

MEMORANDUM

Date: 24 November 2021

To: Erin Taylor – Development Manager Urban Development (Delivery) - Kāinga Ora - Homes and Communities

From: Michael Campbell, Director - Campbell Brown Planning

Re: 39 Launch Road, Hobsonville Point (Harrier Point) - Planning Review

This memo provides information on the planning framework for the site at 39 Launch Road, Hobsonville (referred to as Harrier Point). This review is based on the provisions of the Auckland Unitary Plan (AUP), Sunderland Comprehensive Development Plan (CDP) and supporting documents.

The site is 2.1065 Ha and is located at the northern eastern end of Hobsonville Point Peninsula (see **Figure 1** below) and is linear in shape with a varying eastern boundary due to the undulating coastal boundary and topography. The site has two street frontages one to Launch Road to the north and Bomb Point Drive to the west. The southern boundary adjoins a pedestrian walkway that connects with Waka Moana Drive and the eastern boundary adjoins the coastal walkway and Harrier Point Playground.



Figure 1: 39 Launch Road or Harrier Point, Hobsonville Point

The topography of the site features a gully feature that connects into an area of native vegetation that adjoins the coastal walkway. The remaining topography drops to the east by about 2m across the site width. An existing area of vegetation is included within the northern area of the site, it is not clear if that vegetation is still located on the site. Some of the CDP supporting documents identify a 'pond' on this part of the site called the 'Commanders Pond'.¹

Zoning, Precinct and Overlays

Under the AUP the site is zoned Terraced Housing and Apartment Zone (THAB) and falls within Sunderland sub-precinct C of the Hobsonville Point Precinct. The zoning context around the site is best illustrated in **Figure 2** below.

