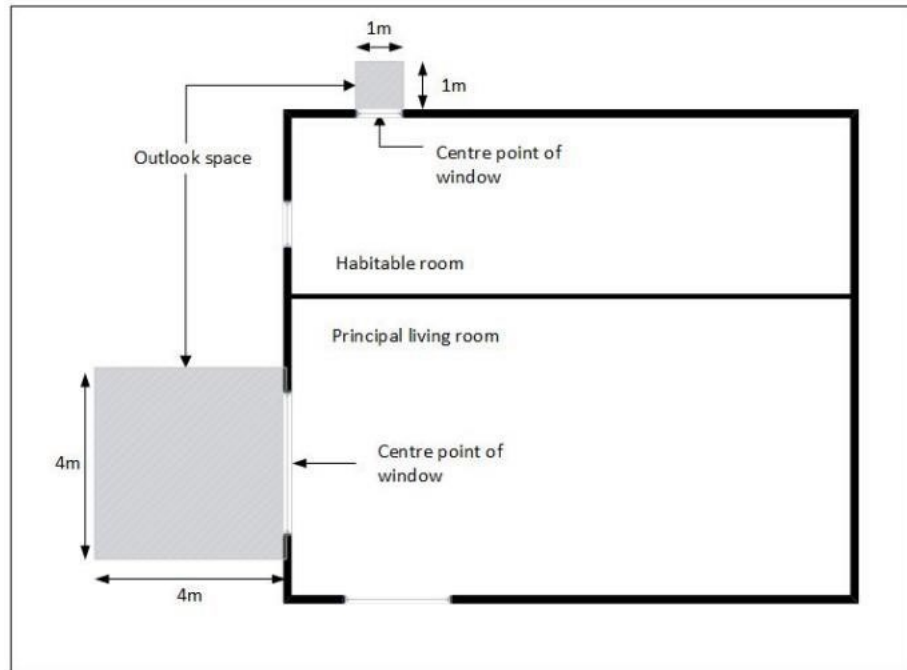
The maximum building coverage must not exceed 50% of the net site area.

### (e) Outdoor living space

- (i) A dwelling at ground floor level must have an outdoor living space that is at least 20 square metres 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 8 square metres and has a minimum dimension of 1.8 metres; and
  - (c) is accessible from the dwelling; and
  - (d) may be:
    - grouped cumulatively by area in one communally accessible location; or
    - located directly adjacent to the dwelling; and
  - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.
- (ii) 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 8 square metres and has a minimum dimension of 1.8 metres; and
  - (b) is accessible from the dwelling; and
  - (c) may be:
    - grouped cumulatively by area in one communally accessible location, in which case it may be located at ground level; or
    - located directly adjacent to the dwelling.

**(f) Outlook space**

- (i) An outlook space must be provided for each dwelling as specified in this standard.
- (ii) An outlook space must be provided from habitable room windows as shown in the diagram below:



- (iii) The minimum dimensions for a required outlook space are as follows:

- (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
- (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (iv) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (v) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (vi) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (vii) Outlook spaces may be under or over a balcony.
- (viii) Outlook spaces required from different rooms within the same building may overlap.
- (ix) Outlook spaces must—
  - (a) be clear and unobstructed by buildings; and

- (b) not extend over an outlook space or outdoor living space required by another dwelling.

**(g) Windows to street**

Any dwelling facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

**(h) Landscape area**

- (i) A dwelling at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them
- (ii) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.

**Subdivision For Controlled Subdivision Activities**

Purpose: Enable subdivision around the development of a variety of housing typologies with a mix of densities within residential zones that responds to the planned urban built character.

**I458.6.18. 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 Standard I458.6.17(2) except that Standard I458.6.17.2(b)(i) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

**I458.6.19. Subdivision around existing buildings and development**

- (1) Prior to subdivision occurring, all development must meet the following:
  - (a) Comply with the relevant overlay, Auckland-wide, zone and precinct rules; or
  - (b) Be in accordance with an approved land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with Standard I458.6.17(2) except that Standard I458.6.17.2(b)(i) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

**I458.6.20. Subdivision for up to three sites 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 Standard I458.6.17(2) and all other applicable standards;
- (4) A maximum of three sites and three dwellings are created; and
- (5) No vacant sites are created.

**I458.7. Assessment – controlled activities**

**I458.7.1. Matters of control**

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

- (1) Subdivision for the purpose of the construction or use of dwellings:
  - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance;
  - (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
  - (c) the effects of infrastructure provision.
- (2) Development of a civic space as shown on Precinct Plan 3:
  - (a) Orientation of views to Rangitoto Island and the Hauraki Gulf;
  - (b) Provision of public amenities;
  - (c) Enhancement of coastal character;
  - (d) Interaction and engagement with surrounding commercial and retail spaces; and
  - (e) Scale and design for shade and protection from wind.
- (3) Establishment of the Coastal Pathway as shown on Precinct Plan 5:
  - (a) Connectivity to existing connections and the Pine Harbour Ferry.
  - (b) Effects on archaeological sites.
  - (c) Crime Prevention Through Environmental Design



### **I458.7.2. Assessment criteria**

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

- (1) assessment criteria; Subdivision for the purpose of the construction or use of dwellings
  - (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 E38.3(1), (6), (19) to (23).
- (2) Development of a civic space as shown on Precinct Plan 3:
  - (a) The extent to which it is designed with views orientated to Rangitoto Island and the Hauraki Gulf;
  - (b) The extent to which the design incorporates a range of public amenities to enhance the amenity and use of this space;
  - (c) The extent to which it is located and designed to enhance the distinctive coastal village character of sub-precinct B Village Centre;
  - (d) The extent to which it is located and designed to complement and engage with surrounding commercial and retail spaces in the Village Centre; and
  - (e) The scale and design of the space to provide suitable shade and shelter from wind.
- (3) Establishment of the Coastal Pathway as shown on Precinct Plan 5:
  - (a) The extent to which the indicative coastal pathway within sub-precinct A facilitates a safe and convenient route that responds to topography for pedestrians and cyclists to the Pine Harbour Ferry;
  - (b) The extent to which the coastal pathway connects to existing connections within and outside the Precinct;

- (c) The extent to which establishing the coastal pathway adversely affects archaeological sites; and
- (d) The extent to which the design of the coastal pathway is consistent with Crime Prevention Through Environmental Design principles.

#### **I458.8. Assessment – restricted discretionary activities**

##### **I458.8.1. Matters of discretion**

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:

- (1) Four or more dwellings per site in a Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone:
  - (a) Matters of discretion H5.8.1(2) and H6.8.1(2) apply;
  - (b) Building sustainability certification
  - (c) Building adaptability and reduction of building material waste
  - (d) Reductions in energy demand
  - (e) The Standards in I458.6.17(2)
  - (f) Infrastructure and servicing.
- (2) Up to 3 dwellings per site in a Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone which do not comply with one or more of the I458.6.17(2) Medium Density Residential Standards:
  - (a) any precinct or zone policy which is relevant to the standard
  - (b) the effects of any special or unusual characteristic of the site which is relevant to 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 the neighbouring sites.
  - (f) the characteristics of the development
  - (g) any other matters specifically listed for the standard; and
  - (h) where more than one standard will be infringed, the effects of all infringements.
- (3) New buildings, other than buildings for dwellings in a Residential – Terrace Housing and Apartment Buildings Zone, Residential – Mixed Housing Urban Zone, or Large Lot Zone:

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- (a) Matters of discretion H13.8.1(3) and H11.8.1(4) apply;
  - (b) Design and external appearance of buildings and landscape design;
  - (c) Infrastructure servicing;
  - (d) Design and sequencing of upgrades to the existing transport network and ferry services;
  - (e) Movement network on Precinct Plan 5;
  - (f) Building sustainability certification;
  - (g) Building adaptability and reduction of building material waste; and
  - (h) Reductions in energy demand.
- (4) Subdivision and development that complies with Standard I458.6.3 Staging of Subdivision and Development with Transport Upgrades:
- (a) Design and sequencing of upgrades and or mitigation measures to address adverse effects on the transport network; and
  - (b) The adequacy of transport monitoring and outcomes of monitoring required under special information requirement I458.9(5);
  - (c) Funding arrangements to provide the necessary infrastructure required by Standard I458.6.3.
  - (d) The quality of public transport, walking and cycling connections:
    - (i) Within the subdivision or development;
    - (ii) Between the subdivision or development and the ferry berth; and
    - (iii) Between the subdivision or development connecting to the existing Beachlands township.
  - (e) The imposition of consent conditions of the kind referred to in Standard I458.6.3(1), (2) and (3).
- (5) Subdivision and development that complies with Standard I458.6.4 Water Supply and Wastewater:
- (a) Staging and design of development to align with the provision of water supply and wastewater servicing infrastructure; and
  - (b) Confirmation of funding, supply arrangements or other such measures necessary to ensure the provision of water supply and wastewater infrastructure.
- (6) Development of publicly accessible open space greater than 1000m<sup>2</sup>

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- (a) Location, design and function of the indicative publicly accessible open spaces shown on Precinct Plan 3; and
  - (b) Location and design of any other publicly accessible open spaces greater than 1000m<sup>2</sup>.
- (7) Infringement to standard I458.6.5 Riparian Margins:
- (a) Effects on water quality, biodiversity and stream erosion.
- (8) Any subdivision or development application
- (9) Stormwater and Flooding Infringement to standard I458.6.7 Stormwater Quality
- (a) Matters of discretion E9.8.1(1) apply.
- (10) Infringement to standard I458.6.9 Coastal Protection Yard
- (a) Effects of coastal hazards.
- (11) Infringement to I458.6.11 Earthworks
- (a) Matters of discretion E11.8.1(1) and E12.8.1(1) apply
- (12) Infringement of standard I458.6.14 Road Design
- (a) The design of the road and associated road reserve and where it achieves policies I458.3(17), (18), (19) and (20).
  - (b) Design constraints.
  - (c) Interface design treatment at property boundaries, particularly for pedestrians and cyclists.
- (13) Infringement of Standard I458.6.16 Site Access
- (a) Matters of discretion E27.8.1(12) apply.

### **I458.8.2. Assessment criteria**

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

- (1) Four or more dwellings per site in Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone:
  - (a) The extent to which the development contributes to a variety of housing types at higher densities in the zone and is in keeping with the neighbourhood's planned urban built character.
  - (b) The extent to which development achieves attractive and safe streets and public open space by:

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- (i) Providing windows and/or balconies facing the street and public open spaces;
  - (ii) Creating a well-connected movement network with through-links to the wider movement network across the Precinct;
  - (iii) Designing large scale development (generally more than 15 dwellings) to provide for variations in building form, façade design and materiality as viewed from streets and public open spaces;
  - (iv) Providing high quality landscape and boundary treatment in the front yard;
  - (v) Providing safe pedestrian access to buildings from the street; and
  - (vi) Minimising the visual dominance of garage doors and carparking when viewed from streets or public open spaces.
- (c) Whether there is a pre-commitment for the dwelling(s) to achieve (via formal registration or commitment) the sustainability certification(s) set out below:
- (i) Residential – Minimum of 7-star Homestar
- (d) Whether the design and/or construction of the dwelling(s) demonstrates a reduction in building material waste
- (e) Whether the design of the dwellings incorporate optimal passive design principles (including solar orientation) to reduce energy demand and/or include on-site renewable energy generation measures.
- (2) Buildings for up to three dwellings or four or more dwellings in a Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone which do not comply with one or more of the I458.6.17(2) Medium Density Residential Standards
- (a) for all infringements to standards:
    - (i) refer to Policy I458.3(5)
  - (b) for building height:
    - (i) refer to Policy I458.3(1)
    - (ii) refer to Policy I458.3(5)
    - (iii) notwithstanding I458.3 refer to Policy H6.3(5).
- Visual dominance
- (iv) 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

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

(c) for height in relation to boundary:

- (i) refer to Policy I458.3(1)
- (ii) refer to Policy I458.3(5)

Sunlight access - Residential – Mixed Housing Urban Zone

- (iii) 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 I458.6.17(2)(e): 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 I458.6.17(2)(e).
- (iv) 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 I458.8.2(2)(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 I458.6.17(2)(b) 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.

Daylight access - Residential – Terrace Housing and Apartment Buildings Zone

- (v) The extent to which the height and bulk of development maintains daylight access and minimises visual dominance effects to adjoining sites and developments taking into account site orientation, topography, vegetation and existing or consented development.

Visual dominance

- (vi) 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

- (vii) 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.

(d) for yards:

- (i) refer to Policy I458.3(1)
- (ii) refer to Policy I458.3(3)
- (iii) the extent to which buildings set back from water bodies maintain and protect environmental, open space, amenity values of riparian margins of lakes, streams and coastal areas and water quality and provide protection from natural hazards.

(e) for building coverage:

- (i) refer to Policy I458.3(1)
- (ii) refer to Policy I458.3(3)
- (iii) 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;

(f) for landscaped area:

- (i) refer to Policy I458.3(1)
- (ii) refer to Policy I458.3(3)
- (iii) refer to Policy H5.3(10) or Policy H6.3(10) and
- (iv) the extent to which existing mature trees are retained.

(g) for outlook space:

- (i) refer to Policy I458.3(1)
- (ii) refer to Policy I458.3(3)
- (iii) refer to Policy I458.3(4)
- (iv) 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.

(h) for outdoor living space:

- (i) refer to Policy I458.3(1);
- (ii) refer to Policy I458.3(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

(i) for windows facing the street:

- (i) refer to Policy I458.3(3)
- (ii) 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.

(3) Subdivision and development that complies with Standard I458.6.3 Staging of Subdivision and Development with Transport Upgrades:

(a) The implementation of mitigation measures proposed to address adverse effects which may include measures such as travel planning, providing alternatives to private vehicle trips including accessibility to public transport (for example the provision of a shuttle service from within the Precinct to the Pine Harbour ferry), staging development, or contributing to improvements to the local transport network and ferry services;



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- (b) The extent to which the proposal provides for quality public transport, walking and cycle connections:
    - (i) Within the subdivision or development;
    - (ii) Between the subdivision or development and the ferry berth; and
    - (iii) Between the subdivision or development connecting to the existing Beachlands township.
  - (c) The extent to which the proposal is of a scale or type that promotes increased walking, cycling and use of public transport.
  - (d) The extent of subdivision and development that have been previously approved under this standard.
  - (e) The extent to which intersections are designed to provide safe and efficient movement for pedestrians and cyclists.
  - (f) The extent to which funding options are available to provide the required transport infrastructure upgrades.
  - (g) The extent to which monitoring confirms the forecast mode share splits, assumed trip generation and development mix in clauses I458.9(5) (a) – (c) are achieved and where they are not achieved measures to minimise adverse effects on the safety and effectiveness of the transport network.
- (4) Subdivision and development that complies with Standard I458.6.4 Water Supply and Wastewater
- (a) The extent to which any staging of subdivision will be required due to the co-ordination of the provision of water supply and wastewater infrastructure; and
  - (b) The extent to which there is confirmation of funding and/or supply arrangements for the provision of adequate water supply and wastewater infrastructure.
- (5) New buildings, other than buildings for dwellings in the Residential – Terrace Housing and Apartment Buildings Zone or Residential – Mixed Housing Urban Zone or Residential – Large Lot Zone:
- (a) The relevant assessment criteria in H13.8.2(3) for new buildings in the Mixed Use Zone and H11.8.2(4) for new buildings in the Local Centre Zone apply in addition to the below;
  - (b) The extent to which buildings address the street and open spaces to create an attractive frontage alongside high-quality landscape and boundary treatment;

- (c) The extent to which buildings are designed to achieve interactive frontages at the ground floor to enable public view or experience of activities within the building;
- (d) For buildings located on corner sites, the extent to which buildings are designed to achieve positive frontages with high quality architectural and landscape design responses on both frontages;
- (e) The extent to which the visual effects of ancillary car parking is minimised or mitigated; and
- (f) Whether the height of retaining walls to streets and public open spaces are minimised where practicable. Where retaining walls are required, they should be stepped and landscaped.
- (g) In addition to the above, for new buildings in sub-precinct A Marina:
  - (i) The extent to which development complements the landform by designing buildings to step down east and west;
  - (ii) The extent to which highest-density buildings are designed along both sides of the Fairway Reserve to enhance on-site amenity and passive surveillance over this public space; and
  - (iii) The extent to which a continuous walking and cycling connection to the Pine Harbour Ferry is provided within the Fairway Reserve.
- (h) In addition to the above, for new buildings in sub-precinct B Village Centre:
  - (i) The extent to which multi-level buildings are designed to create a sense of enclosure and intimacy to adjacent public spaces while reinforcing a low- speed walkable environment for pedestrians;
  - (ii) The extent to which buildings and open spaces are orientated to celebrate key views toward the Hauraki Gulf and Rangitoto Island; and
  - (iii) The extent to which design features and the selection of materiality reinforce a distinctive village character.
  - (iv) The extent to which the proposal gives effect to relevant structuring elements in Precinct Plan 3.
- (i) In addition to the above, for new buildings in sub-precincts A Marina, B Village Centre, and D Coastal:
  - (i) Consider the visibility of buildings from the CMA and adjacent coastal margins and how the building design responds to the setting through design methods such as variation in the roofscape, modulation and articulation and use of exterior material and finishes.

- (j) Whether there is a pre-commitment for the building to achieve (via formal registration or commitment) the sustainability certification(s) set out below:
    - (i) Commercial over 1000m<sup>2</sup> of GFA (excluding retail and industrial) – Minimum of 5-star NABERS
  - (k) Whether the design of the building(s) can be adapted to accommodate future changes in use and/or demonstrates a reduction in building material waste
  - (l) Whether the design of the dwellings incorporate optimal passive design principles (including solar orientation) to reduce energy demand and/or include on-site renewable energy generation measures.
- (6) In addition to the above, for new buildings in sub-precinct F Employment:
- (a) The extent to which buildings at the corner of Jack Lachlan Drive and Whitford- Maraetai are designed in response to the site's prominence in the roading network and the adjoining intersection;
  - (b) The extent to which building and landscape design should be used to frame and define edges to roads and emphasise key intersections; and
  - (c) The extent to which front activities (i.e. the more active office, showroom or similar activities) are located fronting adjacent streets or open spaces; and conversely 'back' activities (i.e. warehouse, distribution, industrial, storage) are located in less visible locations.
- (7) Development of publicly accessible open space greater than 1000m<sup>2</sup>:
- (a) Whether open spaces are provided in locations generally consistent with their indicative locations shown on Precinct Plan 3 and have adequate street frontage to ensure the open spaces are visually prominent and safe;
  - (b) Whether the subdivision or development provides for the recreation and amenity needs of residents by providing suitably sized open spaces that are prominent and accessible to pedestrians within a neighbourhood; and
  - (c) Encourage the location and design of open spaces to integrate with surrounding natural features including the network of permanent and intermittent streams.
- (8) In addition to the criteria under E38.12.2(7), the following criteria apply to subdivision:
- (a) The extent to which collector and local roads are provided within the Precinct in general accordance with Precinct Plan 5 to achieve a highly connected street layout that integrates with the surrounding transport network and responds to landform. This shall include whether one of the two alternative Indicative Primary Collector Spine Road connections is

provided to enable direct access from Jack Lachlan Drive to Whitford-Maraetai Road.

- (b) If an alternative alignment is proposed, the extent to which that alignment 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 by a single landowner.
  - (c) Whether a high quality and integrated network of local roads is provided within the precinct that provides a good degree of accessibility and supports a walkable street network
  - (d) The extent to which the design of roads within the precinct prioritises the provision of active mode facilities including walking and cycling;
  - (e) the extent to which the design of primary and secondary collector roads and local roads are designed in general accordance with road design and cross section details provided in Appendix 1: Beachlands South Precinct, Road Function and Design Details Table; and
  - (f) The extent to which enhanced pedestrian facilities through Whitford Village are provided in association with the construction of the Whitford Village roundabout upgrade.
  - (g) The extent to which the subdivision provides the Structuring Elements on Precinct Plan 3 in including open space linkages, green links, coastal pathways, and the connections between them and existing connections in a timely manner to support development.
  - (h) The extent to which subdivision within the Golf Course Special Area in sub-precinct E Golf implements a street network that maintains connectivity.
- (9) Stormwater and flooding - subdivision or development:
- (a) Whether development is in accordance with an approved Stormwater Management Plan and policies I458.3(25) – (26).
  - (b) The design and efficiency of infrastructure and devices (including communal devices) with consideration given to the likely effectiveness, whole lifecycle costs, ease of access and operation and integration with the built and natural environment.

## I458 Beachlands South

- (c) Whether the proposal ensures that subdivision and development manages stormwater discharge flooding effects upstream or downstream of the site and in the Beachlands South Precinct so that the risks to people and property (including infrastructure) are not increased for all flood events, up to a 1% AEP flood event including:
  - (i) Effects of climate change on flood attenuation within stormwater management devices; and
  - (ii) Cumulative effects of subdivision and development.
- (10) Infringement to standard I458.6.5 Riparian Margins:
  - (a) Whether the infringement is consistent with policy I458.3(11).
- (11) Infringement to standard I458.6.7 Stormwater Quality
  - (a) Assessment criteria E9.8.2(1) apply;
  - (b) Whether the proposal is in accordance with the approved Stormwater Management Plan and Policies E1.3(1) – (14) and
  - (c) Whether a treatment train approach is implemented to treat runoff so that all contaminant generating surfaces are treated, including cumulative effects lower contaminant generating surfaces.
  - (d) The design and efficiency of infrastructure and devices (including communal devices) with consideration given to the likely effectiveness, whole lifecycle costs, ease of access and operation and integration with the built and natural environment.
- (12) Infringement to standard I458.6.9 Coastal Protection Yard
  - (a) Whether people and property will be susceptible to the effects of coastal hazards; and
  - (b) Whether the infringement will cause or exacerbate coastal hazards.
- (13) Infringement to I458.6.11 Earthworks
  - (a) The assessment criteria in E11.8.2 Land Disturbance – Regional and E12.8.2 Land Disturbance – District apply.
- (14) Infringement to standard I458.6.14 Road Design
  - (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 I458.3(17), (18), (19) and (20).
  - (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.
- (15) Infringement to standard I458.6.16 Site Access
- (a) The assessment criteria in E27.8.2(11) applies; and
  - (b) The extent to which the driveway achieves a safe street environment where cyclists have priority.

### **I458.9. Special information requirements**

An application for resource consent in this Precinct must be accompanied by:

(1) Riparian Planting Plan

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.

(2) Biodiversity Management Plan

Any application for subdivision in the precinct involving the Ecological Protected Area Network (EPAN) as identified on Precinct Plan 2 must be accompanied by a Biodiversity Management Plan for the EPAN addressing staged implementation of the following:

- Native revegetation strategy and plant details including:
- Riparian planting to restore and enhance existing streams
- Terrestrial vegetation to enhance habitats and create additional habitats for terrestrial biodiversity
- Wetland buffer planting
- Wetland revegetation
- Invasive weed and mammalian pest control management measures;
- Ongoing maintenance and enhancement measures; and
- Vegetation clearance constraints during bird nesting seasons.

(3) Archaeological Vegetation Management and Planting Plan

An application for subdivision or development along the coastal edge of the EPAN identified on Precinct Plan 2 must be accompanied by a vegetation management and planting plan which takes into account the location of recorded archaeological sites and the potential to discover additional archaeological sites, prepared by a suitably qualified archaeologist in consultation with mana whenua. The management plan should cover but is not limited to the following:

- Vegetation management and planting recommendations
- Site condition assessment and monitoring provisions
- Management recommendations for site protection and enhancement
- Opportunities for on and off site heritage interpretation and education.

(4) Integrated Transport Assessment (ITA)

An application to infringe Standard I458.6.3 Staging of Subdivision and Development with Transport Upgrades or to provide in excess of 2700 dwellings or lots must be accompanied by an integrated transport assessment prepared by a suitably qualified transport planner or traffic engineer prepared in accordance with the Auckland Transport Integrated Transport Assessment Guidelines in force at the time of the application.

The integrated transport assessment must include a register of development and subdivision that has been previously approved under Standard I458.6.3 Staging of Subdivision and Development with Transport Upgrades.

Without limiting the scope of the integrated transport assessment, the integrated transport assessment must assess and provide details of the following:

- (a) Whether the proposal demonstrates methods that promote the increased use of public transport, including details of how those methods would be implemented, monitored and reviewed so as to contribute to a proportionate reduction in vehicle trips from the precinct;
- (b) Whether Whitford-Maraetai Road can operate safely and with reasonable efficiency during the inter-peak period, being generally no worse than a Level of Service D for the overall route and intersections along it;
- (c) The effect of the timing and development of any other transport upgrades or transport innovations not anticipated by the precinct provisions;
- (d) Whether the ITA supporting the application documents the outcome of engagement with the road controlling authority; and
- (e) For applications that infringe Table I458.6.3.2 Threshold for Subdivision and Development For Ferry Capacity Upgrades only - An assessment of the ferry two-hour peak period (between 0620-0820 on weekdays)

passenger numbers, available remaining capacity and the anticipated ferry passenger demand associated with the application.

- (f) Any information and findings within the transport monitoring material supplied under Special information requirement I458.9(5).

(5) Transport Development and Subdivision Monitoring Report

A Transport Monitoring Report shall be prepared for every 500 dwellings or residential lots cumulatively within the precinct (e.g., 500, 1,000, 1,500, and so on). At each of these thresholds, a Transport Monitoring Report must be submitted to Council. The Transport Monitoring Report is to include:

- (a) An assessment demonstrating whether the following public transport mode share for residential trips to employment and education activities have been achieved:

**Table I458.9.1: Residential Mode Share**

<b>Dwellings</b>	<b>Public Transport</b>
Base Scenario	7%
Up to 1200 Dwellings	13%
Up to 2700 Dwellings	17%

If the assessment demonstrates that mode share splits are less than shown in the above table, the report shall identify any of the required transport infrastructure upgrades that need to be brought forward for managing adverse effects on the environment, or alternative mitigation measures that are required to manage adverse effects on the environment. This may include consideration of the percentage of people working from home if different to the 11% recorded in the 2018 census.

- (b) An assessment demonstrating whether vehicle trips rates per apartment are 0.4 trips or fewer. If the monitoring demonstrates that the trips rates are greater than 0.4,-the report shall identify any of the required transport infrastructure upgrades that need to be brought forward for managing adverse effects on the environment, or alternative mitigation measures that are required to manage adverse effects on the environment.
- (c) Information on the mix of consented or constructed development within the Precinct, including:
  - (i) Whether it differs from that assumed and specified in Table I458.9.2: Development Mix; and



(ii) If there is a difference:

- An assessment of the associated trip generation arising from this difference;
- An evaluation of any effects on the surrounding transport network;
- Whether any transport infrastructure upgrades in Table I458.6.3.1 are still appropriate or any alternatives that are proposed

**Table I458.9.2 Development Mix**

<b>Residential</b>	<b>Non-Residential</b>
More than 500 dwellings and up to 850 dwellings or residential lots	a) Minimum of 900m <sup>2</sup> light industrial GFA;
More than 850 dwellings and up to 1,900 dwellings or residential lots	a) Minimum of 1,500m <sup>2</sup> light industrial GFA; b) Minimum of 1,100m <sup>2</sup> commercial GFA; c) Education facilities with capacity for 750 pupils.
More than 1,900 dwellings and up to 2,700 dwellings or residential lots	a) Minimum of 8,000m <sup>2</sup> light industrial GFA; b) Minimum of 3,300m <sup>2</sup> commercial GFA; c) Education facilities with capacity for 1,600 pupils.

(d) A safety assessment for Whitford-Maraetai Road between Jack Lachlan Drive and Whitford Village. This assessment shall:

- (i) Include an updated crash history for this section of Whitford-Maraetai Road;
- (ii) Identify any new patterns of deaths or serious injuries that have emerged on this section of Whitford-Maraetai Road from the date of the first occupied dwelling within the Precinct or issue of first s224(c) certificate for a dwelling within the Precinct;
- (iii) Analyse the nature and causes of these crashes;
- (iv) If any new patterns are identified, the report should recommend specific safety improvements to be implemented to reduce the risk of further deaths or serious injuries.

Note: The purpose of the safety assessment specified in clause I458.9(5)(d) above is to guide future Auckland Transport safety upgrade investments. Any outcomes of the safety assessment shall not be considered or used as the basis for a condition of resource consent for any application for subdivision or

development that complies with Standard I458.6.3 Staging of Subdivision and Development with Transport Upgrades.

(6) Lizard and Bat Management Plan

(a) An application for bulk earthworks in the precinct requiring land use consent under Chapter E11 Land disturbance – Regional must be accompanied by a Lizard and Bat Management Plan. This management plan must specify measures to salvage and relocate lizards, bats and associated habitat features from the earthworks areas to appropriate habitats within the Ecological Protected Area Network.

(7) Travel Management Plan

A Travel Management Plan (TMP) is required for commercial activities greater than 500m<sup>2</sup> within this precinct. A TMP must be prepared by a suitably qualified and experienced person and include:

- (a) Operational measures to be established on-site to encourage reduced vehicle trips;
- (b) Operational measures to be established to restrict the use of any employee parking area(s) during peak periods;
- (c) Details of the management structure within the building or site in which the activity is to be located which has overall responsibility to oversee the implementation and monitoring of travel management measures; and
- (d) The methods by which the effectiveness of the proposed measures outlined in the TMP can be independently measured, monitored and reviewed.

(8) Coastal Bird Management Plan

An application for subdivision in the precinct adjoining the coastal marine area must be accompanied by a Coastal Bird Management Plan, addressing the following:

- (a) The control of mammalian predators along the coastal margin including dogs and domestic cats;
- (b) The enhancement of existing nesting and roosting sites in the adjacent coastal marine area including elevation and expansion of shell banks and invasive weed and mangrove management;
- (c) The enhancement and maintenance of high-quality coastal bird foraging habitat in the inter-tidal mud/sand flats within the adjacent coastal marine area including selective mangrove management;
- (d) Controls to minimise disturbance to roosting or nesting coastal birds; and
- (e) A framework for monitoring and adaptive management.

(9) Transport Design Report

Any proposed new road intersection or upgrading of existing road intersections identified on Precinct Plan 6 shall be supported by a Transport

Design Report and Concept Plans (including forecast transport modelling and land use assumptions), prepared by a suitably qualified transport engineer confirming the location and design of any road and its intersection(s) supports the safe and efficient function of the existing and future (ultimate) transport network and can be accommodated within the proposed or available road reserves. This may be included within a transport assessment supporting a land use consent.

In addition, where an interim upgrade is proposed, information must be provided, detailing how the design allows for the ultimate upgrade to be efficiently delivered.

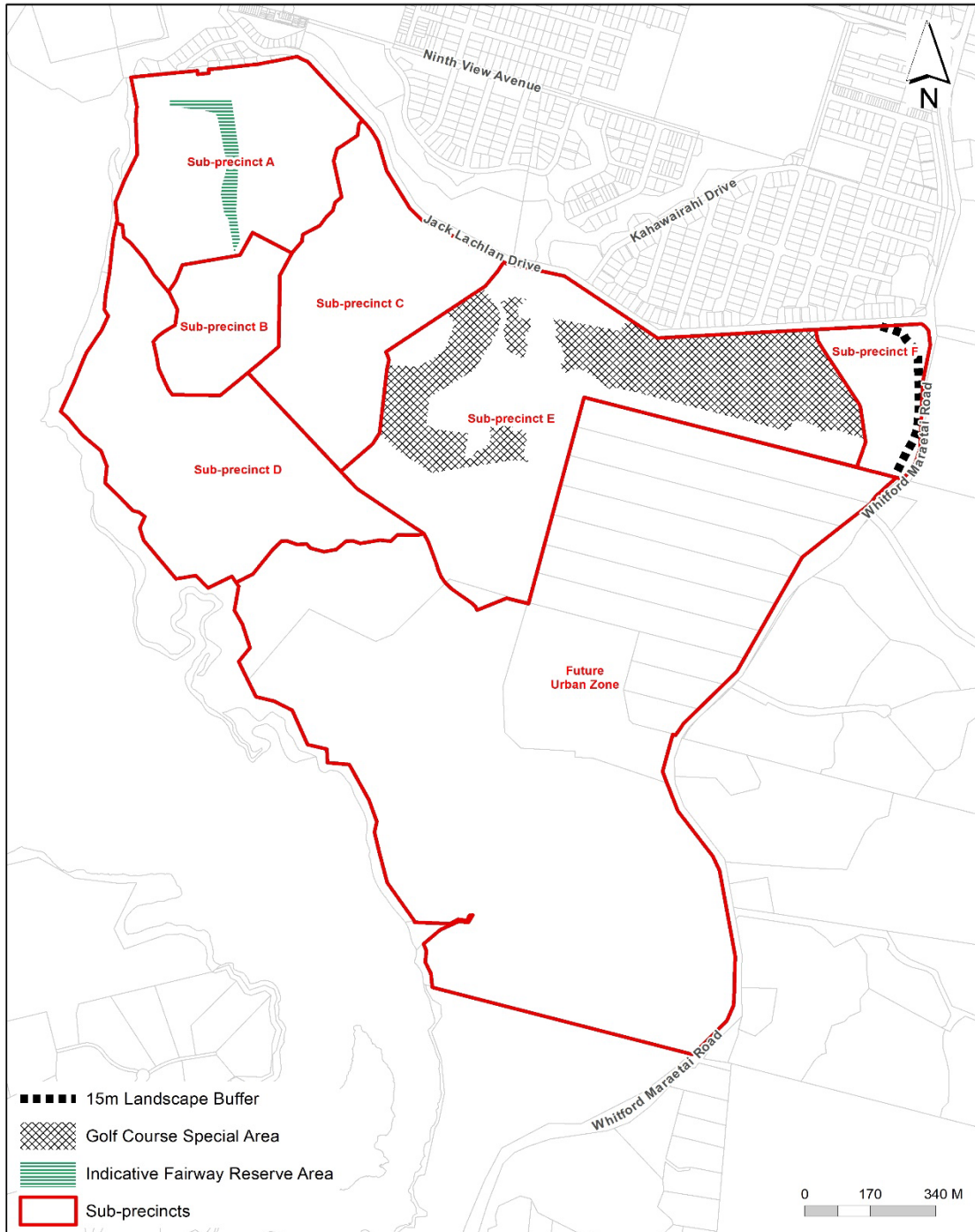
(10) ) Monitoring of Standard I458.6.3 Staging of Subdivision and Development with Transport Upgrades

Purpose: The purpose of this information requirement is to enable ongoing monitoring of dwelling and lot numbers to ascertain compliance with Tables I458.6.3.1 Staging of Subdivision and Development with Road Upgrades and I458.6.3.2 Staging of Subdivision and Development with Threshold for Subdivision and Development for Ferry Capacity

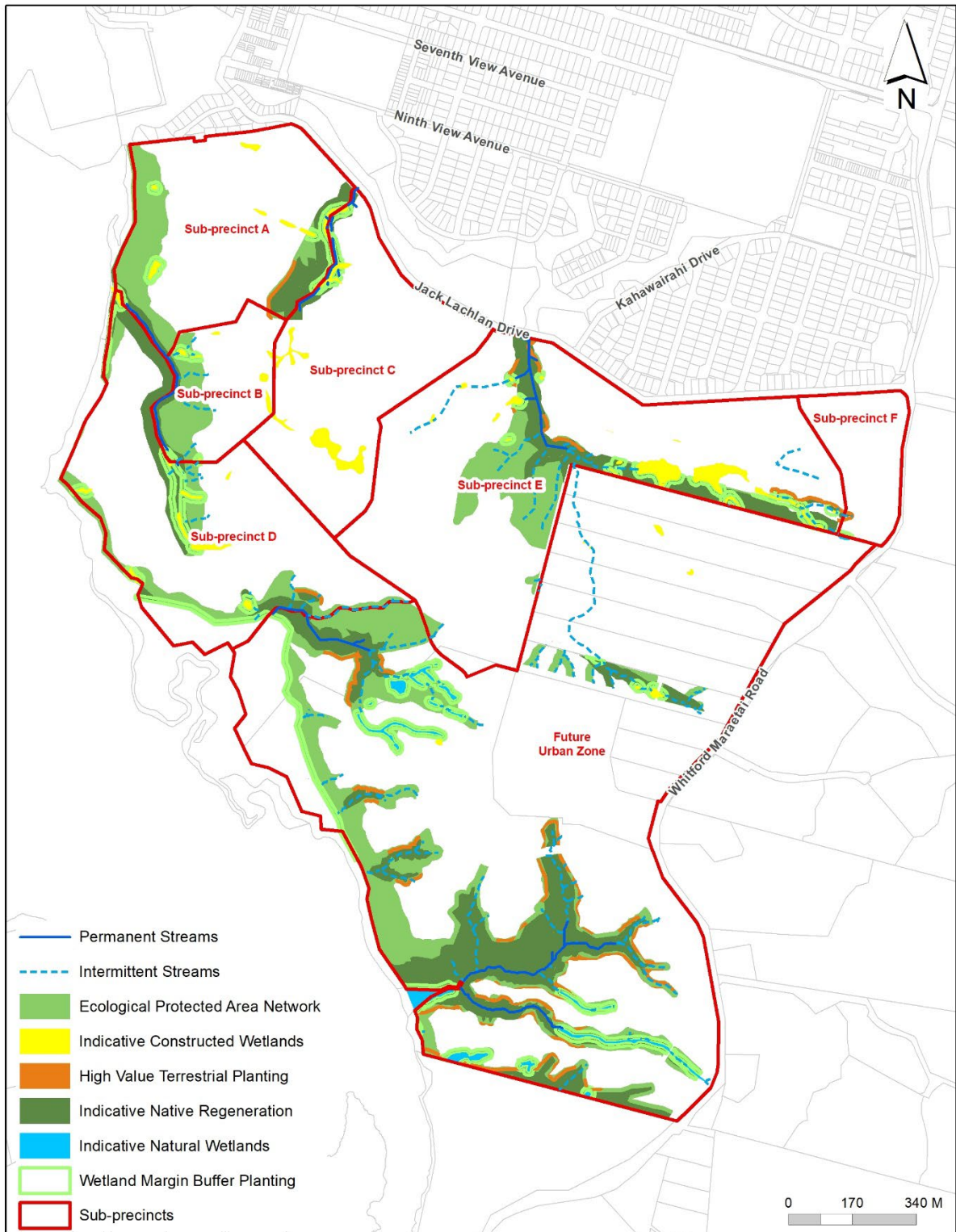
- (a) Any proposal for dwellings (as defined in I458.6.3(3)(a)) must include the number of dwellings already consented or which may be enabled on vacant lots (as well as anticipated dwellings for any subdivision proposal involving superlots) to demonstrate compliance with Standard I458.6.3 Staging of Subdivision and Development with Transport Upgrades.
- (b) Any application must contain details of the number of dwellings anticipated including any changes from those enabled within previous consent applications.

**I458.10. Precinct plans**

**I458.10.1 Precinct Plan 1 – Additional Controls**

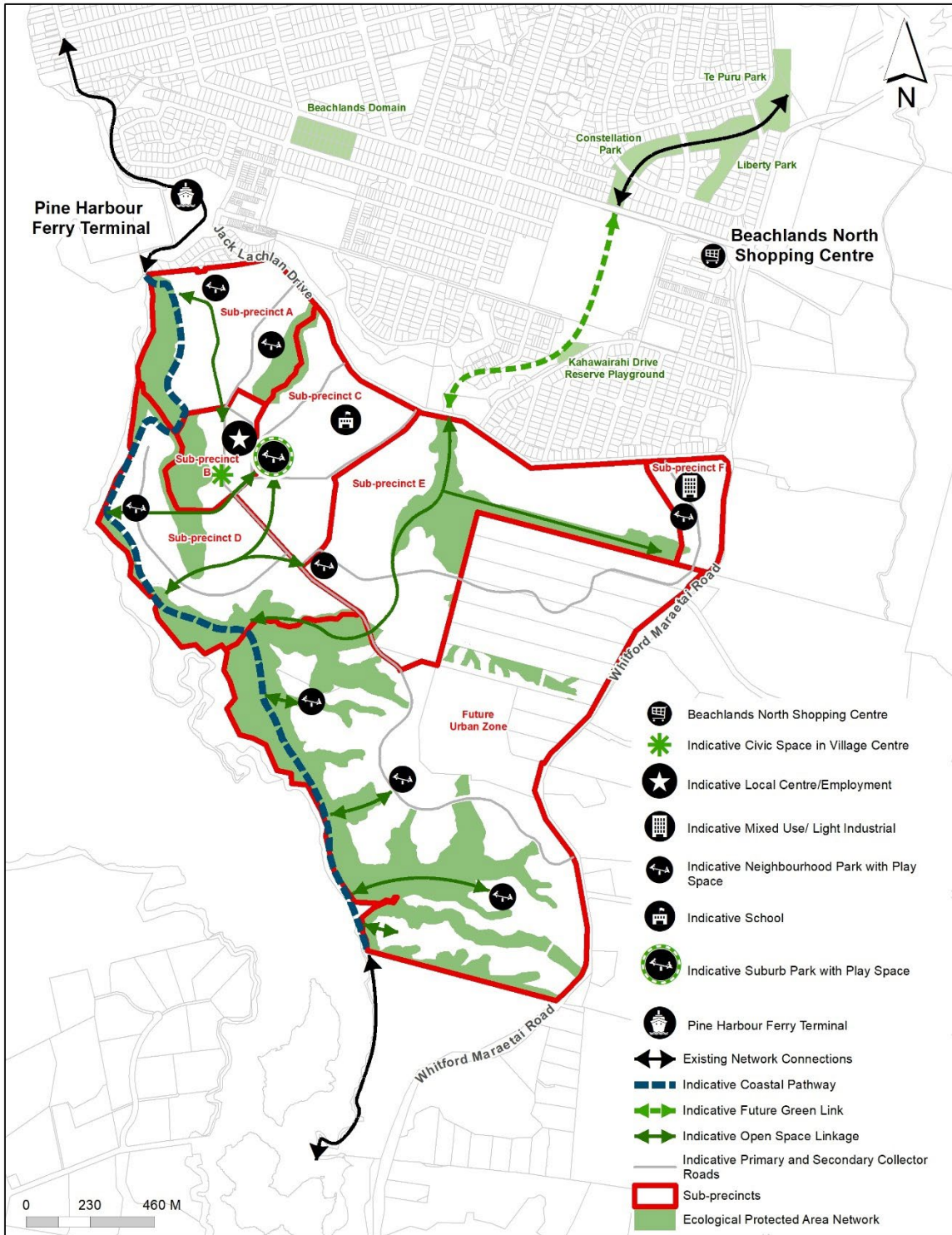


I458.10.2 Precinct Plan 2 – Natural Features





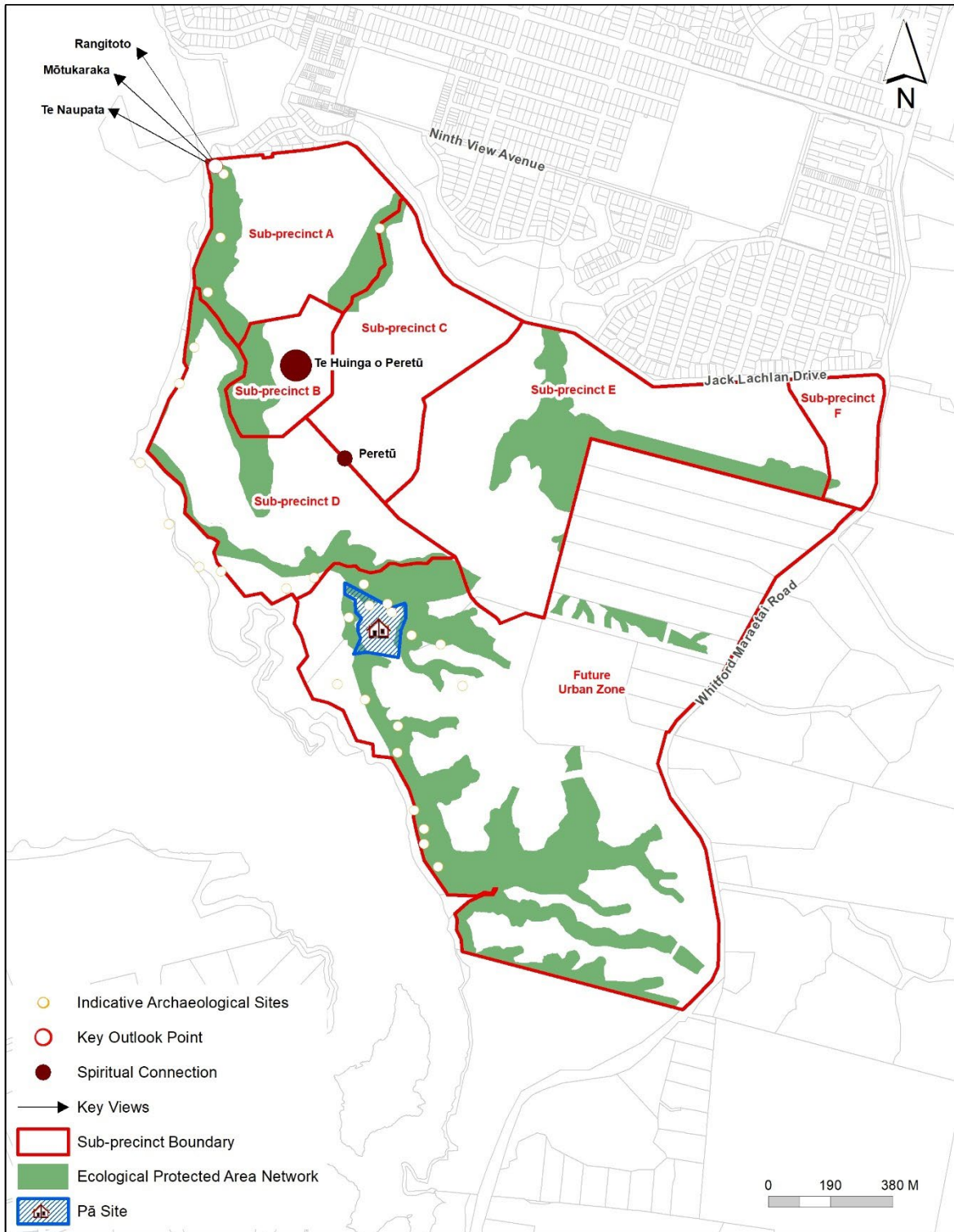
I458.10.3 Precinct Plan 3 – Structuring Elements



Note: All elements and locations shown are indicative only and subject to detailed design and assessment as part of the resource consent process.