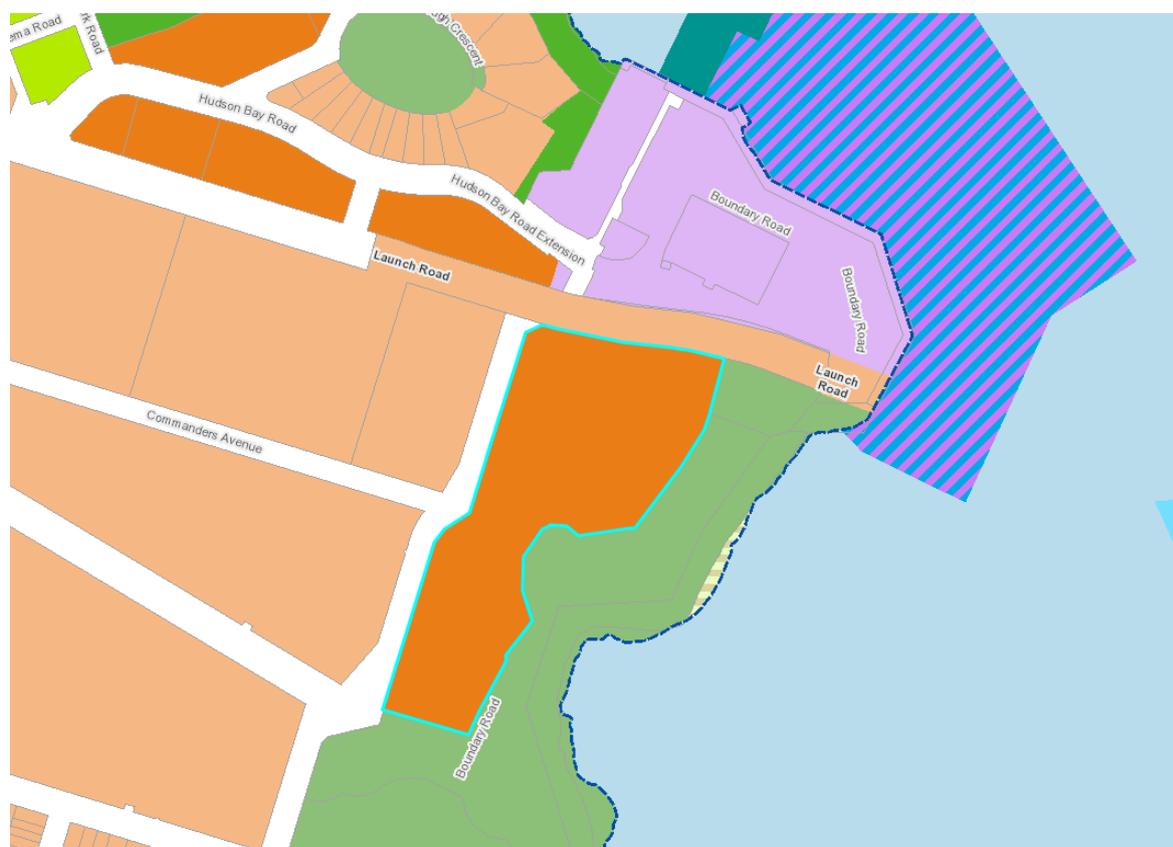


Figure 2: AUP Zoning and the Harrier Point

This site has the open space zoning running along the eastern boundary of the site and this features the newly built Harrier Point playground and open space area. To the north is the mixed-use zoning of Catalina Bay and to the west the Mixed Housing Urban zoning of the Airfields Precinct. It is noted that the northern boundary of Launch Road still has residential zoning given the full length of this formed road has not yet been vested to Council.

The Precinct Plan 2 Hobsonville Point Features is included below in **Figure 3**. It illustrates that the site adjoins the coastal walkway, areas of opens space and a stormwater treatment area and a notable building. The only feature that appears to enter the site is possibly a small area of open space, however this does not align with the zoning on the AUP. It is understood that the notable

¹ Appendix 4, Page 138, Sunderland CDP Stormwater Assessment, prepared by Harrison Grierson, dated October 2012

building is a reference to the Base Commanders House. This building has been relocated to another part of the Hobsonville Point (Sunderland Ave) and it is no longer visible in GIS.

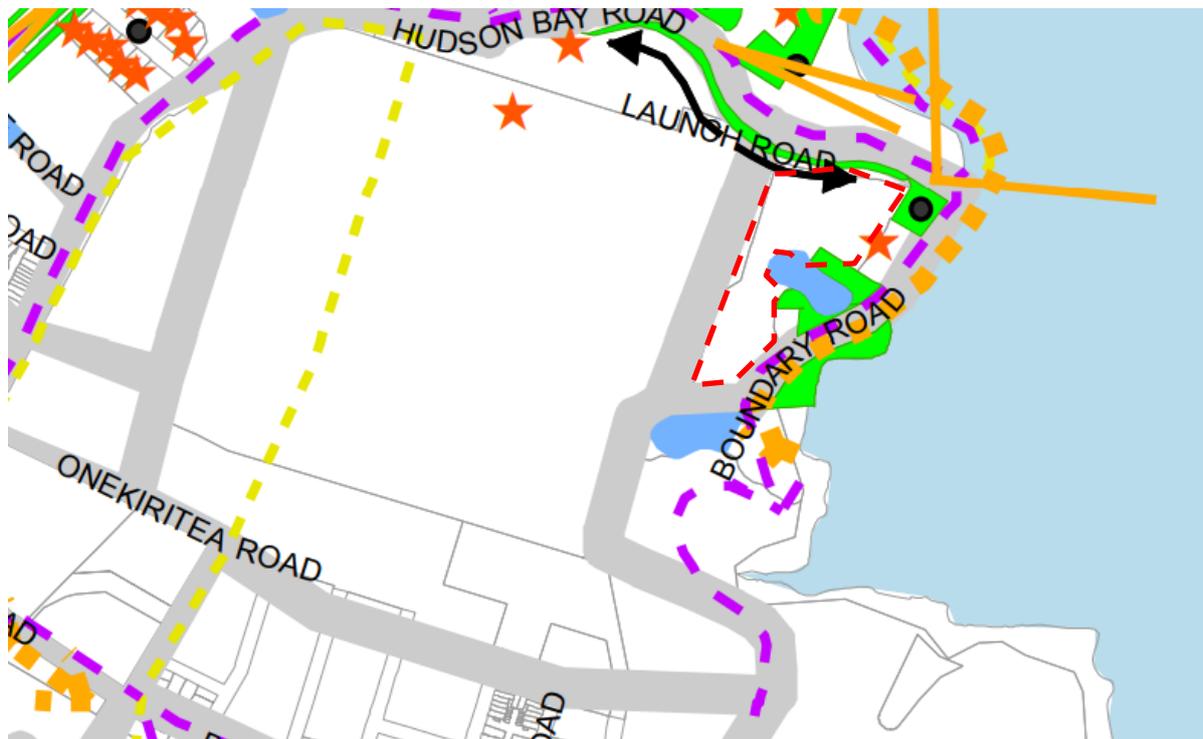


Figure 3: Hobsonville Point - Precinct Plan 2 - Hobsonville Point Features Plan (Note: Site dotted in red)