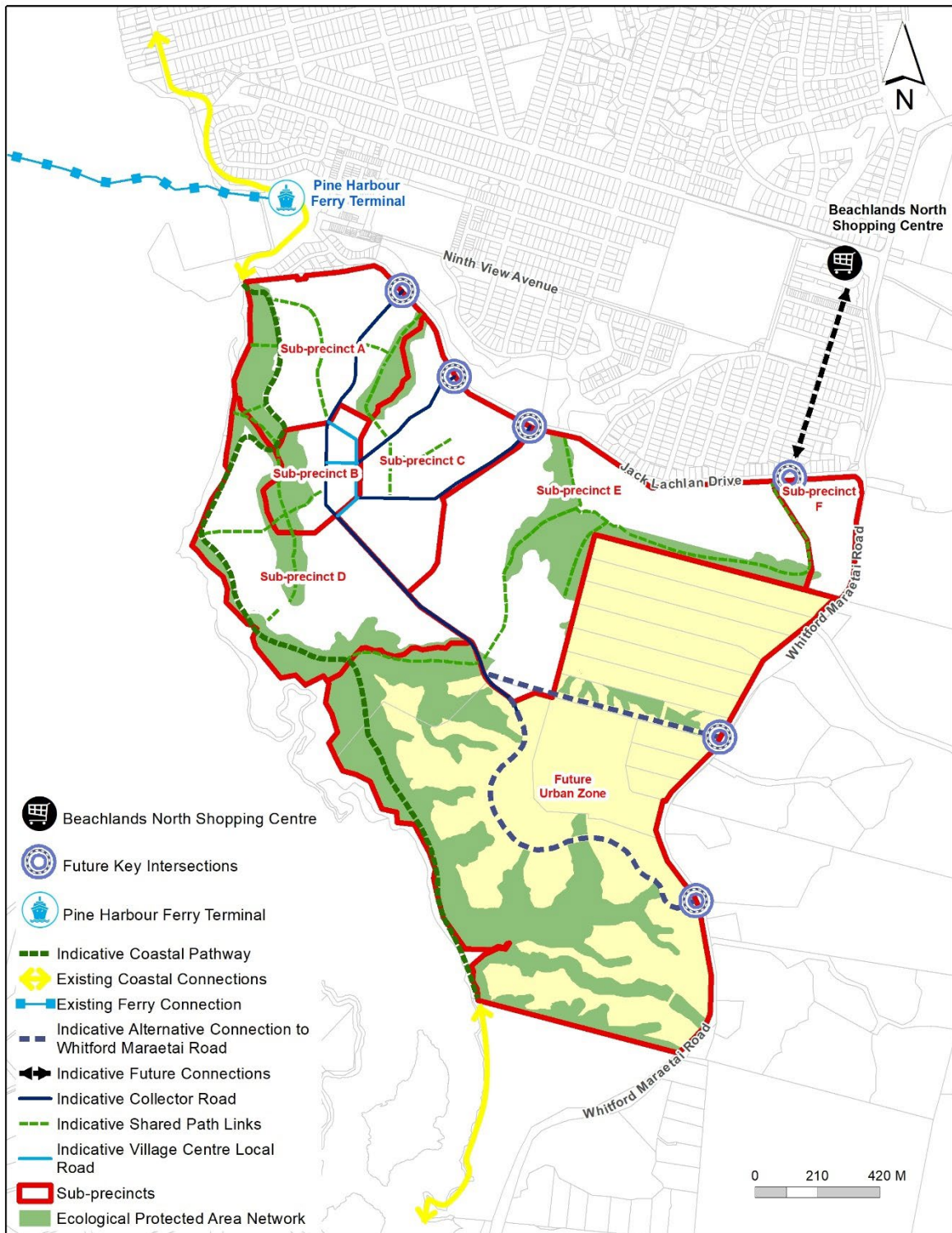
Note: All elements and locations shown are indicative only and subject to detailed design and assessment as part of the resource consent process.

I458.10.4 Precinct Plan 4 – Cultural Landscape



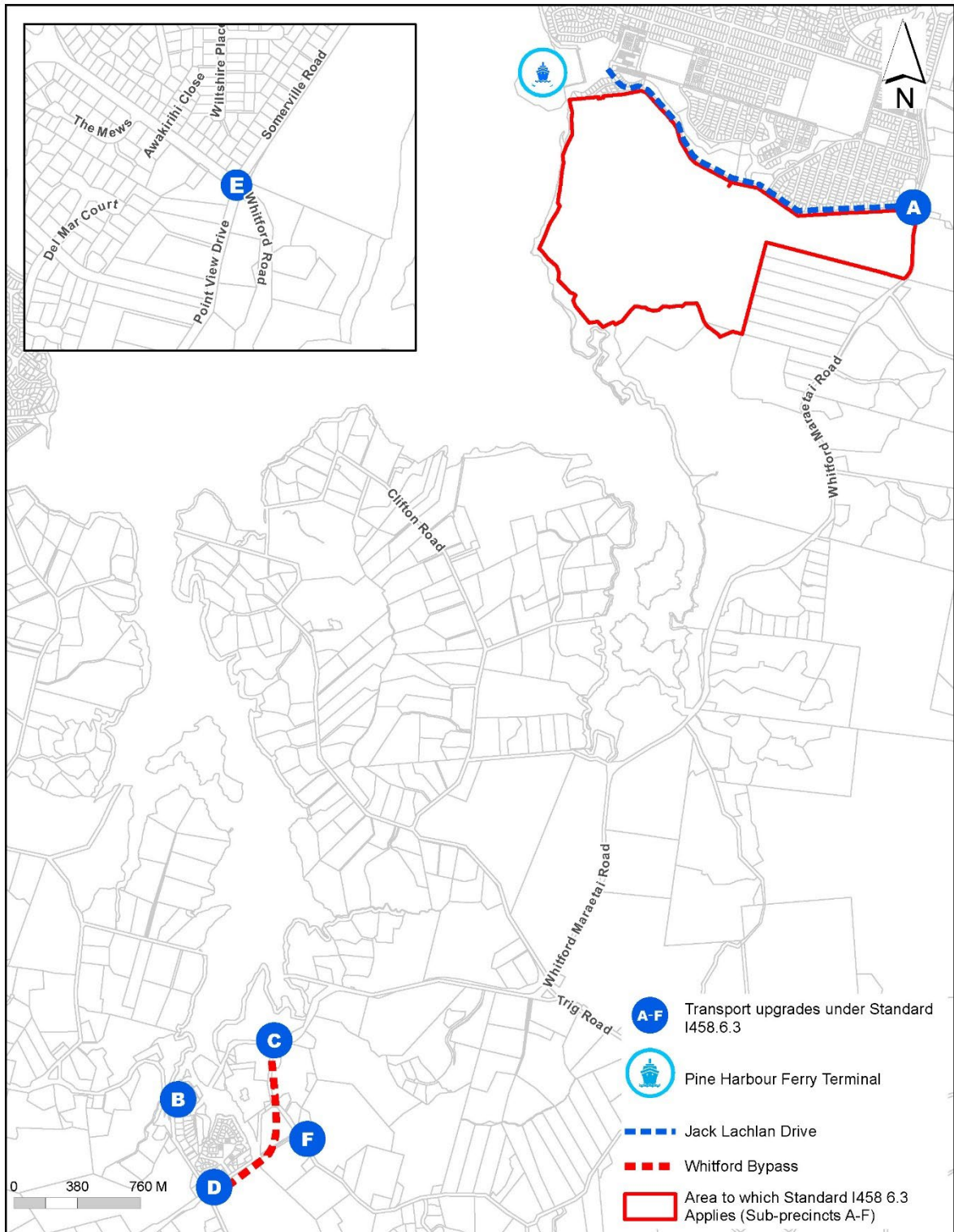


I458.10.5 Precinct Plan 5 – Movement Network

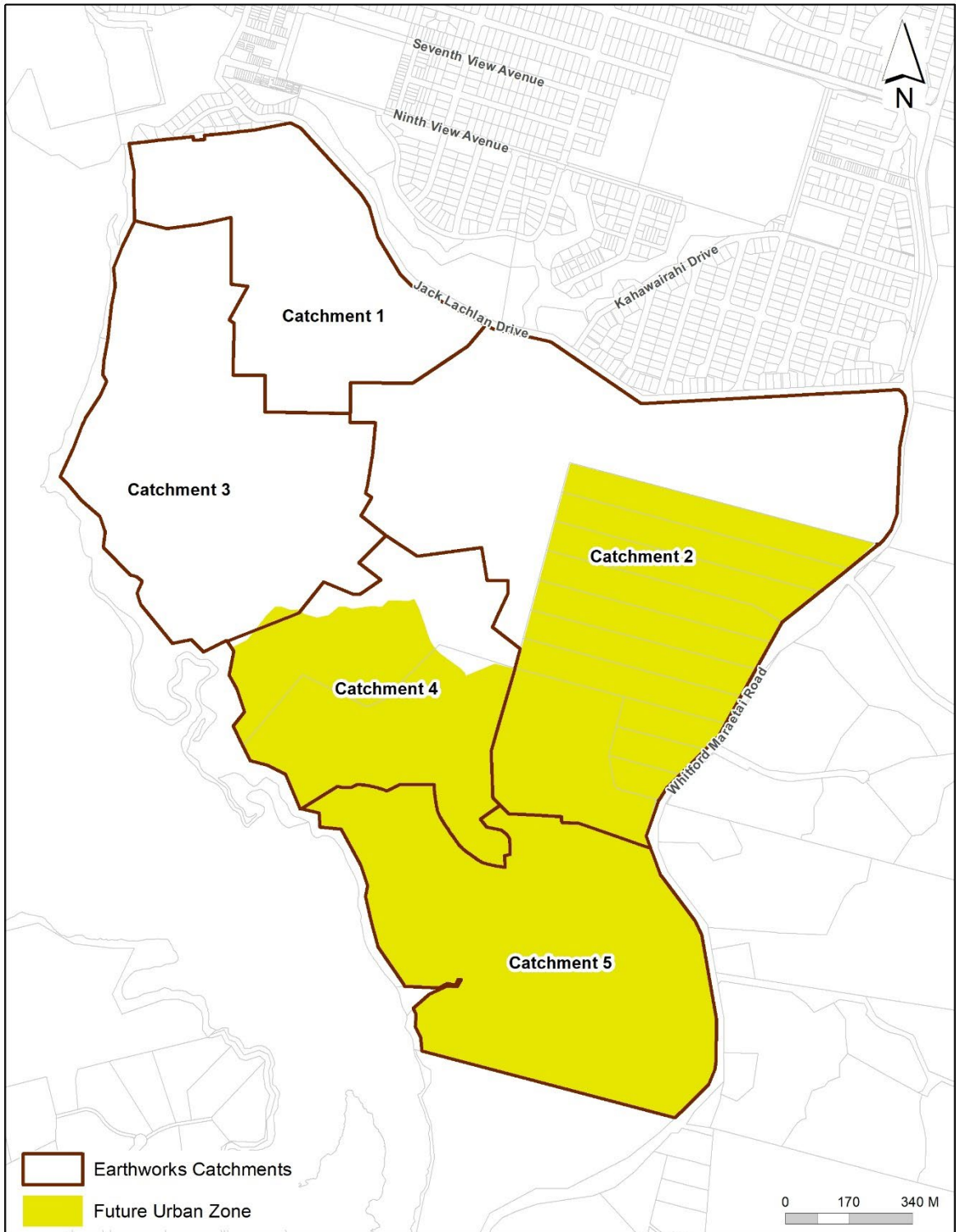




I458.10.6 Precinct Plan 6 – Transport Staging and Upgrades



I458.10.7 Precinct Plan 7 – Earthworks Catchments



## I458 Beachlands South

### Appendices

#### Appendix 1: Beachlands South Precinct, Road Function and Design Details Table

Road Name (refer to Precinct Plan 5)	Role and Function	Min. Road Reserve <sup>1</sup>	Design Speed	Bus Provision <sup>2</sup>	Cycle Provision	Access Restrictions	Pedestrian Provision
Jack Lachlan Drive	Arterial	23m	50	Yes	Yes	Yes (where protected cycle lane or shared path)	Both sides
Collector	Collector	23m	40	Yes	Yes	Yes (where protected cycle lane or shared path)	Both sides
Village Centre Local	Local	20m	40	No	No	No	Both sides
Local Street	Local	16m	30	No	No	No	Both sides
Business local	Local	17m	30	No	No	No	Both Sides

*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. Width of roads where they continuously adjoin open space may be modified and Road width on Collector roads may be reduced if a two-way cycleway is provided on one side of the road.*

*Note 2: Carriageway and intersection geometry capable of accommodating buses*



Appendix 2: Beachlands South Precinct Road and Intersection Upgrade Concept Plans



## **I441. Whitford Precinct**

### **I441.1. Precinct Description**

The Whitford Precinct covers approximately 3428ha of rural land that lies entirely within Tūranga, Waikōpua, Te Puru and Beachlands stream catchments, collectively known as the Whitford catchment. The precinct is a rural area located close to the urban areas of Botany, Howick and Flat Bush. The precinct provisions provide for countryside living development, subject to a management framework in order to maintain and enhance landscape character, rural amenity values and the environmental quality of the area.

The Whitford Precinct includes two sub-precincts, Whitford Sub-precinct A and Whitford Sub-precinct B, and six mapped indicative constraints areas. Land not located within any of the six constraints areas is generally considered to be the least sensitive of all land within the precinct and the most appropriate location for development. However, as the constraints are indicative, Council will require detailed analysis and design to accompany resource consent applications to subdivide or develop land.

An incentive is given to encourage improvements to the natural and physical environment through provisions for additional subdivision for significant enhancement planting.

#### **Whitford sub-precinct A**

Sub-precinct A contains three distinct areas of land. The first lies within the Tūranga Stream catchment. It is characterised as rolling hill country, which generally consists of slopes between 10-20 degrees, and occasional steeper slopes. The second area includes all the land that lies immediately north of the Trig Road ridge and south of Whitford-Maraetai Road. The third area lies in both the Turanga and Waikōpua Stream catchments and is characterised as steep hill country. This area contains some of the steepest land within the Whitford Catchment. The Whitford sub-precinct A contains a significant proportion of slopes steeper than 15 degrees within the precinct. An average site size of 3.5ha is applied to this sub-precinct.

#### **Whitford Landfill**

Sub-precinct A acknowledges the presence of the Whitford Landfill and the need to minimise the potential for reverse sensitivity effects on the landfill activities. The Quarry Buffer Area Overlay, shown on the planning maps, identifies areas sensitive to both the quarry activities and the Whitford Landfill, which are co-located on the site. It is not intended or proposed that the provisions in the Whitford Precinct rules be utilised to relax or lower the level of control on landfill activities that would otherwise apply if the provisions did not exist.

#### **Whitford sub-precinct B**

Sub-precinct B lies within both the Te Puru and the Beachlands south stream catchments. It has a coastal edge and includes specific provisions addressing both the landscape character and environmental considerations. An average site size of 5ha is applied to this sub-precinct.

### **Road corridor indicative constraints area**

This constraints area is based on a visibility out to 300m every 50m along arterial roads within the Whitford precinct, being Whitford Park Road, Sandstone Road and Whitford-Maraetai Road, shown on Whitford Precinct: Precinct plan 4, so that:

- existing views of the wider countryside are maintained along the roads network
- separation distances between developments are maintained by dispersing dwellings or clusters of dwellings.

### **Scenic amenity indicative constraints area**

The scenic amenity indicative constraints area applies to all sensitive ridgelines above the 79.7m(Reduced Level in terms of NZVD2016) contour within the Whitford precinct that are visible from the main roads, shown on Whitford Precinct: Precinct plan 3 to:

- maintain the existing balance between the built environment and existing natural areas, including areas of native vegetation, pastoral lands and production forestry, particularly along the ridgelines that enclose the precinct
- maintain separation by dispersing development.

The hill country and ridgelines surrounding the precinct not only contribute significantly to landscape character and rural amenity values within the area, but also to the surrounding suburbs of Howick and Cockle Bay and the wider Whitford area. Limiting the number of buildings and structures in the skyline ridge and hill country areas is therefore critical to maintaining rural amenity and the perception that the precinct is rural in character.

### **Riparian management indicative constraints area**

The riparian management indicative constraints area applies, as a minimum, to all land lying 10m either side of all existing permanent streams within the precinct, shown on Whitford Precinct: Precinct plan 2 to:

- protect existing landscape features associated with riparian margins
- allow for sediment control between household units and streams
- provide visual screening opportunities between household units
- provide for possible future recreational and ecological corridors.

No development is permitted within the constraints area. The objective is to limit the amount of development in gully areas and in proximity to streams, and to allow the setting aside and replanting of these areas with native vegetation. The 20m width of the constraints area is the minimum requirement only. The actual area of riparian margin that may be required to be enhanced and/or protected may be greater, depending on the topography and physical characteristics of the stream. This would be assessed at resource consent stage.

### **Coastal indicative constraints area**

The coastal edge contributes to the existing character and amenity values of Whitford's landscape, refer to Whitford Precinct: Precinct plan 3. Views of the coastal edge, estuarine areas and the inner Hauraki Gulf are a source of significant amenity to the area. The coastal indicative constraints area covers the area where land subdivision, use

and development can influence coastal landscape and amenity within the precinct. The primary purpose of this constraints area is to protect existing landscape character and amenity values associated with the coastal edge including beaches, intertidal areas, estuaries, cliffs, escarpments and coastal slopes.

#### **Native vegetation indicative constraints area**

The native vegetation indicative constraints area identifies areas of native vegetation for protection and enhancement, shown on Whitford Precinct: Precinct plan 2 to:

- protect existing native vegetation for future generations
- provide opportunities for increased diversity through permanent legal protection of existing areas of native vegetation through fencing, weed and pest control
- enhance the landscape to ensure ecological services are maintained during and after development
- protect the quality and resilience of the resource.

#### **Slopes indicative constraints area**

A significant portion of the precinct consists of slopes steeper than 15 degrees, refer to Whitford Precinct: Precinct plan 1. The northern and eastern parts of the precinct form a series of prominent hills and valleys. Large tracts of unstable ground are situated in the southern part of the precinct. This is delineated as the Southern Landslide zone and covers approximately one third of the precinct. Within this zone there is evidence of mass land movement and benched topography, typical of deep-seated block sliding.

The location of the slopes steeper than 15 degrees is mapped as a slopes indicative constraints area to:

- avoid development within these areas unless it can be proven that the building platform is stable
- encourage stabilisation and landscape and ecological enhancement through revegetation of steep and erosion-prone slopes.

Sub-precinct A is zoned Rural – Countryside Living Zone and Special Purpose – Quarry Zone.

Sub-precinct B is zoned Rural – Countryside Living Zone with an area on the eastern boundary zoned Rural – Mixed Rural Zone.

#### **I441.2. Objectives**

- (1) Rural countryside living subdivision, use and development of land occurs in a way which ensures that:
  - (a) landscape character and rural amenity values are maintained and enhanced;
  - (b) the operation of rural production activities can continue without being constrained by the adverse effects of reverse sensitivity;
  - (c) the natural character and ecological values of native bush and vegetation areas, the streams and coastal waters are maintained and enhanced;

- (d) areas identified as subject to significant erosion or land instability risk are avoided.

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

### **I441.3. Policies**

- (1) Identify areas where constraints on development are necessary to prevent them from being visually prominent or obtrusive when viewed from public places.
- (2) Require land subdivision, use, and development to maintain and enhance the natural character and ecological values of native bush and vegetation areas, the streams and coastal waters through:
  - (a) the setting of limits on density, minimum site size, vegetation maintenance and legal protection of vegetation;
  - (b) requiring minimum revegetation planting through subdivision standards; and
  - (c) providing for significant enhancement planting.
- (3) Require the retention and enhancement of the natural character and ecological values of native vegetation, riparian areas and streams within the precinct.
- (4) Identify areas subject to significant erosion or land instability risk, and ensure development is avoided in these areas.
- (5) Provide incentives for biodiversity enhancement.
- (6) Maintain or enhance water quality in tributaries and the wider Whitford estuary system by:
  - (a) minimising land disturbing activities;
  - (b) protecting and enhancing remnants of native vegetation, riparian vegetation and wetlands; and
  - (c) improving biodiversity values through design.
- (7) Maintain or enhance water quality in tributaries and the wider Whitford estuary system by:
  - (a) minimising land disturbing activities;
  - (b) protecting and enhancing remnants of native vegetation, riparian vegetation and wetlands;
  - (c) improving biodiversity values through design;



- (d) managing stormwater in a way that achieves the collection and management of rainfall and surface water on site and avoids the discharge of sediment and other contaminants from entering watercourses; and
  - (e) managing the quantity of stormwater discharged so as to not increase channel erosion.
- (8) Encourage public open spaces within the Whitford Precinct to:
- (a) provide for a range of outdoor recreational activities including passive and active recreation;
  - (b) provide for a well-connected, integrated and accessible network of recreational trails for walking, cycling and horse riding that offer a variety of different routes, links and circuits;
  - (c) protect key areas of ecological, heritage and landscape significance;
  - (d) provide an appropriate amount of space for community buildings or facilities; and
  - (e) provide opportunities for visual appreciation of the area.
- (9) Encourage dwellings to be clustered and to provide shared community facilities where it supports the countryside living character of the precinct.
- (10) Ensure development is located, designed and managed in such a manner as to avoid, remedy or mitigate conflicts between differing land uses, including the Whitford Landfill.

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

#### **I441.4. Activity table**

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

Table I441.4.1 Activity table specifies the activity status for land use and development activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for subdivision pursuant to section 11 of the Resource Management Act 1991.

#### ***Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017***

If any activity listed in rules (including standards) I441.4.1 to I441.6.4 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

However, the NESPF allows the plan to include more restrictive rules in relation to one or more of the following:

- Significant Ecological Areas Overlay;
- Water Supply Management Areas Overlay;
- Outstanding Natural Character Overlay;

- High Natural Character Overlay;
- Outstanding Natural Landscapes Overlay;
- Outstanding Natural Features Overlay; or
- activities generating sediment that impact the coastal environment.

Where there is a rule in the plan that relates to any of the matters listed above then the plan rule will apply. In the event that there is any conflict between the rules in the plan and the NESPF in relation to any of the above, the most restrictive rule will prevail.

For the purposes of NESPF regulation 13, this precinct is deemed to restrict plantation forestry activities within a visual amenity landscape.

If the NESPF does not regulate an activity then the plan rules apply.

**Table I441.4.1**

<b>Activity</b>		<b>Activity status</b>
<b>General</b>		
All buildings accessory to any activity specified in this table have the same status as the activity itself, unless otherwise specified in this table.		
<b>Rural</b>		
(A1)	Forestry	P
(A2)	Forestry not complying with standard I441.6.1	D
<b>Development</b>		
(A3)	Buildings and accessory buildings located within the specified building area identified in a plan of subdivision	P
(A4)	Additions and alterations to buildings within the specified building area	P
(A5)	Additions and alterations to buildings where any part is located outside the specified building area	RD
(A6)	Buildings or accessory buildings located outside the specified building area	D
(A7)	Buildings for communal facilities for the sole use of the occupiers of clustered housing developments	RD
(A8)	Application for a specified building area	D
(A9)	Dwellings not complying with Standard I441.6.4.1 and I441.6.4.2 Buildings and accessory buildings	D
<b>Subdivision</b>		
(A10)	Subdivision which meets the standards in E39 Subdivision – Rural and the Whitford Precinct subdivision standards	RD
(A11)	Subdivision that does not meet the standards in E39 Subdivision – Rural and the Whitford precinct subdivision standards	NC

**I441.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I441.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I441.6. Standards**

The overlay, zone and Auckland-wide standards apply in this precinct, except for the following:

- Rural zone rules [H19.10.10](#) Dwellings and Table [H19.8.2](#) do not apply.

All activities listed as permitted and restricted discretionary activities in Table I441.4.1 must comply with the following permitted activity standards.

**I441.6.1. Forestry**

- (1) Maximum planted area within the road corridor, shown on Whitford Precinct: Precinct plan 4: Whitford road corridor, is 1ha per site.
- (2) Maximum planted area outside the road corridor, shown on Whitford Precinct: Precinct plan 4: Whitford road corridor, is 4ha per site.

**I441.6.2. Yards**

- (1) The following yards apply:

**Table I441.6.2.1 Yards**

Yard	Dimension
Front	10m
Side and rear	3m
Coastal	30m
Yards fronting an arterial road	20m

**I441.6.3. Building coverage**

- (1) Buildings must not exceed the coverage as set out below:

**Table I44.6.3.1 Building coverage**

Site size	Building coverage
Up to 2500m <sup>2</sup> net site area	350m <sup>2</sup>

Greater than 2500m <sup>2</sup> and 4000m <sup>2</sup> in net site area	450m <sup>2</sup>
Greater than 4000m <sup>2</sup> net site area	600m <sup>2</sup>

**I441.6.4. Buildings and accessory buildings**

- (1) The maximum gross floor area of all buildings other than dwellings must not exceed 100m<sup>2</sup> per site.
- (2) All buildings, including dwellings, must be located within the specified building area identified on the plan of subdivision and secured by a consent notice attached to the Certificate of Title to the site.
- (3) Where the Certificate of Title to a site does not have an attached consent notice specifying a building area, all buildings, including dwellings, are discretionary activities.

**I441.6.5. Subdivision**

The Auckland-wide rules apply unless otherwise specified below, except that, apart from in relation to boundary adjustments, Subdivision rules [E39 Subdivision - Rural](#) do not apply.

**I441.6.5.1. Subdivision density**

- (1) The following subdivision density rules apply:

**Table I441.6.5.1.1 Subdivision**

Whitford sub-precinct	Site density
Whitford A	No more than one site per 3.5ha gross across the entire existing site
Whitford B	No more than one site per 5ha gross across the entire existing site

- (1) For the purposes of this standard, the calculation of subdivision site density does not include access sites and any site created for utility or communal purposes for which consent has been granted, and that does not allow for the establishment of a future dwellings, but may include the area occupied by those sites.
- (2) The calculation of maximum permitted site density must exclude from the area of the existing site any area of planting previously legally protected or previously required to be legally protected pursuant to these subdivision.

**I441.6.5.2. Sites**

The existing site:

- (1) For the purposes of this standard, existing site means all the land held in a separate certificate of title dated 8 July 2005. This was the date for public notification of the Whitford rural plan change.
- (2) Subdivision may be carried out in stages by making reference back to the parent site existing as at 8 July 2005 provided the total number of sites does not exceed the maximum site density.
- (3) Where an application for subdivision consent incorporates two or more adjoining existing sites, the total area of the land subject to the application may be treated as one site for the sole purpose of configuring and designing the subdivision. The number and size of proposed sites in the application must not exceed the total number and size of sites that would otherwise be created as a restricted discretionary activity for each of the individual existing sites.
- (4) In respect of any site within a subdivision capable of further subdivision under these standards, there must be no further subdivision of that site if it would result in the total permitted density being exceeded with respect to the existing site. This requirement is to be secured by a suitable legal instrument which must be registered on certificates of title to ensure ongoing compliance with this standard.
- (5) Where an application for subdivision consent is for an existing site held in a separate certificate of title on 8 July 2005 and contains land both inside and outside the Whitford Precinct, the area of land contained within the precinct must be considered the existing site or parent site under these standards. Land outside the Whitford Precinct must not be used in the calculation of the average site size for subdivision.
- (6) Where an application for subdivision consent includes proposed sites that cross the Whitford Sub-precinct A and Sub-precinct B boundaries, no less than 50% of the net site area of a proposed site shall be located within the Whitford A sub-precinct to qualify as a site meeting the minimum site area requirement under these standards.

#### **I441.6.5.3. Specified building area**

- (1) The subdivision plans must show a minimum 15 metre by 15 metre area specified building area complying with standards and any site specific constraints to demonstrate that it can contain a household unit.
- (2) Buildings must be limited to the specified building area.
- (3) The specified building area and the access to each specified building area must be proven to be geotechnically stable.

- (4) The specified building area must not be located within a corridor extending 10 metres either side of a perennial stream (as indicated on precinct plan 1 and precinct plan 2), or any ephemeral stream.
- (5) Within the Whitford Quarry Buffer, details shall be provided of the outcome of consultation with representatives of the owners and operators of the Whitford Quarry and Whitford Landfill concerning the proposed location of the specified building area.

#### **I441.6.5.4. Riparian management indicative constraints area**

- (1) Where there is conflict between the location of a permanent stream mapped on Whitford Precinct: Precinct plans 1 and 2 and the physical location of the permanent stream on the site, the physical location of the permanent stream on the site applies.
- (2) A minimum 10m strip must be planted in accordance with the precinct rules and fenced off from each bank of all permanent streams and will constitute the riparian management indicative constraints area, provided council may approve an alternative means of excluding livestock. This constraints area must also include any wetland areas associated with permanent streams on the site. Where there is no obvious stream bank, a two-year ARI event water level as determined by a suitably qualified and experienced person will be used to determine the stream bank.
- (3) All buildings and structures excluding fencing must be set back a minimum of 5m from the constraints area.
- (4) Where the planting and revegetation required will be contiguous over more than three sites, a management structure or ongoing arrangement must be established to ensure the ongoing integrated management and maintenance of this planting and revegetation.
- (5) Where there is production forestry that was in existence at 8th July 2005 and is located within the riparian management indicative constraints area, the council may consent to a postponement of the planting required under this standard. This postponement can be no longer than 12 months after the clear felling harvest of the trees.
- (6) For guidance see the Whitford Precinct guidelines for native revegetation plantings for the required planting and management measures that relate to this standard.

#### **I441.6.5.5. Environmental mitigation and enhancement**

- (1) The permanent protection of all areas of existing native vegetation shown on Whitford Precinct: Precinct plan 2 must be secured by a suitable legal instrument which must be registered on certificates of title and binding on successors in title, and is to provide for the following:

- (a) a requirement not to destroy or damage existing areas of native vegetation shown on Whitford Precinct: Precinct plan 2, the exact dimensions to be confirmed at the stage of subdivision
  - (b) all legally protected areas must be fenced unless the council approves an alternative fencing layout which effectively excludes all livestock from such areas.
- (2) Where the area of existing native vegetation required to be protected in (1) above is less than 1ha for each additional site created, additional native vegetation planting will be required to provide a minimum of 1ha in Whitford Sub-precinct A and 5000m<sup>2</sup> in Whitford Sub-precinct B for each additional site.
- (3) The minimum requirement in (2) above can include:
- (a) the planting requirement for the riparian management indicative constraints area in Standard I441.6.5.34 above; and/or
  - (b) the planting required for slopes greater than 15 degrees in Standard I441.6.5.76 below; and/or
  - (c) areas of native vegetation shown to have been specifically planted for enhancing or mitigating provided this does not include any area planted as a condition of any previous resource consent, or through public funding.
- (4) The planting requirement must be located within the Whitford Precinct and must be confined to areas where planting will provide:
- (a) valuable ecological linkages; and/or
  - (b) significant benefits and improvements to water quality and land stability within the Whitford Precinct; and/or
  - (c) enhancement of existing water courses and any wetland areas to ensure their long term health and viability; and/or
  - (d) a significant and sustainable forest in its own right.
- (5) Where the planting and revegetation required under this standard will be contiguous over more than three sites, a management structure or other appropriate ongoing arrangement must be established to ensure ongoing integrated management and maintenance of this planting and revegetation.
- (6) For guidance the planting plan for this Standard are contained in the Whitford Precinct guidelines for native revegetation planting.

- (7) Exception. Where production forestry was in existence as at 8 July 2005 and is located within the constraints area or the slopes indicative constraints area, council may consent to a postponement of the required planting. This postponement may be no longer than 12 months after the clear felling harvest of trees within either the riparian constraint area or the slopes constraints area. A condition of subdivision consent to this effect will be imposed to ensure continuing compliance by the subdividing owner and subsequent owners. A consent notice will also be issued under s. 221 of the Resource Management Act 1991 specifying any such condition. The consent notice will be registered against the Certificates of Title to the relevant sites and will bind all subsequent owners of the land.

#### **I441.6.5.6. Slopes indicative constraints area**

- (1) For sites containing slopes steeper than 15 degrees shown on Whitford Precinct: Precinct plan 1 a report must be prepared by a suitably qualified and experienced person identifying:
- (a) slopes steeper than 21 degrees;
  - (b) any slopes that exhibit signs of instability or past erosion; and
  - (c) any slopes subject to erosion in view of their soil and slope characteristics.
- (2) All land identified in Standard I441.6.5.6(1) above must be planted in accordance with Standard I441.6.5.9 provided the planting will not apply on slopes steeper than 21 degrees if a report prepared by a suitably qualified and experienced person confirms there is no need as those slopes do not exhibit signs of instability or past erosion, or are not subject to erosion in view of their soil and slope characteristics e.g. rocky cliff, and:
- (a) stock is to be permanently excluded from those slopes; and
  - (b) the area is to be maintained in accordance with a management plan that controls weeds and pests.

#### *Note*

Where a production forest was in existence on 8 July 2005 and is located within the constraint area, the council may consent to postponing the required planting under this standard. This postponement may be no longer than 12 months after the clear felling harvest of trees within the constraint area at which time the required planting will be done.

A condition of subdivision consent to this effect will be imposed to ensure continuing compliance by the subdividing owner and subsequent owners. A consent notice will also be issued under the Resource Management Act 1991 specifying any such condition. The consent notice will be registered against



the certificates of title to the relevant sites and will bind all subsequent owners of the land.

#### **I441.6.5.7. Recreational trails**

- (1) Where land with recreational trails as shown on Whitford Precinct:  
Precinct plan 3 is subdivided or developed, or where the first of any one or more of the sites legally described as allotments 57, 58 or 59 Parish of Maraetai is subdivided or developed, then provision for the recreational trails must be made as follows:
  - (a) the trail route must be generally in accordance with that indicated on Whitford Precinct: Precinct plan 3 except that a trail between points A and B is to be established on land owned by the Council unless an alternative route is established by agreement between the Council and the owner(s) of the land through which the alternative route would pass;
  - (b) the trail should provide access to scenic, historic and ecological features in the locality;
  - (c) the trail should be independent of the road;
  - (d) where it is necessary for the trail to be provided in conjunction with a road, the Council may require widened berms and other amenity features along the trail route;
  - (e) where it is necessary to cross a major traffic route, Council will consider the practicality of requiring traffic control devices to help trail users cross safely;
  - (f) the trail route should be sited clear of the 1 per cent AEP flood path of any natural stream system;
  - (g) where the trail route is provided by means of a pedestrian access way, the legal width of the access way at any point must be no less than 6m unless Council believes a reduced width can provide the required level of access; and
  - (h) the recreational trail must be vested in Council.
- (2) Where a recreational trail is required as a condition of approval for a resource consent, including subdivision, the following design standards must apply:
  - (a) recreational trails independent of roads:
    - (i) minimum width between boundaries of 5m and minimum metalled formation width of 3m; and

- (ii) water tables and culverts must be provided when required for stormwater control.
- (b) Recreational trails along road berms:
  - (i) minimum width of 3m and a minimum metalled width of 2m.
- (c) provision must be made in the subdivision plan for any recreational trail shown on the planning maps that traverses the site to be vested in Council. The trail must be located at a practicable alignment and grade.

**I441.6.5.8. Additional subdivision for significant enhancement planting**

The Council may grant consent to the subdivision of land for the purposes of enabling significant enhancement planting areas where the following standards are met:

(1) Number of sites:

Sites may be created, additional to the number that would otherwise be possible pursuant to Standard I441.6.5.1, provided that:

- (a) 4ha of native vegetation is planted for each additional site in accordance with Standard I441.6.5.9.
- (b) the maximum number of sites created from any existing site must not exceed that provided for in Table 4: Additional subdivision for significant enhancement planting.

**Table 4: Additional subdivision for significant enhancement planting**

Size of parent site (ha)	Maximum number of sites created under this standard
Up to 7 (Whitford sub-precinct A)	0
Up to 10 (Whitford sub-precinct B)	0
7 to 20 (Whitford sub-precinct A)	3
10 to 20 (Whitford sub-precinct B)	3
20 to 35	4
35 to 55	5
55 to 65	6
65 to 75	7

Greater than 75	8
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(2) Location of significant enhancement planting:

(a) planting must be located within the Whitford Precinct and must be confined to areas where it will:

(i) provide valuable ecological linkages; or

(ii) provide benefits and improvements to water quality and land stability; or

(iii) enhance existing water courses, including ephemeral streams, and any wetland areas to ensure their long-term health and viability; or

(iv) provide a significant and sustainable area of native bush, and may include:

- the planting requirement for the riparian management indicative constraint area in Standard I441.6.5.3
- the planting required for slopes greater than 15 degrees in Standard I441.6.5.6
- any planting provided in Standard I441.6.5.9.

**I441.6.5.9. Minimum standards for planting**

(1) This rule applies to planting required or proposed pursuant to Standard I441.6.5.4, Standard I441.6.5.5 and Standard I441.6.5.6.

(2) A re-vegetation plan and programme covering the following matters is required:

(a) pre-planting site assessment;

(b) planting plan assessment; and

(c) annual monitoring programme.

(3) Planting must be at a minimum density of 1.4m centres - 5100 stems/ha. A greater density may be required in some situations, for example where there is a significant weed infestation or the planting is close to streams or wetlands.

(4) Permanent protection of planting and revegetation areas is to be secured by a suitable legal instrument which must be registered against the certificates of title for relevant sites before council issues the s. 224(c)

certificate under the Resource Management Act 1991, and must include requirements:

- (a) not to destroy or damage protected vegetation;
  - (b) for protected vegetation to remain undisturbed and weeds and pests to be adequately controlled; and
  - (c) for all protected areas to be fenced to prevent undergrazing, unless the Council approves an alternative method which effectively excludes all livestock from such areas.
- (5) A bond may be required to ensure that any planting is fully established and sustainable. Any such bond will be registered against the certificates of title for relevant sites and will bind successors in title.

#### **I441.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I441.8. Assessment – restricted discretionary activities**

##### **I441.8.1. Matters of discretion**

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

- (1) for additions and alterations to buildings where any part is located outside the specified building form:
  - (a) the effects on rural character;
  - (b) the effects on site stability; and
  - (c) the effects on native vegetation.
- (2) for buildings for communal facilities for the sole use of the occupiers of clustered housing developments:
  - (a) the effects on rural character and amenity values;
  - (b) the effects of alternative locations for buildings or structures; and
  - (c) the effects on native vegetation and archaeological features.
- (3) for subdivision which meets the Auckland-wide [E39 Subdivision -Rural](#) and Whitford Precinct subdivision standards:

- (a) the effects on the protection and enhancement of riparian areas and vegetation;
- (b) the effects of the location of building platforms;
- (c) the effects on the protection and enhancement of open space;
- (d) the effects on the location of internal private ways and rights-of-way;
- (e) the effects on the provision of recreational trails;
- (f) compatibility of application with the Whitford Precinct design guide;
- (g) the effects on the riparian management indicative constraints area;
- (h) the effects on the coastal indicative constraint area;
- (i) the effects on the road corridor indicative constraints area;
- (j) the effects on the slopes indicative constraints area;
- (k) the effects on the scenic amenity indicative constraints area;
- (l) the effects of re-vegetation planting;
- (m) the effects on landscape character and rural amenity values; and
- (n) the effects on subdivision for significant enhancement planting.

#### **I441.8.2. Assessment criteria**

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

- (1) for additions and alterations to buildings where any part is located outside the specified building form:
  - (a) the scale and location of the activity should be in keeping with the rural character of the area:
    - (i) whether the area onto which the activity is to extend is stable enough to support the structure; and
    - (ii) the extent to which the native vegetation shown on Whitford Precinct: Precinct plan 2 is adversely affected.
- (2) for buildings for communal facilities for the sole use of the occupiers of clustered housing developments.
  - (a) effects on rural character and amenity values:

- (i) whether the location of the building or structure takes into account the description, explanation and purpose of any indicative constraints area it lies within;
  - (ii) the extent to which the spaciousness of the precinct is maintained within the site taking into consideration the position of the building or structure in response to the landform;
  - (iii) whether the design, orientation, layout and external appearance of the building or structure blends in with the rural landscape;
  - (iv) the extent to which the use and activities associated with the building or structure are compatible with the rural environment and whether the activity causes conflicts with adjoining land uses;
  - (v) whether the building or structure complies with the development and land use controls for the precinct; and
  - (vi) whether the purpose of the building or structure is accessory to the clustered housing development it serves.
- (b) alternative locations for building and structure:
- (i) whether the environmental effects of other alternative locations for the building or structure are considered and the proposed location provide the best environmental outcome with respect to its overall design;
  - (ii) the extent to which the location of the building or structure is in relation to the clustered housing development it serves; and
  - (iii) the extent to which the location of the building or structure is within the clustered housing development it serves.
- (c) native vegetation:
- (i) whether the building or structure will require the removal of native vegetation.
- (3) for subdivision which meets the Auckland-wide [E39 Subdivision -Rural](#) and Whitford precinct subdivision rules:
- (a) protection and enhancement of protected vegetation:
- (i) the extent to which any dwelling, accessory building, specified building area or access driveway is located to minimise adverse effects on any native vegetation shown on Whitford Precinct: Precinct plan 2; and
  - (ii) in assessing any plan for any proposed planting:
    - the extent to which plants are appropriate to the locality, accommodating matters such as slope, soil type, exposures to winds, degree of shading and wetness of the site;
    - the extent to which site preparation includes weed/pest removal and stock proof fencing;

- the extent to which planting will take account of the seasons and be of an appropriate size; and
- the extent to which planting and revegetation will protect and enhance ecological values, natural landscape patterns and values.

(b) location of specified building area:

- (i) the extent to which any specified building areas are located so they minimise adverse effects on rural amenity, stormwater runoff and sediment loss.

(c) protection and enhancement of open space:

- (i) the extent to which a suitable legal mechanism is required to prevent the future establishment of household units in any area identified as having particular landscape or rural character value.

(d) location of internal private ways, rights-of-way or public road:

- (i) whether these are located at a grade, width and alignment, and with a finished surface to avoid or mitigate adverse effects on the site's rural character.

(e) provision of recreational trails:

- (i) the extent to which any trails shown on the subdivision plan generally accord with those shown on the planning maps. And whether they are at a practical grade and alignment and link other recreational trails on adjacent properties that are also generally accord with trails shown on the planning maps; and
- (ii) the extent to which trails volunteered by a landowner or applicant additional to those shown on the planning maps are shown on a subdivision plan. And whether any volunteered trails are of a practical grade and alignment and, where practicable, linked to trails shown on the planning maps or formed on adjoining properties.

(f) compatibility of application with the Whitford Precinct design guide:

- (i) whether the location of any practicable building platforms and the general layout of the subdivision along with any proposed planting complies with design guide principles.

(g) riparian management indicative constraints area:

- (i) the extent to which the location of the fencing relates to the topography and the physical characteristics of the natural landform, including streams, wetlands and slopes;
- (ii) the extent to which planting reflects the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession;

- (iii) the extent to which existing exotics are protected where these are non-invasive and have positive environmental values, such as landscape and amenity value; and
  - (iv) whether protection and planting out of the riparian margins take account of the ecological health of the stream, and the opportunities to enhance the ecosystem.
- (h) coastal indicative constraints area:
- (i) whether the natural character and landscape values of the coastal environment will be adversely affected;
  - (ii) the extent to which development will be consistent with the key national policy documents on the management of the coastal environment, including the New Zealand Coastal Policy Statement 2010;
  - (iii) whether buildings are sited and designed so they do not break the line and form of the landscape with special regard to ridgelines, headlands, promontories and prominent slopes, and whether their design uses topography or existing vegetation to screen adverse visual effects; and
  - (iv) whether they are located in less prominent locations using a design, orientation, layout and external appearance to avoid or remedy adverse effects on the natural character of the coastal environment, coastal landscapes, amenity values, public access and the potential for future public access, natural features and ecosystems.
- (i) road corridor indicative constraints area:
- (i) the extent to which existing topographical features are used to screen buildings and development within the area shown on precinct plan 4 from view from any primary roads, and whether buildings and driveways are visually obtrusive from primary roads unless mitigation planting is required under rules for riparian management and slopes indicative constraints areas;
  - (ii) the extent to which dwellings within the road corridor are screened by existing topographical features. Where this is not possible such as for geotechnical reasons, then consideration should be given to minimising the visual effects by other means. This may include limiting the height to one storey or using building material and colours sympathetic to the surroundings. Where possible, buildings are to be located to take advantage of screening afforded by the required enhancement planting;
  - (iii) whether the location of new amenity, mitigation and/or screen planting restricts views from the road of rural land or the coast, or limit the ability to retain open space areas within the road corridor and maintain



views of the landscape beyond, unless mitigation planting is required under the rules relating to riparian management and slopes indicative constraints areas;

(iv) the extent to which development within the road corridor leads to an over concentration of visible development in one vicinity; and

(v) whether lineal or ribbon development is avoided within the road corridor.

(j) slopes indicative constraints area:

(i) whether buildings are sited to avoid land steeper than 15 degrees and susceptible to erosion.

(k) scenic amenity indicative constraints area:

(i) whether buildings and driveways are visually obtrusive when viewed from any public road, reserve, coastal environment or public place. In prominent locations, whether buildings are avoided or, if the location is necessary, such as for geotechnical reasons, whether height is limited to one storey, visible building bulk minimised, and other techniques such as building materials and colours sympathetic to surroundings used.

(l) revegetation planting:

(i) whether the location of revegetation planting takes into account its purpose, including:

- revegetation of slopes steeper than 15 degrees as shown on Whitford Precinct: Precinct plan 1 which are subject to significant risk of erosion and instability;
- riparian margin and wetland restoration and coastal margin restoration;
- extension of existing ecological corridors;
- enhancement of ephemeral streams; and
- enhancement of existing native vegetation.

(ii) whether revegetation or mitigation planting integrates with surrounding vegetation patterns and natural boundaries i.e. streams, gullies, ridgelines.

(iii) whether the location of revegetation planting:

- adversely affects the rural character and amenity values of the precinct; and
- undermine the intent of the various indicative constraints areas

- (iv) whether the location achieves the best environmental outcome for the site;
- (v) whether consideration is given to a better environmental outcome might be achieved by transferring the planting to a different site within the precinct;
- (vi) the extent to which planting is within 20m either side of the centre point of a high voltage (110Kv or higher) transmission line, the species of trees to be planted are to maintain safe clearance distances at a mature height, in accordance with the Electricity (Hazards from Trees) Regulations 2003;
- (vii) whether replanting prevents vehicular access to existing transmission lines; and
- (viii) whether the revegetation programme/plan for any proposed planting:
  - include plants appropriate to the locality, allowing for matters such as slope, soil type, exposure to winds, degree of shading and wetness of the site;
  - include weed/pest removal and the provision of stock proof fencing as part of the preparation;
  - consider the season of planting;
  - ensure the plant size is appropriate to the locality;
  - protect and enhance ecological values and natural landscape; and patterns and values.
- (m) effects on rural character and rural amenity values:
  - (i) the extent to which subdivision design accommodates the purpose(s) of any constraints areas it lies within open space is maintained, taking into consideration whether buildings are dispersed or clustered in response to the landform;
  - (ii) the extent to which any earthworks integrate with surrounding natural landforms;
  - (iii) the extent to which revegetation or mitigation planting integrates with surrounding vegetation patterns and natural boundaries i.e. streams, gullies, ridgelines;
  - (iv) the extent to which any proposed urban elements, such as kerb and channel, subdivision entrances and entry statements, curtilage, boundary fences, boundary walls and exterior lighting, are incompatible with the precinct's rural character;
  - (v) the extent to which the appearance of a working rural landscape is maintained e.g. pasture, vineyards, agriculture;

- (vi) the extent to which the locations of any buildings to be constructed, proposed planting or earthworks restrict existing views of the open countryside surrounding properties; and
  - (vii) the extent to which the environmental effects of alternative locations for the proposed boundaries of any new sites, the proposed practicable building platforms or activities on the site have been considered and whether the proposed location provides the best environmental outcome with respect to its overall design.
- (n) subdivision for significant enhancement planting:
- (i) whether there are no adverse effects on the rural character and amenity values within the precinct;
  - (ii) whether the proposal achieves good environmental outcomes on the parent site or an appropriate alternative site;
  - (iii) whether adequate legal and physical protection provides for the replanted area, including fencing, weed and animal pest control;
  - (iv) whether native planting is appropriate for the site e.g. eco-sourcing, soil type, aspect, wetness; and
  - (v) whether replanted area is sustainable and becomes an ecosystem in its own right.

(o) effects on landfill activities

The extent to which subdivision of development is located in the Quarry Buffer Area surrounding Whitford Quarry and Whitford Landfill, subdivision or development is located and designed to avoid the potential for adverse effects (including reverse sensitivity effects) on the existing landfill, including (in addition to the measures that apply in respect of quarry activities in the Quarry Buffer Area rules):

- (i) whether the location and orientation of a dwelling and outdoor living areas in the specified building area can ensure occupants are adequately separated and/or protected from the adverse effects of landfill activities and heavy haulage routes, including existing and future odour, noise, dust and vibration;
- (ii) whether building design, landform modifications or planting proposals are able to mitigate existing and future odour, noise and visual effects of the landfill activity;
- (iii) whether sufficient acoustic insulation measures in the design of a building in the specified building area can ensure an internal noise environment in habitable rooms that does not exceed LAeqLdn (1hr) 40dBA; and

- (iv) whether buildings or activities in the specified building area would unduly limit the operation of an existing landfill activity, including its future operations.

**I441.9. Special information requirements**

**I441.9.1. Removal of native vegetation shown on Whitford Precinct: Precinct plan 2: Location of permanent streams and native vegetation indicative constraints areas.**

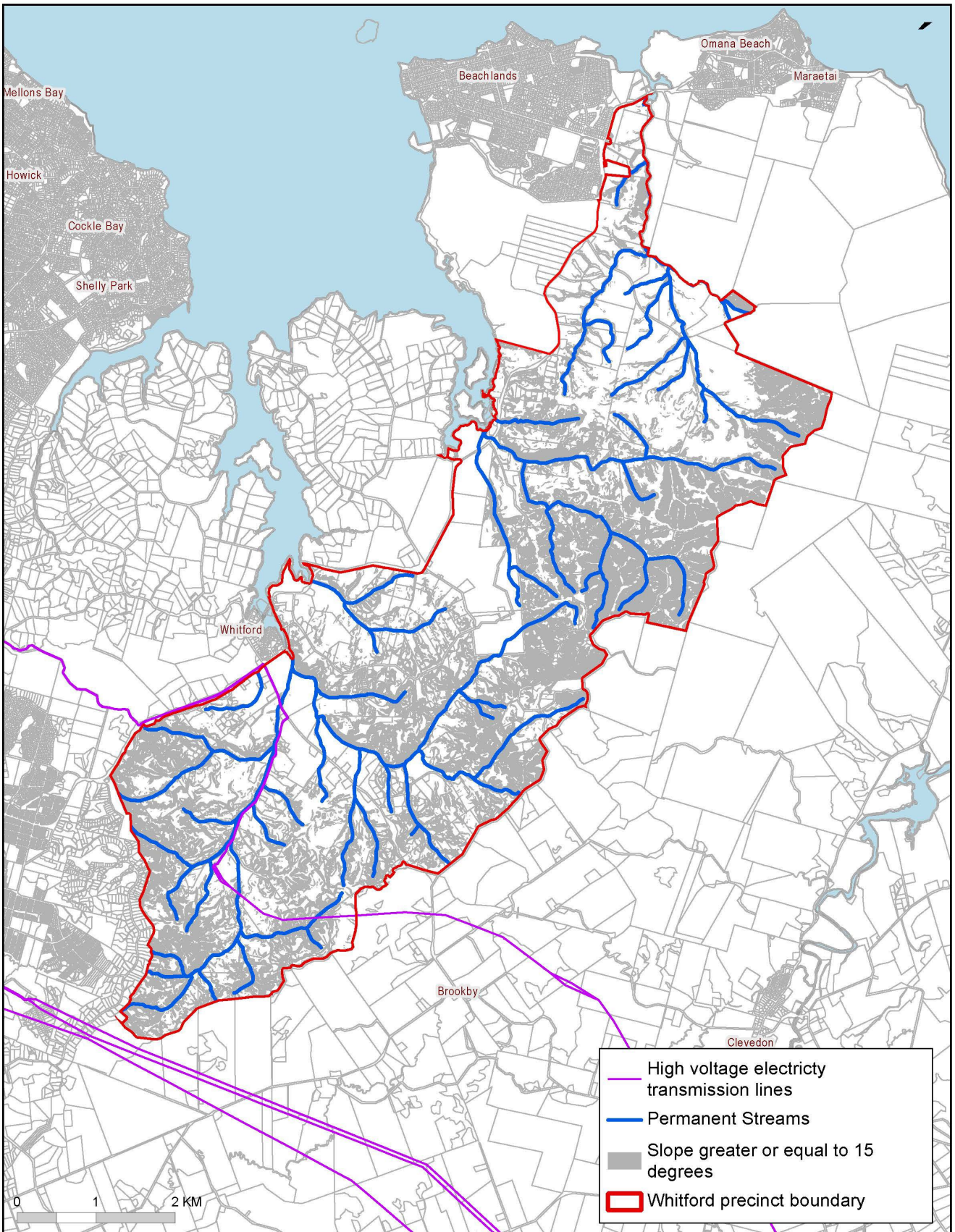
- (1) An application to remove native vegetation must have a management plan that includes:
  - (a) the nature, extent, ecological and landscape significance of all native vegetation on the site;
  - (b) the nature and extent of any proposed alteration to the native vegetation;
  - (c) the reasons for altering native vegetation;
  - (d) the nature and extent of any development of the site likely to affect the area of remaining native vegetation;
  - (e) details of noxious weed and animal control; and
  - (f) details in both map and written form, and sufficient information to give a clear understanding of the plan.

**I441.9.2. Forestry**

- (1) An application for resource consent for forestry must include a management plan prepared to council's satisfaction and including the following information:
  - (a) location and scale of areas proposed for forestry;
  - (b) an assessment of any archaeological or historic sites within the areas proposed for forestry;
  - (c) an assessment of the impact of the proposal on natural habitat values of the locality and measures to be used to protect those values;
  - (d) an assessment of the impact of the proposal on any natural heritage overlay areas and measures to be used to preserve and protect the quality, character and values of those landscapes;
  - (e) methods to be used to prevent erosion during forestry work;
  - (f) the time period over which forestry will take place;
  - (g) measures to be used to protect water flow and quality of any bodies of water or wetlands in the vicinity;
  - (h) methods to be employed to inhibit the spread of fire within and in the vicinity of the area to be forested;
  - (i) likely methods to be employed in harvesting operations;
  - (j) estimated volumes of timber produced and intended methods of transport of harvested timber from the site;
  - (k) the likely demands placed on roads and transportation facilities through the transportation of harvested timber; and
  - (l) the application must also include a sustainable forest management plan.

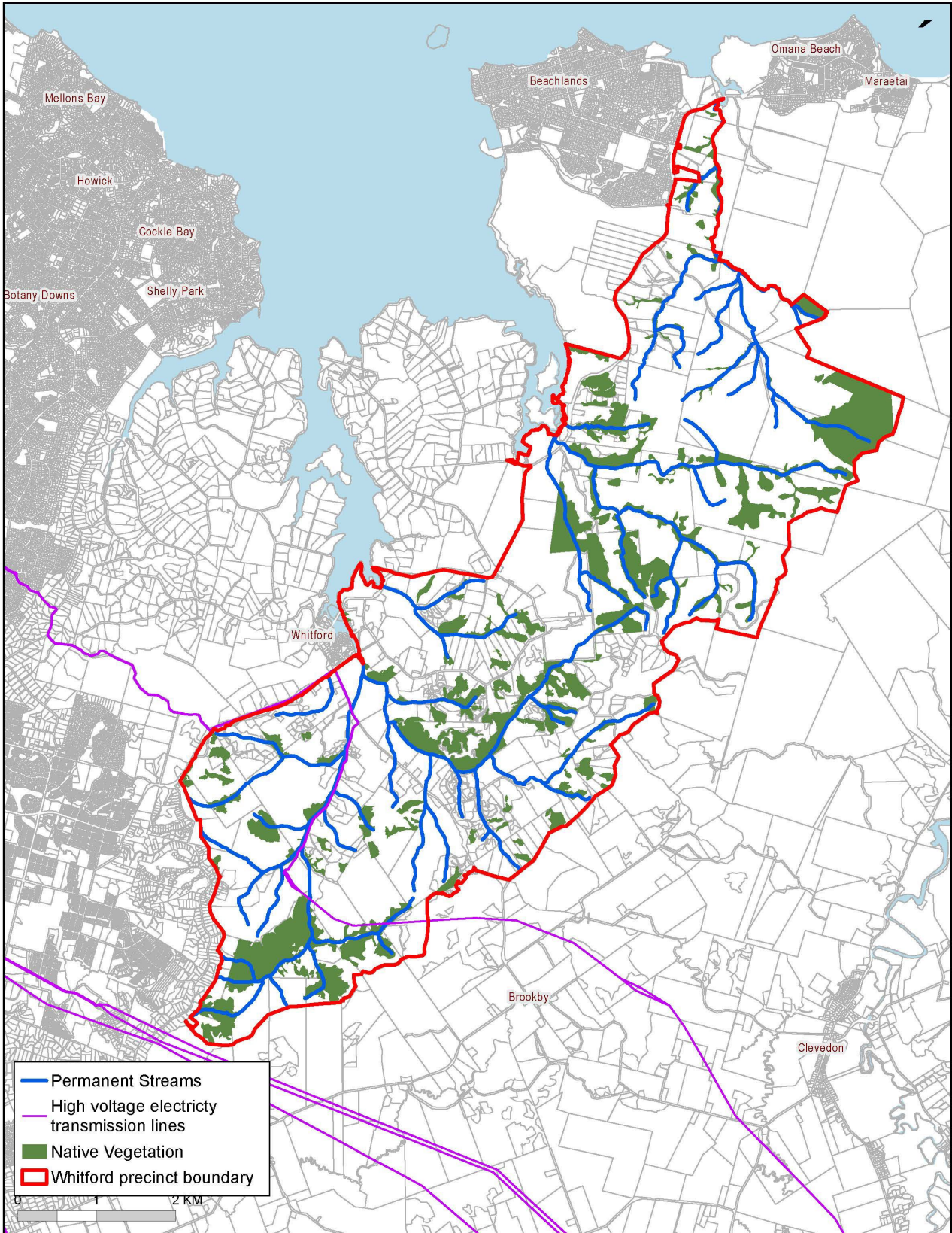
I441.10. Precinct plans

I441.10.1. Whitford Precinct: Precinct plan 1



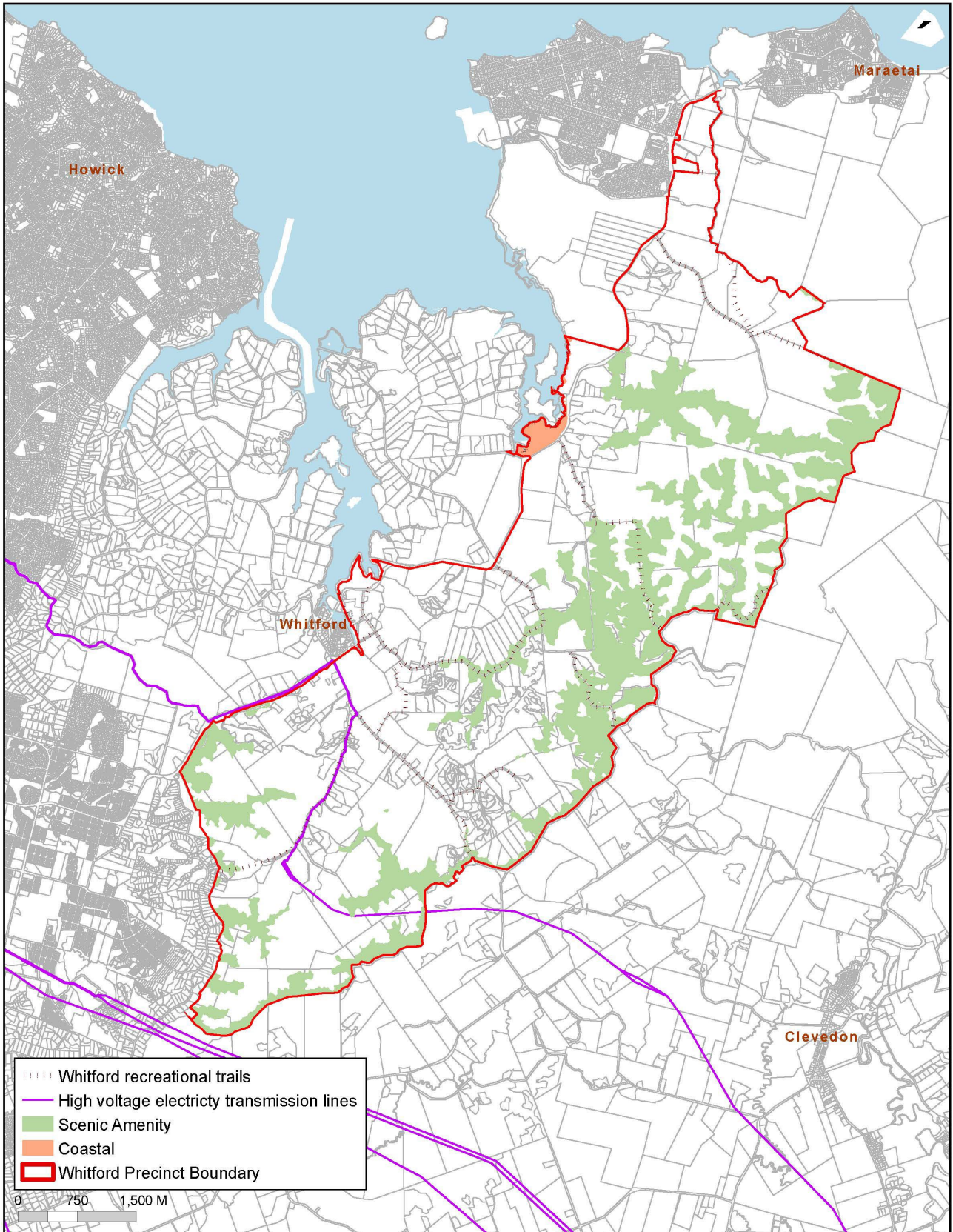


**I441.10.2. Whitford Precinct: Precinct plan 2 - vegetation management**



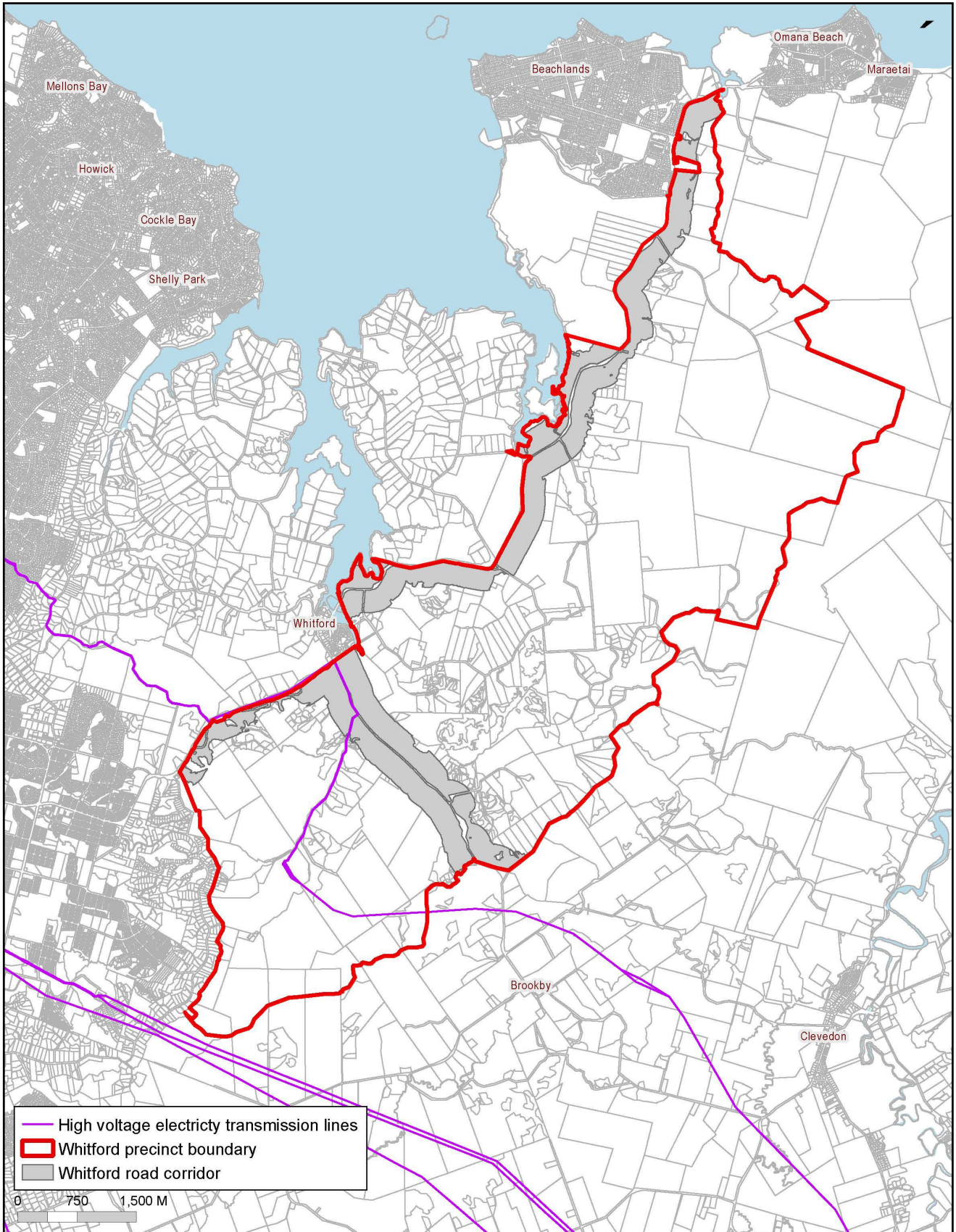


**1441.10.3. Whitford Precinct: Precinct plan 3 - coastal and scenic amenity**





**I441.10.4. Whitford Precinct: Precinct plan 4 - location of road corridor**



## E38. Subdivision – Urban

### E38.1. Introduction

Subdivision is the process of dividing a site or a building into one or more additional sites or units, or changing an existing boundary location.

#### [new text to be inserted]

Objectives, policies and rules in this section apply to subdivision in all zones except for the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone, Rural – Rural Conservation Zone, Rural – Countryside Living Zone, Rural - Waitākere Foothills Zone, Rural - Waitākere Ranges Zone, Future Urban Zone, and Special Purpose – Quarry Zone which are located in [E39 Subdivision – Rural](#).

### E38.2. Objectives

- (1) Land is subdivided to achieve the objectives of the residential zones, business zones, open space zones, special purpose zones, coastal zones, relevant overlays and Auckland-wide provisions.
- (2) Land is subdivided in a manner that provides for the long-term needs of the community and minimises adverse effects of future development on the environment.
- (3) Land is vested to provide for esplanades reserves, roads, stormwater, infrastructure and other purposes.
- (4) Infrastructure supporting subdivision and development is planned and provided for in an integrated and comprehensive manner and provided for to be in place at the time of the subdivision or development.
- (5) Infrastructure is appropriately protected from incompatible subdivision, use and development, and reverse sensitivity effects.
- (6) Subdivision has a layout which is safe, efficient, convenient and accessible.
- (7) Subdivision manages adverse effects on historic heritage or Maori cultural heritage.
- (8) Subdivision maintains or enhances the natural features and landscapes that contribute to the character and amenity values of the areas.
- (9) Subdivision to protect indigenous vegetation or wetlands is provided for in the residential zones.
- (10) Subdivision:
  - (a) within urban and serviced areas, does not increase the risks of adverse effects to people, property, infrastructure and the environment from natural hazards;

- (b) avoids, where possible, and otherwise mitigates, adverse effects associated with subdivision for infrastructure or existing urban land uses; and
- (c) maintains the function of flood plains and overland flow paths to safely convey flood waters, while taking into account the likely long term effects of climate change.

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[new text to be inserted]

### **E38.3. Policies**

- (1) Provide for subdivision which supports the policies of the Plan for residential zones, business zones, open space zones, special purpose zones, coastal zones, relevant overlays and Auckland-wide provisions.
- (2) Require subdivision to manage the risk of adverse effects resulting from natural hazards in accordance with the objectives and policies in [E36 Natural hazards and flooding](#), and to provide safe and stable building platforms and vehicle access.
- (3) Require subdivision design to respond to the natural landscapes by:
  - (a) avoiding building platforms and, where practicable, infrastructure, on identified or dominant ridgelines on sites zoned Residential – Large Lot Zone or Residential – Rural and Coastal Settlement Zone;
  - (b) locating and designing roads, access and infrastructure in a manner which minimises earthworks; and
  - (c) locating roads and development to follow land contours.
- (4) Require subdivision to be designed to retain, protect or enhance scheduled features including those in the Historic Heritage Overlay and Sites and Places of Significance to Mana Whenua Overlay.
- (5) Provide for subdivision of residential zoned sites containing indigenous vegetation scheduled in the [D9 Significant Ecological Areas Overlay](#) where the significant ecological area is to be protected, and enable the same or a similar number of sites to be created as would be enabled if the site did not contain a significant ecological area.
- (6) Provide for subdivision around existing development, and where it enables creation of sites for uses that are in accordance with an approved land use resource consent and where there is compliance with Auckland-wide and zone rules.
- (7) Provide for minor boundary adjustments which enable a more efficient and effective use of land where there is compliance with Auckland-wide and zone rules.

- (8) Avoid subdivision of minor dwellings or converted dwellings not complying with minimum lot size.
- (9) Require any staged subdivision to be undertaken in a manner that promotes efficient development.
- (10) Require subdivision to provide street and block patterns that support the concepts of a liveable, walkable and connected neighbourhood including:
  - (a) a road network that achieves all of the following:
    - (i) is easy and safe to use for pedestrians and cyclists;
    - (ii) is connected with a variety of routes within the immediate neighbourhood and between adjacent land areas; and
    - (iii) is connected to public transport, shops, schools, employment, open spaces and other amenities; and
  - (b) vehicle crossings and associated access designed and located to provide for safe and efficient movement to and from sites and minimising potential conflict between vehicles, pedestrians, and cyclists on the adjacent road network.
- (11) Require subdivision to be designed to achieve a high level of amenity and efficiency for residents by:
  - (a) aligning roads and sites for maximum sunlight access where topography and parent site shape allows; and
  - (b) aligning sites to the road to maximise opportunities for buildings fronting the road.
- (12) Limiting rear sites to places where the site topography, existing boundaries, natural features, or scheduled places will prevent the creation of front sites.
- (13) Require subdivision to deliver sites that are of an appropriate size and shape for development intended by the zone by:
  - (a) providing a range of site sizes and densities; and
  - (b) providing for higher residential densities in locations where they are supportive of pedestrians, cyclists, public transport and the viability and vibrancy of centres.
- (14) Encourage the design of subdivision to incorporate and enhance land forms, natural features, and indigenous trees and vegetation.
- (15) Encourage shared vehicle access by way of rear lanes where appropriate to avoid the proliferation of vehicle crossings that:

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- (a) creates adverse effects on the safety of the road and footpath;
  - (b) limits opportunities to plant street trees; or
  - (c) creates inefficiencies in the provision of on-street car parking or areas for bus stops.
- (16) Require shared vehicle access to be of a width, length and form that:
- (a) encourages low vehicle speed environments; and
  - (b) provides for the safety of users of the access and the adjoining road network.
- (17) Require sufficient road reserves to accommodate the needs of:
- (a) different types of transport modes;
  - (b) stormwater networks;
  - (c) network utilities; and
  - (d) lighting, street furniture, landscaping and reticulated infrastructure in a way that will not create future safety and maintenance issues.

#### *Recreation and Amenity Spaces*

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

#### *Infrastructure*

- (19) Require subdivision to provide servicing:
- (a) to be coordinated, integrated and compatible with the existing infrastructure network;
  - (b) to enable the existing network to be expanded or extended to adjacent land where that land is zoned for urban development; and
  - (c) to enable electricity and telecommunications services to be reticulated underground to each site wherever practicable.
- (20) Require sites capable of containing a building, in areas where service connections are available to a public reticulated network, to connect to the following networks:



- (a) wastewater;
  - (b) stormwater; and
  - (c) potable water.
- (21) Require sites capable of containing a building, in areas with no reticulated water supply, stormwater or wastewater network, to be of a size and shape that provides for:
- (a) the treatment and disposal of stormwater in a way that does not lead to significant adverse off-site effects including degraded water quality, erosion, land instability, creation or exacerbation of flooding;
  - (b) management of wastewater via:
    - (i) an on-site wastewater treatment system, or
    - (ii) approval to connect to a private wastewater network; and
  - (c) potable water.
- (22) Require subdivision to be designed to manage stormwater:
- (a) in accordance with any approved stormwater discharge consent or network discharge consent;
  - (b) in a manner consistent with stormwater management policies in [E1 Water quality and integrated management](#);
  - (c) by applying an integrated stormwater management approach to the planning and design of development in accordance with stormwater management policies in [E1 Water quality and integrated management](#);
  - (d) to protect natural streams and maintain the conveyance function of overland flow paths;
  - (e) to maintain, or progressively improve, water quality;
  - (f) to integrate drainage reserves and infrastructure with surrounding development and open space networks; and
  - (g) in an integrated and cost-effective way.
- (23) Manage subdivision and development to avoid, remedy or mitigate adverse effects on infrastructure including reverse sensitivity effects, which may compromise the operation and capacity of existing or authorised infrastructure.

*Esplanade Reserves and Strips*

- (24) Require esplanade reserves or strips when subdividing land adjoining the coast and other qualifying water-bodies.

- (25) Avoid reducing the width of esplanade reserve or strip, or the waiving of the requirement to provide an esplanade reserve or strip, except where any of the following apply:
- (a) safe public access and recreational use is already possible and can be maintained for the future;
  - (b) the maintenance and enhancement of the natural functioning and water quality of the adjoining sea, river or other water body will not be adversely affected;
  - (c) the land and water-based habitats on, and adjoining, the subject land area will not be adversely affected;
  - (d) the natural values, geological features and landscape features will not be adversely affected;
  - (e) any scheduled historic heritage places and sites and places of significance to Mana Whenua will not be adversely affected;
  - (f) it can be demonstrated that the reduced width of the esplanade reserve or strip is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long term effects of climate change;
  - (g) it can be demonstrated that a full width esplanade reserve or strip is not required to maintain the natural character and amenity of the coastal environment;
  - (h) a reduced width in certain locations can be offset by an increase in width in other locations or areas which would result in a positive public benefit, in terms of access and recreation;
  - (i) restrictions on public access are necessary to ensure a level of security for business activities in limited circumstances having regard to the policies in [B8.4](#) relating to public access and open space in the coastal marine area; or
  - (j) direct access to the sea or other water body is required for a business activity in limited circumstances.
- (26) Require esplanade reserves rather than esplanade strips unless any of the following apply:
- (a) land has limited conservation and recreational value;
  - (b) conservation and historic heritage values that are present can be adequately protected in private ownership;
  - (c) the opportunity to acquire an esplanade reserve is unlikely to arise but continuity of access is desirable;

- (d) creation of esplanade strips can secure public benefits and resource management objectives without alienating land from private ownership;
- (e) land is subject to natural hazards or stability issues taking into account the likely long term effects of climate change; or
- (f) a marginal strip of at least 20 metres under the Conservation Act 1987 has not been set aside on land that is Treaty Settlement Land.

*Subdivision Variation Control identified in the planning maps*

- (27) Manage the existing pattern and density of subdivision in locations identified in the Subdivision Variation Control shown on the planning maps to protect their low density character.
- (28) Avoid subdivision that detracts from the natural landscape qualities which are defined by the low density settlement pattern.
- (29) Manage subdivision of land where there are known infrastructure constraints.

*Subdivision in Special Character Areas Overlay – Residential and Business*

- (30) Maintain the distinctive pattern of subdivision as identified in the character statements for special character areas.

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[new text to be inserted]

#### **E38.4. Activity table**

Tables E38.4.1 to E38.4.5 specify the activity status of subdivision pursuant to section 11 of the Resource Management Act 1991.

For subdivision within [the D26 National Grid Corridor Overlay](#), the activity status for subdivision in the urban zones as listed in Tables E38.4.1 to E38.4.5 below will apply unless there are different provisions in [D26 National Grid Corridor Overlay](#) in which case the overlay provisions will take precedence.

For subdivision in the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone, Rural – Rural Conservation Zone, Rural – Countryside Living Zone, Rural - Waitākere Foothills Zone, Rural - Waitākere Ranges Zone, Future Urban Zone, and Special Purpose – Quarry Zone see [E39 Subdivision – Rural](#).

The activities listed in Table E38.4.1 Subdivision for specific purposes may only comprise a specific element of a subdivision activity. The other elements of a subdivision may also be listed in Tables E38.4.2, E38.4.3, E38.4.4, and E38.4.5. Where the proposed subdivision activity fits into activities listed in Table E38.4.1 Subdivision for specific purposes and those listed in tables E38.4.2, E38.4.3, E38.4.4, and/or E38.4.5 then the activity status listed for each activity in each table also applies.



**Table E38.4.1 Activity table - Subdivision for specific purposes**

	<b>Activity</b>	<b>Activity status</b>
(A1)	Lease in excess of 35 years of a building or part of a building where a cross-lease, company lease, or unit title subdivision is not involved	P
(A2)	Subdivision for a network utility	P
(A3)	Conversion of a cross lease to a fee simple title	C
(A4)	Cross lease, company lease, unit title and strata-title subdivision	C
(A5)	Amendments to a cross lease or unit title, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners	C
(A6)	Boundary adjustments which do not exceed 10 per cent of the net site area of each site	C
(A7)	Subdivision of a site with two or more zones or subdivision along an undefined zone boundary	RD
(A8)	Subdivision establishing an esplanade reserve	RD
(A9)	Subdivision establishing an esplanade strip	D
(A10)	Any reduction or waiver of esplanade reserves or strips	D
(A11)	Subdivision of land within any of the following natural hazard areas: <ul style="list-style-type: none"> <li>• 1 per cent annual exceedance probability floodplain;</li> <li>• coastal storm inundation 1 per cent annual exceedance probability (AEP) area;</li> <li>• coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area;</li> <li>• coastal erosion hazard area; or</li> <li>• land which may be subject to land instability.</li> </ul>	RD
(A12)	Any subdivision listed in this activity table not meeting the standards in E38.6 General standards for subdivision	D
(A13)	Any subdivision listed in this activity table not meeting the permitted, controlled, or restricted discretionary activities standards in E38.7 Standards for subdivision for specific purposes	D

Table E38.4.2 Activity table - Subdivision in residential zones

	Activity	Activity status
[new text to be inserted]	[new text to be inserted]	[new text to be inserted]
(A14)	Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1	RD
(A15)	Subdivision around existing buildings and development complying with Standard E38.8.2.2	RD
(A16)	Vacant sites subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.3	RD
(A17)	Vacant sites subdivision involving parent sites of less than 1ha not complying with Standard E38.8.2.3.	D
(A18)	Vacant sites subdivision involving parent sites of 1ha or greater complying with Standard E38.8.3.1	D
(A19)	Vacant sites subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.3.1	NC
(A20)	Subdivision of sites identified in the Subdivision Variation Control complying with Standard E38.8.2.4	RD
(A21)	Subdivision of sites identified in the Subdivision Variation Control not complying with Standard E38.8.2.4	NC
(A22)	Subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay complying with Standard E38.8.2.5	RD
(A23)	Subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay not complying with Standard E38.8.2.5	NC
(A24)	Subdivision of sites identified in the Special Character Areas Overlay – Residential and Business complying with Standard E38.8.2.6	RD
(A25)	Subdivision of sites identified in the Special Character Areas Overlay – Residential and Business not complying with Standard E38.8.2.6	NC
(A26)	Subdivision of a minor dwelling from the principal dwelling where the proposed sites comply with the minimum site size requirement for subdivision in the applicable zone	RD
(A27)	Subdivision of a minor dwelling from the principal dwelling where the proposed sites do not comply with the	Pr

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	minimum site size requirement for subdivision in the applicable zone	
(A28)	Subdivision of a converted dwelling established from the conversion of a principal dwelling existing as at 30 September 2013 where the proposed sites comply with the minimum site size requirement for subdivision in the applicable zone	RD
(A29)	Subdivision of a converted dwelling established from the conversion of a principal dwelling existing as at 30 September 2013 where the proposed sites do not comply with the minimum site size requirement for subdivision in the applicable zone	Pr
[new text to be inserted]	[new text to be inserted]	[new text to be inserted]
(A30)	Any subdivision listed in this activity table not meeting E38.6 General standards for subdivision	D
(A31)	Any subdivision listed in this activity table not meeting the standards in E38.8 Standards for subdivision in residential zones	D
(A32)	Any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.2	D

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**Table E38.4.3 Activity table - Subdivision in business zones**

	Activity	Activity status
(A33)	Subdivision in accordance with an approved land use resource consent complying with Standard E38.9.2.1	RD
(A34)	Subdivision around existing buildings and development complying with Standard E38.9.2.2	RD
(A35)	Vacant sites subdivision complying with Standard E38.9.2.3	RD
(A36)	Vacant sites subdivision not complying with Standard E38.9.2.3	NC
(A37)	Any subdivision listed in this activity table not meeting the standards in E38.6 General standards for subdivision	D
(A38)	Any subdivision listed in this activity table not meeting standards in E38.9 Standards for subdivision in the business zones	D

(A39)	Any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.3	D
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**Table E38.4.4 Activity table - Subdivision in open space zones**

	Activity	Activity Status
(A40)	Subdivision in accordance with an approved land use resource consent complying with Standard E38.10.1.1	RD
(A41)	Subdivision around existing buildings and development complying with Standard E38.10.1.2	RD
(A42)	Any subdivision listed in this activity table not meeting the standards in E38.6 General standards for subdivision	D
(A43)	Any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.4	D

**Table E38.4.5 Activity table - Subdivision in all other zones excluding those covered by E39 Subdivision - Rural**

	Activity	Activity status
(A44)	Any subdivision not meeting the standards in E38.6 General standards for subdivision	D
(A45)	Subdivision not otherwise provided for in Table E38.4.1	D

**E38.5. Notification**

(1) An application for resource consent for a controlled activity listed in Table E38.4.1 Activity table - Subdivision for Specific Purposes will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Tables E38.4.1 to E38.4.5 Activity tables and which is not listed in E38.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

**[new text to be inserted]**

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

**E38.6. General standards for subdivision**

All subdivision listed in Tables E38.4.1 to E38.4.5 Activity tables must comply with the standards set out in E38.6 General standards for subdivision unless otherwise specified, as well as the standards in E38.7 Standards for subdivision for specific purposes to E38.10 Standards for subdivision in open space zones as relevant.

#### **E38.6.1. Site size and shape**

- (1) Except where the purpose of the site is for a network utility (including a site to be vested in Council), sites must meet one of the following:
  - (a) in residential zones and business zones - a shape factor that meets the requirements of Standard E38.8.1.1 Site shape factor in residential zones or Standard E38.9.1.1 Site shape factor in business zones;
  - (b) be in accordance with an approved land use resource consent; or
  - (c) be around an existing lawfully established development.

#### **E38.6.2. Access and entrance strips**

- (1) All proposed sites must be provided with legal and physical access to a road, unless they meet one of the following:
  - (a) are being created for reserves and network utilities; or
  - (b) will be amalgamated with another site that already has legal and physical access to a road.
- (2) Entrance strips must be less than 7.5 metres wide unless otherwise stated.

#### **E38.6.3. Services**

- (1) For all proposed sites capable of containing a building, or for cross lease or unit title, strata title, company lease, each lot must be designed and located so that provision is made for the following services:
  - (a) collection, treatment and disposal of stormwater;
  - (b) collection, treatment and disposal of wastewater;
  - (c) water supply;
  - (d) electricity supply; and
  - (e) telecommunications.
- (2) Where no reticulated water supply is available, sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 must be provided.

#### **E38.6.4. Staging**

- (1) Where a subdivision is to be carried out in stages, the applicant must provide adequate detail of the proposed timetable and sequencing of the staging at the time they apply for the overall subdivision consent. This must include all of the following:

- (a) the time period over which the development is likely to take place;
- (b) the areas of land subject to the proposed stages; and
- (c) the balance area of the site remaining after the completion of each stage.

#### **E38.6.5. Overland flow paths**

- (1) All subdivision must be designed to incorporate overland flow paths on the site.
- (2) Stormwater must exit the site in a location that does not increase the risk of hazards to downstream properties.

#### **E38.6.6. Existing vegetation on the site**

- (1) All subdivision plans, excluding subdivision plans for boundary adjustments, must show any of the following features that exist on, or on the boundary of, the land being subdivided:
  - (a) any areas identified as Significant Ecological Area in the Significant Ecological Areas Overlay; or
  - (b) any other areas of indigenous vegetation, wetlands, waterways, streams, rivers and lakes.

### **E38.7. Standards for subdivision for specific purposes**

#### **E38.7.1. Standards – specific purposes permitted activities**

Subdivision listed as permitted activities in Table E38.4.1 Subdivision for specific purposes must comply with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivisions and E38.7.1 Standards – specific purposes permitted activities.

##### **E38.7.1.1. Lease in excess of 35 years of a building or part of a building where a cross lease, company lease or unit title subdivision is not involved:**

- (1) The subject building must be lawfully established.
- (2) The boundaries of the proposed sites must follow existing or proposed walls, ceilings and floors.
- (3) The scheme plan must show the proposed sites in relation to the exterior of the building and provide upper and lower elevations in terms of a datum to be established.
- (4) Each lease area must have either frontage to a legal road or allow for access through common areas to a legal road.

**E38.7.1.2. Subdivision for a network utility**

- (1) The network utility activity must:
  - (a) be a permitted activity pursuant to [E26 Infrastructure](#); or
  - (b) have all resource consents or notices of requirements approved.
- (2) A covenant or consent notice will be required to state that land that is no longer required for the network utility after it disestablishes must be amalgamated with the adjoining land.
- (3) The balance sites must comply with the relevant overlays, Auckland-wide and zone standards, other than the minimum site size, unless resource consent has been granted for any infringements.
- (4) Sites must have access to a legal road through an appropriate legal mechanism.

**E38.7.2. Standards – specific purposes controlled activities**

Subdivision listed as controlled activities in Table E38.4.1 Subdivision for specific purposes must comply with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivisions and E38.7.2 Standards – specific purposes controlled activities.

**E38.7.2.1. Boundary adjustments which do not exceed 10 per cent of the net site area of each site**

- (1) All sites prior to the boundary adjustment must be contained within the same zone.
- (2) All service connections and on-site infrastructure must be located within the boundary of the site they serve, or have legal rights provided by an appropriate legal mechanism.

**E38.7.2.2. Conversion of a cross-lease to a fee simple title**

- (1) All existing development must meet one of the following:
  - (a) comply with the relevant overlays, Auckland-wide and zone rules;
  - (b) be in accordance with an approved resource consent;
  - (c) have existing use rights;
  - (d) be in accordance with an approved building consent,
  - (e) have a code of compliance certificate, or
  - (f) have a certificate of acceptance.

- (2) All service connections and on-site infrastructure must be located within the boundary of the site they serve, or have legal rights provided by an appropriate legal mechanism.

**E38.7.2.3. Cross lease, company lease, unit title and strata-title subdivision; and Amendments to a cross lease or unit title, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners**

- (1) All buildings must meet one of the following:
  - (a) have existing use rights;
  - (b) comply with the relevant Auckland-wide and zone rules; or
  - (c) be in accordance with an approved land use resource consent.
- (2) All areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or other such purpose.
- (3) Subdivision consent affecting a building or any part of a building and any proposed covenant, unit or accessory unit boundary, must not result in any infringements of any relevant overlays, Auckland-wide and zone rules.
- (4) Parking spaces must not be created as principal units, unless provided for by a resource consent. Instead parking spaces must be created as accessory units or common areas when associated with an approved use or activity.
- (5) All service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism.

**E38.7.3. Standards – specific purposes restricted discretionary activities**

Subdivision listed as restricted discretionary activities in Table E38.4.1 Subdivision for specific purposes must comply with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivisions and E38.7.3 Standards – specific purposes restricted discretionary activities.

**E38.7.3.1. Subdivision of a site with two or more zones or subdivision along an undefined zone boundary**

- (1) Where a site has two or more zones the lot boundaries of the subdivision must follow, as near as possible to, the zone boundaries.
- (2) Where a proposed site is located entirely within a single zone, the proposed site must comply with the relevant subdivision standards for that zone.



- (3) The lots created must comply with the overlay, Auckland-wide and zone rules applying to that particular part of the site.

**E38.7.3.2. Subdivision establishing an esplanade reserve**

- (1) Any subdivision involving the creation of sites less than 4 hectares and the proposed site adjoins the line of mean high water springs or the bank of a river or stream 3 metres or more in width or any lake, must provide a minimum 20 metre wide esplanade reserve in accordance with section 230 of the Resource Management Act 1991. This must be shown on the application plan and the subsequent land transfer plan.
- (2) The width of any esplanade reserve must be measured in a landward direction at 90 degrees to the line of mean high water spring, or the bank of a river or stream or margin of any lake.
- (3) Standards E38.7.3.2(1) and (2) do not apply to the subdivision of Treaty Settlement Land where a marginal strip of at least 20 metres has been set aside under the Conservation Act 1987.

**E38.7.3.3. Subdivision of a site within the one per cent annual exceedance probability floodplain**

- (1) Each proposed site within the one per cent floodplain that is to contain a more vulnerable activity must meet one of the following:
  - (a) in residential zones and business zones - a shape factor that meets the requirements of Standard E38.8.1.1 Site shape factor in residential zones or Standard E38.9.1.1 Site shape factor in business zones; or
  - (b) be in accordance with a land use consent that authorises development or building in the floodplain.

**E38.7.3.4. Subdivision of land in the coastal erosion hazard area; or the coastal storm inundation 1 per cent annual exceedance probability (AEP) area**

- (1) Each proposed site on land in the coastal erosion hazard area or the coastal storm inundation 1 per cent annual exceedance probability (AEP) area must demonstrate that all of the relevant areas/features in E38.7.3.4(a) to (c) below are located outside of any land that may be subject to coastal erosion or coastal storm inundation:
  - (a) in residential zones and business zones - a shape factor that meets the requirements of Standard E38.8.1.1 Site shape factor in residential zones or Standard E38.9.1.1 Site shape factor in business zones;
  - (b) access to all proposed building platforms or areas; and
  - (c) on-site private infrastructure required to service the intended use of the site.

### **E38.8. Standards for subdivisions in residential zones**

Subdivision listed in Table E38.4.2 Subdivision in residential zones must comply with the applicable standards for the proposed subdivision in E38.6 General standards for subdivision and E38.8.1 General standards in residential zones.

#### **E38.8.1. General standards in residential zones**

##### **E38.8.1.1. Site shape factor in residential zones**

- (1) Access and manoeuvring must meet the requirements of [E27 Transport](#).
- (2) All vacant sites must be able to contain a rectangle of 8 metres by 15 metres except the Residential - Terrace Housing and Apartment Buildings Zone must contain a rectangle of 15 metres by 20 metres, to accommodate a building that complies with all applicable standards of the zone and is located outside:
  - (a) the 1 per cent annual exceedance probability floodplain;
  - (b) the coastal erosion hazard area;
  - (c) the coastal storm inundation 1 per cent annual exceedance probability (AEP) area; and the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area;
  - (d) land which may be subject to land instability;
  - (e) the protected root zone of trees identified in the Notable Trees Overlay;
  - (f) areas identified as significant ecological areas, outstanding natural features, outstanding natural landscapes, outstanding natural character areas or high natural character areas in the Significant Ecological Areas Overlay, the Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay, or the Outstanding Natural Character and High Natural Character Overlay.
  - (g) areas identified as scheduled historic heritage places, or sites and places of significance to Mana Whenua in the Historic Heritage Overlay or the sites and Places of Significance to Mana Whenua Overlay;
  - (h) network utilities, including private and public lines;
  - (i) right-of-way easements;
  - (j) area of esplanade reserves required by Standard E38.7.3.2 Subdivision establishing an esplanade reserve;

(k) yard setback requirements of the zone including riparian, lakeside or coastal protection yards; and

(l) the National Grid Yard.

**E38.8.1.2. Access to rear sites**

- (1) A single jointly owned access lot or right-of-way easement must not serve more than ten proposed rear sites.
- (2) Vehicle access to proposed sites without direct vehicular access to a formed legal road must be by way of an entrance strip, jointly owned access lot or right-of-way easement over adjoining land, or by a combination of these mechanisms, provided the total width and other dimensions of the access comply with the standards in Table E38.8.1.2.1 Access to rear sites below.

**Table E38.8.1.2.1 Access to rear sites**

	Total number of rear sites served		
	1	2 – 5	6 - 10
Minimum legal width	3.0m	3.5m	6.5m
Minimum formed width	2.5m	3.0m	5.5m
Minimum service strip	0.5m	0.5m	1.0m
Maximum length	50m	50m	100m Note 1
Maximum gradient	1 in 4	1 in 5	
Minimum vertical clearance from buildings or structures	3.8m		
Minimum inside turning radius for bends	6.5m		

[PC 79 \(see Modifications\)](#)

[PC 79 \(see Modifications\)](#)

**Note 1**

For accessways greater than 50 metres in length speed management measures should be considered.

(3) Accessways serving six or more rear sites must provide separate pedestrian access, which may be located within the formed driveway.

(4) The pedestrian access required by E38.8.1.2(3) must meet all of the following:

- (a) have a minimum width of 1 metre;
- (b) can include the service strip; and
- (c) be distinguished from the vehicle carriageway through the use of a raised curb or different surface treatment.

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[PC 79 \(see Modifications\)](#)

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**E38.8.2. Standards – residential restricted discretionary activities**

Subdivision listed as a restricted discretionary activity in Table E38.4.2 Subdivision in residential zones must comply with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivisions, E38.8.1 General standards in residential zones and E38.8.2 Standards – residential restricted discretionary activities as relevant.

**E38.8.2.1. Subdivision in accordance with an approved land use resource consent**

- (1) Any subdivision relating to an approved land use consent must comply with that resource consent.

**E38.8.2.2. Subdivision around existing buildings and development**

- (1) Prior to subdivision occurring, all development must meet one of the following:
- (a) have existing use rights;
  - (b) comply with the relevant overlay, Auckland-wide and zone rules; or
  - (c) be in accordance with an approved land use resource consent.

**E38.8.2.3. Vacant sites subdivisions involving parent sites of less than 1 hectare**

- (1) The following standards do not apply to subdivision that is in accordance with existing or concurrently approved land use consents, or for any lots around existing buildings and development.
- (2) Site sizes for proposed sites must comply with the minimum net site areas specified in Table E38.8.2.3.1 Minimum net site area for subdivisions involving parent sites of less than 1 hectare below.

**Table E38.8.2.3.1 Minimum net site area for subdivisions involving parent sites of less than 1 hectare**

<b>Zone</b>	<b>Minimum net site area for vacant proposed sites</b>
Residential - Terrace Housing and Apartment Buildings Zone	1,200m <sup>2</sup>
Residential - Mixed Housing Urban Zone	300m <sup>2</sup>
Residential - Mixed Housing Suburban Zone	400m <sup>2</sup>
Residential - Single House Zone	600m <sup>2</sup>

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[new text to be inserted]	[new text to be inserted]
Residential - Large Lot Zone	4,000m <sup>2</sup>
Residential - Rural and Coastal Settlement Zone	2,500m <sup>2</sup>

#### E38.8.2.4. Subdivision of sites identified in the Subdivision Variation Control

- (1) E38.8.2.3 Vacant sites subdivision involving parent sites of less than 1 hectare and E38.8.3.1 Vacant sites subdivision involving parent sites of 1 hectare or greater do not apply to sites identified in the Subdivision Variation Control in the planning maps.
- (2) Proposed sites identified in the Subdivision Variation Control in the planning maps must comply with the minimum net site area in Table E38.8.2.4.1 Subdivision of sites identified in the Subdivision Variation Control

**Table E38.8.2.4.1 Subdivision of sites identified in the Subdivision Variation Control**

Area	Minimum net site area
Beachlands	700m <sup>2</sup>
Bombay	800m <sup>2</sup> for proposed sites serviced by a private wastewater network 2,500m <sup>2</sup> for proposed sites serviced by on-site wastewater systems
Buckland	800m <sup>2</sup>
Clarks Beach	800m <sup>2</sup>
Eastern Whangaparaoa Peninsula	700m <sup>2</sup>
Glenbrook Beach	800m <sup>2</sup>
Herald Island	800m <sup>2</sup>
Maraetai/Omana Beach	700m <sup>2</sup>
Patumahoe	800m <sup>2</sup>
Point Wells	1,000m <sup>2</sup>
Waiau Beach	800m <sup>2</sup>
Waimauku	800m <sup>2</sup> for proposed sites serviced by a private wastewater network 2,500m <sup>2</sup> for proposed sites serviced by on-site wastewater systems
Parau	4,000m <sup>2</sup>

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## E38 Subdivision - Urban

Huia	4,000m <sup>2</sup>
Little Huia	4,000m <sup>2</sup>
Karekare	4,000m <sup>2</sup>
Piha	4,000m <sup>2</sup>
Bethells/ Te Henga	4,000m <sup>2</sup>
Cornwallis	4,000m <sup>2</sup>
Snells Beach	1,000m <sup>2</sup>
1458 Beachlands South Precinct: Large Lot Zone in Sub-precinct D, Coastal	1,000m <sup>2</sup>

### **E38.8.2.5. Subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay**

- (1) The subdivision scheme plan must identify the following areas:
  - (a) the indigenous vegetation scheduled in the Significant Ecological Areas Overlay and to be marked for protection; and
  - (b) the areas available for residential subdivision.
  
- (2) The following standards apply to the areas available for residential subdivision:
  - (a) the total number of lots created must not exceed the total number of lots which could be created over the net site area of the parent site subject to meeting Table E38.8.2.3.1 Minimum net site area for subdivision involving parent sites of less than 1 hectare or Table E38.8.3.1.1 Minimum net site area for subdivision involving parent sites of 1 hectare or greater;
  - (b) residential lots to be created must be located entirely within the areas available for residential subdivision;
  - (c) the minimum net site areas in Table E38.8.2.3.1 Minimum net site area for subdivision involving parent sites of less than 1 hectare or Table E38.8.3.1.1 Minimum net site area for subdivision involving parent sites of 1 hectare or greater do not apply to the area available for residential development of the parent site outside the Significant Ecological Areas Overlay as determined under E38.8.2.5(1)(b) above;
  - (d) a plan showing the proposed development on the areas available for residential subdivision must be provided;
  - (e) the proposed development must meet the relevant standards in the residential zones; and

- (3) The indigenous vegetation area scheduled in the Significant Ecological Areas Overlay must be legally protected and maintained in accordance with the process outlined in [Appendix 15 Subdivision information and process](#); and
- (4) The subdivision resource consent must be made subject to a consent condition which requires that the subdivision scheme plan creating the sites is to be deposited after, and not before, the protective covenant has been registered against the title of the site containing the covenanted indigenous vegetation, or area of restoration planting to be protected, as applicable.

**E38.8.2.6. Subdivision of sites identified in the Special Character Areas Overlay – Residential and Business**

- (1) Proposed sites identified in the Special Character Areas Overlay – Residential and Business must comply with the minimum net site area in Table E38.8.2.6.1 Special Character Overlay – Residential and Business subdivision controls.
- (2) Proposed sites identified in the Special Character Areas Overlay – Residential and Business that are not listed in Table E38.8.2.6.1 must comply with the relevant minimum net site area for that site’s zone in Table E38.8.2.3.1 Minimum net site area for subdivisions involving parent sites of less than 1 hectare.

**Table E38.8.2.6.1 Special Character Areas Overlay – Residential and Business subdivision controls**

<b>Special Character Areas Overlay – Residential and Business – Sub area</b>	<b>Minimum net site area</b>
Isthmus A	400m <sup>2</sup> or 500m <sup>2</sup> where the site does not comply with the shape factor
Isthmus B1 and B3	1,000m <sup>2</sup>
Isthmus B2	600m <sup>2</sup>
Isthmus C1	400m <sup>2</sup> or 500m <sup>2</sup> where the site does not comply with the shape factor
Isthmus C2	600m <sup>2</sup>
Isthmus C2a (refer to Figure E38.8.2.6 below)	1,000m <sup>2</sup> on sites identified in Figure E38.8.2.6 below
North Shore Area A*	450m <sup>2</sup>
North Shore Area B*	500m <sup>2</sup>
North Shore Area C*	600m <sup>2</sup>

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\*The maps showing North Shore Area A, North Shore Area B, and North Shore Area C can be found in Schedule 15 Special Character Schedule, Statements and Maps.

**Figure E38.8.2.6 Isthmus C2a sites**

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**E38.8.3. Standards – residential discretionary activities**

Subdivision listed as a discretionary activity in Table E38.4.2 Subdivision in residential zones must comply with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivisions, E38.8.1 General standards in residential zones and E38.8.3 Standards – residential discretionary activities, as relevant.

**E38.8.3.1. Vacant sites subdivision involving parent sites of 1 hectare or greater**

- (1) The following standards do not apply to subdivision that is in accordance with existing or concurrently approved land use consents, or for any lots around existing buildings and development.
- (2) Site sizes for proposed vacant sites subdivision in the Residential - Large Lot Zone, Residential - Rural and Coastal Settlement Zone and Residential - Terrace Housing and Apartment Buildings Zone, must meet the minimum net site area for subdivision in the relevant zone as set out in Table E38.8.2.3.1 Minimum net site area for subdivisions involving parent sites of less than 1 hectare above.
- (3) For other residential zones, each vacant site must comply with the minimum net site area in Table E38.8.3.1.1 Minimum net site areas for subdivisions involving parent sites of 1 hectare or greater.
- (4) The minimum average net site area calculated over the total of all sites created must comply with Table E38.8.3.1.1 Minimum net site areas for subdivisions involving parent site of 1 hectare or greater.

**Table E38.8.3.1.1 Minimum net site areas for subdivisions involving parent sites of 1 hectare or greater**

Zone	Minimum Net Site Area	Minimum Average Net Site area	Maximum Average Net Site area
Single House Zone	480m <sup>2</sup>	600m <sup>2</sup>	720m <sup>2</sup>
[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]
Mixed Housing Suburban Zone	320m <sup>2</sup>	400m <sup>2</sup>	480m <sup>2</sup>
Mixed Housing Urban Zone	240m <sup>2</sup>	300m <sup>2</sup>	360m <sup>2</sup>

- (5) When calculating the minimum average net site area for the purpose of Standard E38.8.3.1(3), any proposed site with a net site area greater

than the maximum average net site area specified for the applicable zone in Table E38.8.3.1.1 Minimum net site areas for subdivision involving parent sites of 1 hectare or greater must be included in the averaging calculation at the figure specified as the maximum average net site area for the applicable zone.

- (6) For all subdivision on a parent site greater than 1 hectare where 30 or more vacant sites are proposed, the total number of rear sites must not exceed five per cent of the total number of proposed sites.

### **E38.9. Standards for subdivisions in the business zones**

Subdivision listed in Table E38.4.3 Subdivision in business zones must comply with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivision and E38.9.1 General standards for business zones.

#### **E38.9.1. General standards for business zones**

##### **E38.9.1.1. Site shape factor in business zones**

- (1) All vacant sites must be able to contain a rectangle with an area equal to half the area of the site where the longer sides are no greater than twice the length of the shorter sides to accommodate a building that complies with all applicable controls of the zone and is located outside all of the following:
- (a) the 1 per cent annual exceedance probability floodplain;
  - (b) the coastal storm inundation 1 per cent annual exceedance probability (AEP) area;
  - (c) the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise area;
  - (d) the coastal erosion hazard area;
  - (e) land which may be subject to land instability;
  - (f) the protected root zone of trees identified in the Notable Trees Overlay;
  - (g) areas identified as significant ecological areas, outstanding natural features, outstanding natural landscapes, outstanding natural character areas or high natural character areas in the Significant Ecological Areas Overlay, the Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay, or the Outstanding Natural Character and High Natural Character Overlay.
  - (h) areas identified as scheduled historic heritage place, or sites and places of significance to Mana Whenua in the Historic Heritage Overlay or the Sites and Places of Significance to Mana Whenua Overlay;

- (i) private and public network utilities;
- (j) private and public stormwater and wastewater lines;
- (k) building line restrictions;
- (l) right-of-way easements;
- (m) area of esplanade reserves required by Standard E38.7.3.2 Subdivision establishing an esplanade reserve;
- (n) yard setback requirements of the zone including riparian, lakeside or coastal protection yards; and
- (o) National Grid Yard (Uncompromised) (except that if the subdivision is for an activity sensitive to the National Grid, the building platform must not be located within the National Grid Yard (Uncompromised or Compromised)).

#### **E38.9.1.2. Parking areas**

- (1) Where parking spaces are permitted in association with a development or proposed as part of a development, where resource consent has been obtained and any such development is subdivided under the Unit Titles Act 2010, the parking spaces must be:
  - (a) held together with the principal units; or
  - (b) form a part of the common property.
- (2) Any parking spaces identified as a principal unit must be tied to the approved land use by way of a legal instrument on the title.
- (3) Discretion may be applied where specific approval has been granted by resource consent for shared car parking with other development within close proximity to the site.
- (4) This standard does not apply to buildings or land used exclusively for car parking.

#### **E38.9.1.3. Signs and billboards**

- (1) Where signs or billboards have been approved on a building with resource consent and the development is subdivided under the Unit Titles Act 2010, the signs or billboards must not be created as principal units on the survey plan. The sign or billboard must be identified as an accessory unit or alternatively form a part of the common property.

#### **E38.9.2. Standards – business restricted discretionary activities**

Subdivision listed as a restricted discretionary activity in Table E38.4.3 Subdivision in business zones must comply with the applicable standards for the proposed

subdivision listed in E38.6 General standards for subdivisions, E38.9.1 General standards in business zones and E38.9.2 Standards – business restricted discretionary activities, as relevant.

**E38.9.2.1. Subdivision in accordance with an approved land use resource consent**

- (1) Any subdivision relating to an approved land use consent must comply with that consent, including all conditions and all approved plans.

**E38.9.2.2. Subdivision around existing buildings and development**

- (1) Prior to subdivision occurring, all development must:
  - (a) have existing use rights;
  - (b) comply with the relevant overlay, Auckland-wide and zone rules; or
  - (c) be in accordance with an approved land use resource consent.

**E38.9.2.3. Vacant sites subdivision**

- (1) The following standards do not apply to subdivision that is in accordance with existing or concurrently approved land use consents, or for any lots around existing buildings.
- (2) Site sizes for proposed sites must comply with the minimum net site areas specified in Table E38.9.2.3.1 Minimum net site size and frontage for vacant site subdivision below.
- (3) Rear sites must not exceed 20 per cent of the total number of proposed sites.
- (4) Entrance strips and accessways for rear sites must comply with [Table E27.6.4.3.2 Vehicle crossing and vehicle access widths](#).

**Table E38.9.2.3.1 Minimum net site size and frontage for vacant site subdivision**

Standard	Business - City Centre Zone	Business - Metropolitan Centre Zone	Business - Town Centre Zone	Business - Local Centre Zone	Business - Neighbourhood Centre Zone
Minimum net site size	200m <sup>2</sup>	200m <sup>2</sup>	200m <sup>2</sup>	200m <sup>2</sup>	200m <sup>2</sup>
Minimum frontage	10m for sites over 2,000m <sup>2</sup>	10m for sites over 2,000m <sup>2</sup>	10m for sites over 2,000m <sup>2</sup>	N/A	N/A

Standard	Business - Mixed Use Zone	Business - General Business Zone	Business - Business Park Zone	Business - Light Industry Zone	Business - Heavy Industry Zone
Minimum net site size	200m <sup>2</sup>	200m <sup>2</sup>	1,000m <sup>2</sup>	1,000m <sup>2</sup>	2,000m <sup>2</sup>
Minimum average site size	N/A	N/A	N/A	2,000m <sup>2</sup>	5,000m <sup>2</sup>
Minimum frontage	N/A	N/A	10m	20m	20m

### E38.10. Standards for subdivision in open space zones

#### E38.10.1. Standards – open space restricted discretionary activities

Subdivision listed in Table E38.4.4 Subdivision in open space zones must comply with the applicable standards for the proposed subdivision listed in E38.6 General standards for subdivisions and E38.10.1 Standards – open space restricted discretionary activities as relevant.

##### E38.10.1.1. Subdivision in accordance with an approved land use resource consent

- (1) Any subdivision relating to an approved land use consent must comply with that consent, including all conditions and all approved plans.

##### E38.10.1.2. Subdivision around existing buildings and development

- (1) Prior to subdivision occurring, all development must meet one of the following matters:
- (a) have existing use rights;
  - (b) comply with the relevant overlay, Auckland-wide and zone rules; or
  - (c) be in accordance with an approved land use resource consent.

### E38.11. Assessment – controlled activities

#### E38.11.1. Matters of control

The Council will reserve control over all of the following matters when assessing a controlled activity resource consent application:

- (1) all controlled activities:
- (a) compliance with an approved resource consent except for boundary adjustment subdivision;
  - (b) the effect of the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces;

PC 78 ([see Modifications](#))

- (c) the effects of infrastructure provision; and
- (d) the effects on historic heritage and cultural heritage items.

[PC 78 \(see Modifications\)](#)

[new text to be inserted]

### **E38.11.2. Assessment criteria**

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

[PC 78 \(see Modifications\)](#)

(1) all controlled activities:

(a) compliance with an approved resource consent except for boundary adjustment subdivision:

(i) refer to Policy E38.3(6);

[PC 78 \(see Modifications\)](#)

(b) the effect of the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:

(i) the extent to which the design, size, shape, gradient and location of any site including access, existing buildings, manoeuvring areas and outdoor living space affect the safety of pedestrians and cyclists and other users of the space or access;

(ii) whether the sites created are able to accommodate development in accordance with the relevant Auckland-wide and zone rules; and

(iii) refer to Policy E38.3(1), (10) and (22);

(c) the effects of infrastructure provision:

(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) refer to Policy E38.3(17); and

(d) the effects on historic heritage and cultural heritage items;

(i) whether the protection or avoidance of any Scheduled Historic Heritage Place, or Site and Places of Significance to Mana Whenua is ensured; and

(ii) refer to Policy E38.3(4).

[PC 78 \(see Modifications\)](#)

[new text to be inserted]

## **E38.12. Assessment – restricted discretionary activities**

### **E38.12.1. Matters of discretion**

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) subdivision of a site within the 1 per cent annual exceedance probability floodplain:
  - (a) the effects of the hazard on the intended use of the site or sites created by the subdivision and the vulnerability of the uses to flood hazard events.
- (2) subdivision of a site in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area or coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 m sea level rise area:
  - (a) the effects of the hazard on the intended use of the sites created by the subdivision and the vulnerability of these uses to coastal storm inundation events.
- (3) subdivision of a site in the coastal erosion hazard area:
  - (a) the effects of the erosion on the intended use of the sites created by the subdivision and the vulnerability of these uses to coastal erosion.
- (4) subdivision of a site subject to land instability including those areas defined in the Plan as “land which may be subject to land instability”, or other unstable soils as identified through a specific site assessment:
  - (a) the effects of remediating the land instability hazard and the effect of the hazard on the intended use.
- (5) subdivision establishing an esplanade reserve:
  - (a) the effect of the design, purpose and location of any esplanade reserve established by subdivision in terms of public access, and the conservation of coastal and/or riverbank ecological values, natural values, geological features and landscape features.
- (6) subdivision around existing buildings and development; and subdivision in accordance with an approved land use resource consent:
  - (a) the effect of the design and layout of the proposed sites created.
- (7) all other restricted discretionary activity subdivisions:
  - (a) the effect of the design and layout of sites to achieve the purposes of the zone or zones and to provide safe legible and convenient access to a legal road;
  - (b) the effect of infrastructure provision and management of effects of stormwater

- (c) the effect on the functions of floodplains and provision for any required overland flow paths:
  - (d) the effect on historic heritage and cultural heritage items:
  - (e) the effect of the layout, design and pattern of blocks and roads in so far as they contribute to enabling a liveable, walkable and connected neighbourhood;
  - (f) the effect of layout and orientation of blocks and sites on the solar gain achieved for sites created, if relevant;
  - (g) the effects arising from any significant increase in traffic volumes on the existing road network;
  - (h) the visual effect on landscape and on topographical features and vegetation arising from subdivision of sites zoned Residential - Large Lot Zone and Residential - Rural and Coastal Settlement Zone;
  - (i) the provision made for the incorporation and enhancement of land forms, natural features and indigenous trees and vegetation;
  - (j) the effect on recreation and open space.
  - (k) the effect of the design and layout of sites on transport infrastructure and facilities within roads.
- (8) subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay:
- (a) the matters in E38.12.1(7); and
  - (b) the effects on the significant ecological area.
- (9) subdivision of sites identified in the Subdivision Variation Control:
- (a) the matters in E38.12.1(7); and
  - (b) the effects of the pattern and density of subdivisions on the low-density settlement pattern of those areas.

[PC 78 \(see Modifications\)](#)

[new text to be inserted]

### **E38.12.2. Assessment Criteria**

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

- (1) subdivision of a site within the one per cent annual exceedance probability floodplain:



- (a) the effects of the hazard on the intended use of the sites created by the subdivision and the vulnerability of these uses to flood hazard events:
  - (i) whether measures are proposed to ensure the long term protection of flood plain conveyance functions;
  - (ii) whether the location and design of development including building platforms and access ways are located to avoid the hazard;
  - (iii) the extent to which changes to the landform and the design of mitigation structures/features are necessary for the subdivision; and
  - (iv) refer to Policy E38.3(2).
- (2) subdivision of a site in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area or the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise area:
  - (a) the effects of the hazard on the intended use of the sites created by the subdivision and the vulnerability of these uses to coastal storm inundation events:
    - (i) whether the location and design of development including proposed and existing building platforms and access ways include the ability to relocate uses within the proposed site area, taking into account in urban and serviced areas a 1 metre rise in sea levels;
    - (ii) whether the use of defences to protect the land and any buildings or structures on the land from coastal storm inundation are necessary;
    - (iii) whether there is any residual risk posed by coastal storm inundation to the site(s) associated with any existing or proposed coastal defences;
    - (iv) whether there are effects on landscape values resulting from associated built and/or land form modifications required to provide for the intended use of the site; and
    - (v) refer to Policy E38.3(2).
- (3) subdivision of a site in the coastal erosion hazard area:
  - (a) the effects of the hazard on the intended use of the sites created by the subdivision and the vulnerability of these uses to coastal erosion:
    - (i) whether public access to the coast is affected;

- (ii) the extent to which the installation of hard protection structures to be utilised to protect the site or its uses from coastal erosion hazards over at least a 100 year timeframe are necessary; and
  - (iii) refer to Policy E38.3(2).
- (4) subdivision of a site subject to land instability including those areas defined in the Plan as “land which may be subject to land instability”, or other unstable soils as identified through a specific site assessment:
  - (a) the effects of remediating the land instability hazard and the effect of the hazard on the intended use:
    - (i) the extent to which the proposed sites are stable and suitable;
    - (ii) the extent to which the site instability will affect the intended use, including the provision for onsite infrastructure (where applicable) and accessways; and
    - (iii) refer to Policy E38.3(2).
- (5) subdivision establishing an esplanade reserve:
  - (a) the effect of the design, purpose and location of any esplanade reserve established by subdivision in terms of public access, and the conservation of coastal and/or riverbank ecological values, natural values, geological features and landscape features:
    - (i) the extent to which the design purpose and location of the esplanade reserve enables public access and the conservation of coastal and/or riverbank ecological values, natural values, geological features and landscape features; and
    - (ii) refer to Policies E38.3(24), (25) and (26).
- (6) subdivision around existing buildings and development, and subdivision in accordance with an approved land use resource consent:
  - (a) the effect of the design and layout of the proposed sites created:
    - (i) whether the design and layout of the proposed sites create result in new or increased non-compliance with Auckland-wide and zone rules;
    - (ii) whether there is appropriate provision made for infrastructure;
    - (iii) whether there is appropriate creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and
    - (iv) refer to Policies E38.3(1) and (6).

- (7) all other restricted discretionary activity subdivisions:
- (a) the effect of the design and layout of sites to achieve the purposes of the zone or zones and to provide safe legible and convenient access to a legal road;
    - (i) refer to Policies E38.3(1), (10), (12) and (13).
  - (b) the effect of infrastructure provision and management of effects of stormwater
    - (i) whether there is appropriate provision of and adequate access to existing and new infrastructure, and provision of appropriate management of effects of stormwater;
    - (ii) the extent to which drainage reserves are integrated into the layout of the subdivision and neighbourhood;
    - (iii) whether the design and implementation of any necessary physical works including those associated with site preparation works, infrastructure and access are carried out in accordance with recognised best engineering practice or in accordance with Section 2 - Earthworks and Geotechnical Requirements of the Auckland Council Code of Practice for Land Development and Subdivision Version 1.6 dated 24 September 2013.
    - (iv) refer to Policies E38.3(19) to (23).
  - (c) the effect on the functions of floodplains and provision for any required overland flow paths:
    - (i) refer to Policy E38.3(2).
  - (d) the effect on historic heritage and cultural heritage items:
    - (i) the extent to which any sites identified in the Historic Heritage Overlay, or Sites and Places of Significance to Mana Whenua Overlay are protected or avoided; and
    - (ii) refer to Policy E38.3(4).
  - (e) the effect of the layout, design and pattern of blocks and roads in so far as they contribute to enabling a liveable, walkable and connected neighbourhood;
    - (i) refer to Policy E38.3(10).
  - (f) the effect of layout and orientation of blocks and sites on the solar gain achieved for sites created, if relevant;
    - (i) refer to Policy E38.3(11).

- (g) the effects arising from any significant increase in traffic volumes on the existing road network;
  - (i) refer to Policies E38.3(15) to (17).
- (h) the visual effect on landscape and on topographical features and vegetation arising from subdivision of sites zoned Residential - Large Lot Zone and Residential - Rural and Coastal Settlement Zone;
  - (i) refer to Policy E38.3(3).
- (i) the provision made for the incorporation and enhancement of land forms, natural features and indigenous trees and vegetation;
  - (i) refer to Policy E38.3(14).
- (j) the effect on recreation and open space:
  - (i) the extent to which reserves and open space are provided and their integration with the surrounding open space network and suitability for the intended function and future requirements of the area;
  - (ii) refer to Policy E38.3(18).
- (k) the effect of the design and layout of sites on transport infrastructure and facilities within roads
  - (i) refer to Policy E38.3(15); and
  - (ii) the extent to which the location and design of driveways and vehicle crossings compromises access to and the operation of transport infrastructure and facilities in roads including on-street parking, bus stops, street trees, network utilities and stormwater infrastructure.
- (8) subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay:
  - (a) the matters in E38.12.1(7);
    - (i) the assessment criteria listed in E38.12.2(7); and
  - (b) the effects on the significant ecological area:
    - (i) whether the legal protection proposed for the significant ecological area is appropriate;
    - (ii) whether there are positive effects associated with the protection of the significant ecological area; and
    - (iii) refer to Policy E38.3(5).

- (9) subdivision of sites identified in the Subdivision Variation Control
  - (a) the matters in E38.12.1(7): and
    - (i) the assessment criteria listed in E38.12.2(7); and
  - (b) the effects of the pattern and density of subdivisions on the low-density settlement pattern of those areas:
    - (i) refer to Policies E38.3(27), (28) and (29).

[PC 78 \(see Modifications\)](#)

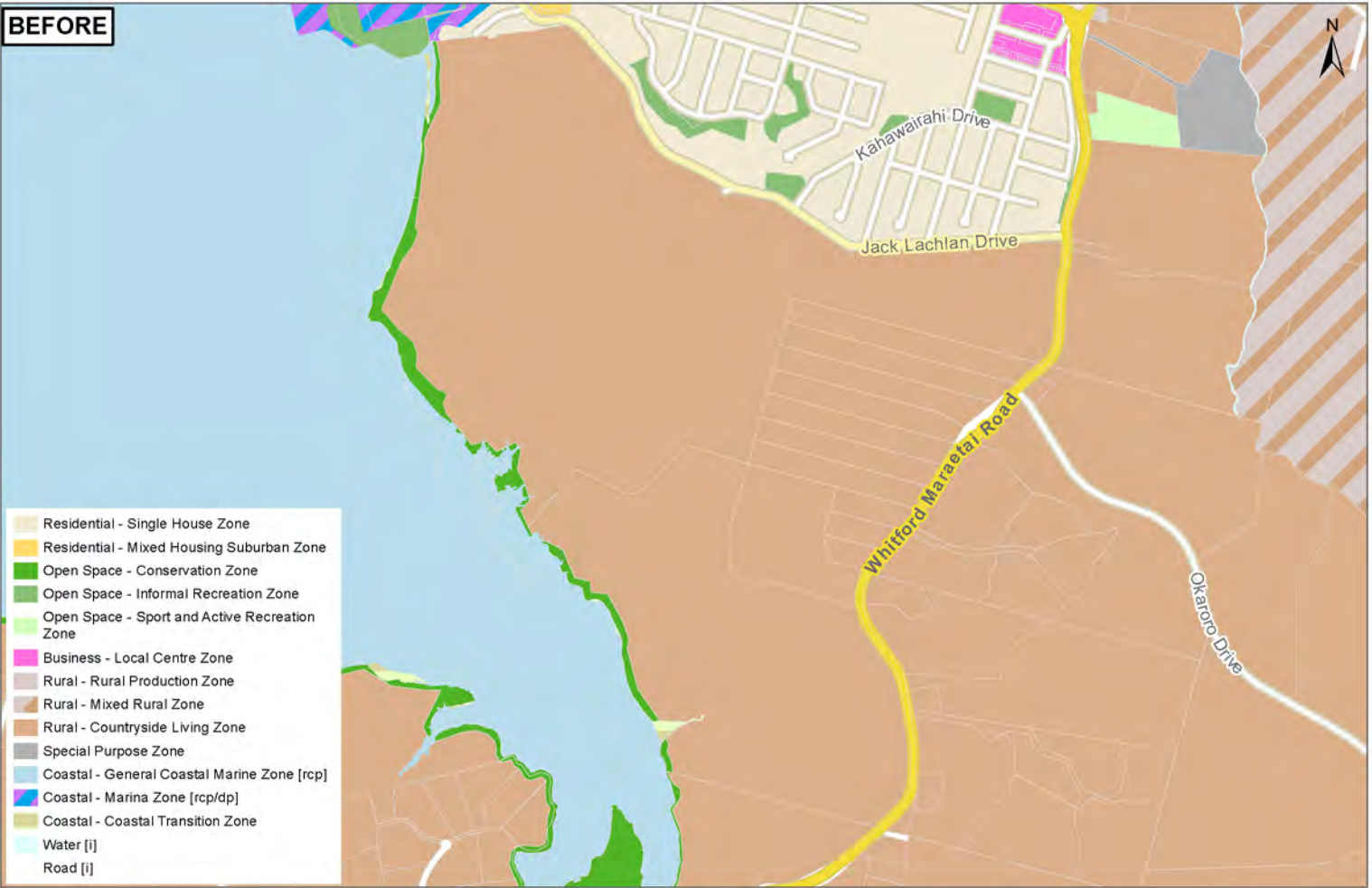
[new text to be inserted]

### **E38.13. Special information requirements**

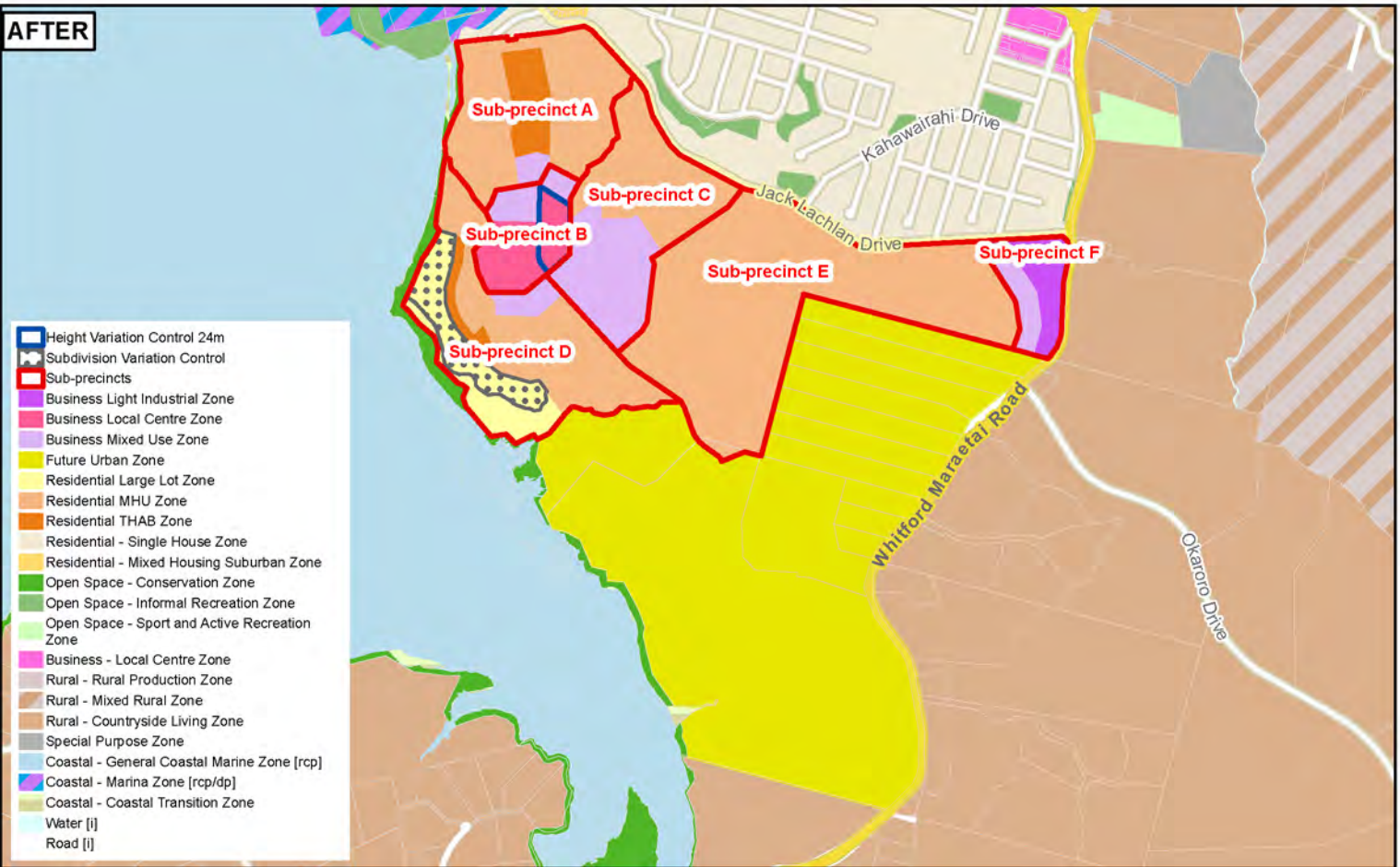
There are no special information requirements in this section.

# Updated GIS Viewer

**BEFORE**



**AFTER**

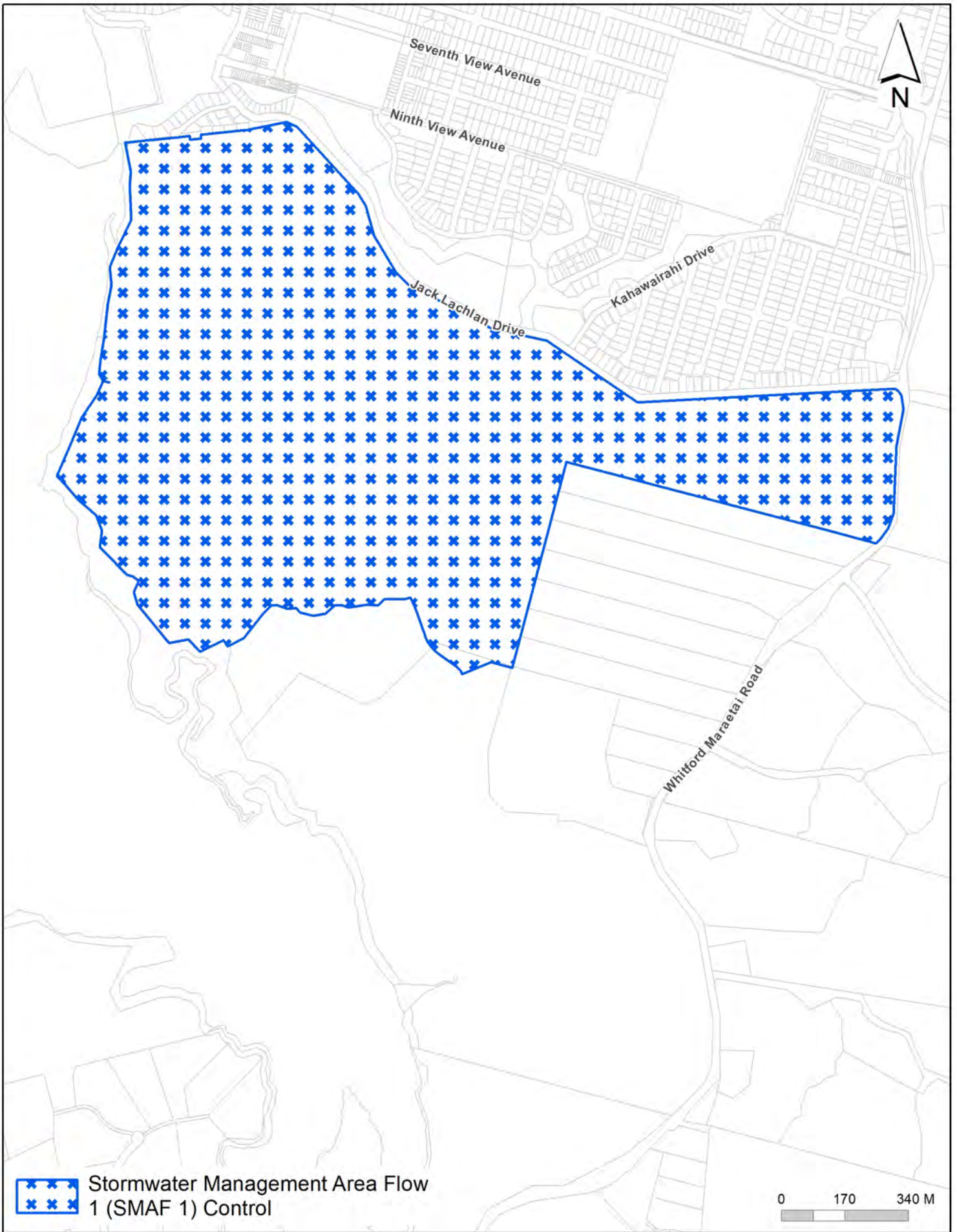


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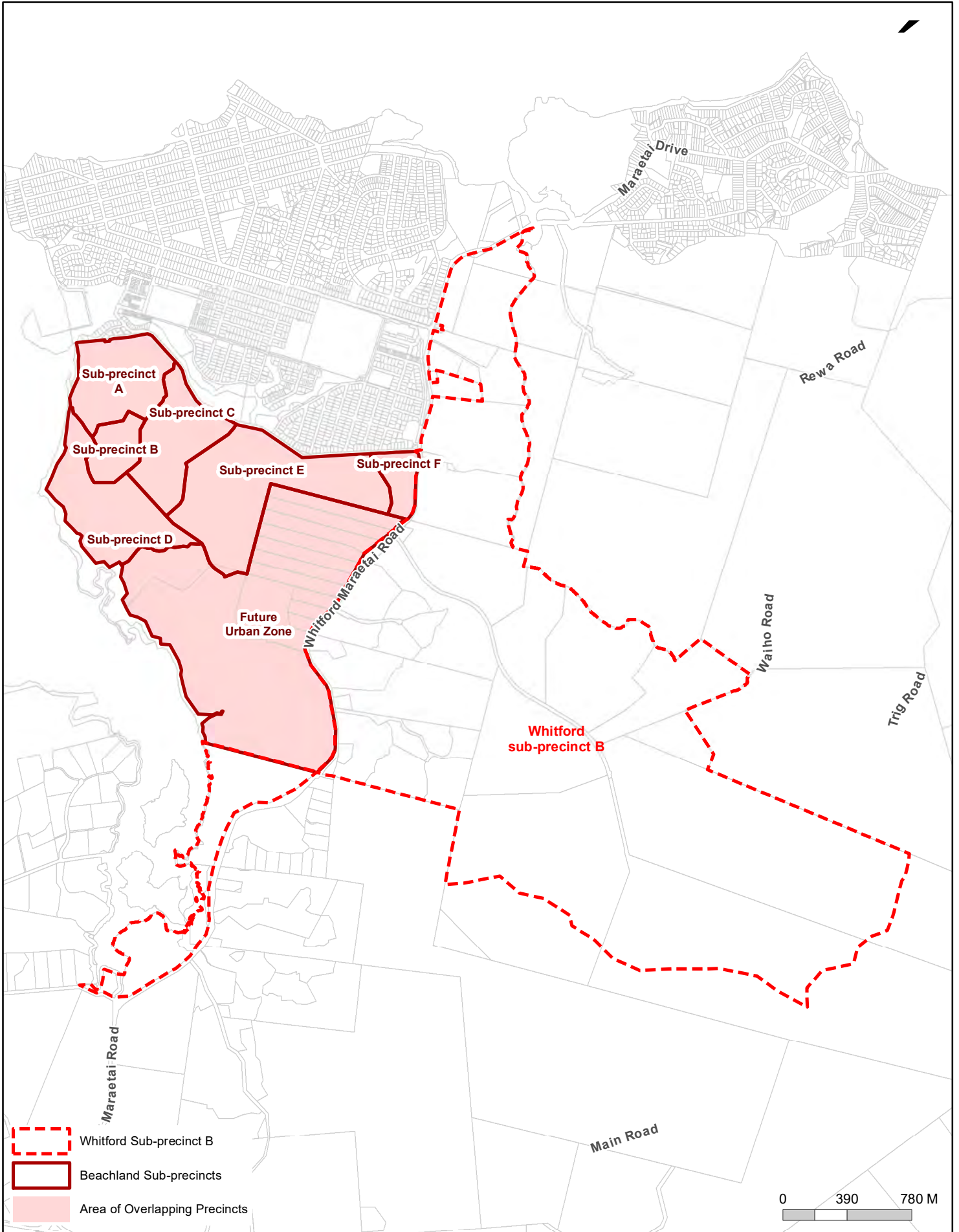
Date: 13/12/2024

**Plan Change 88**









## Whitford Subprecinct B overlapping Beachlands South Precincts