There are some areas of flooding and OLFP shown on the Council GIS, see **Figure 4** below. The site is situated within the SMAF – Flow 1 – West Harbour Control area. These converge in the central gully that separates the two areas on the site. This area of the site is referenced as ‘Harrier Stream’ in the Stormwater Assessment that supported the Sunderland CDP.

You may want to get certainty on whether there are any stream classifications i.e. intermittent stream reaches through this part of the site. You should get advice from an Ecologist. Given, the age of the Stormwater Assessment (2012) and the changing classifications for both wetlands and stream since this time with the releases of the National Environmental Standard: Freshwater. Though it is noted that the concept master plan in **Figure 5** below appears to include the retention of this areas with replanting shown. There may be riparian setback if the feature is classed as a stream.

There is a designation across the site for airspace restrictions that include a height plane for Whenuapai Air Base. This height plane is situated at some height across the site, but it is important to remember any tower cranes for construction are required to comply with this plane, so if a tall nine storey building is anticipated then consultation with the MoD and CAA are recommended.

There are a number of AUP (OIP) overlays and controls that are identified on the development site in respect of aquifer management and Macroinvertebrate Community Index.

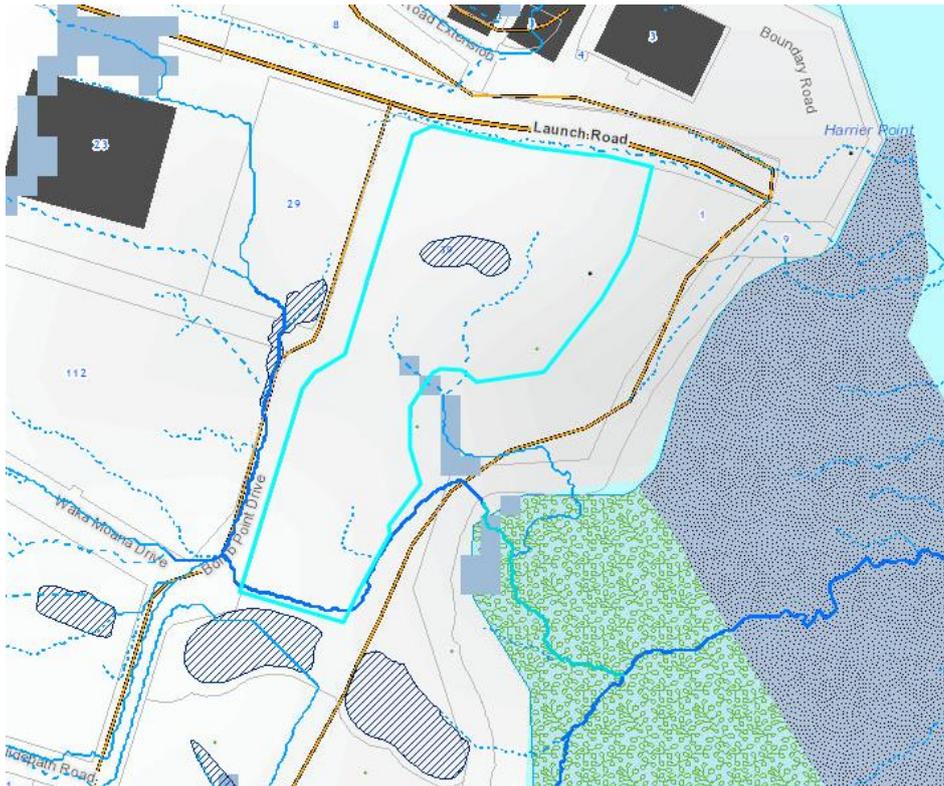


Figure 4: Flooding and OLFP Extents (Source: Council GIS)

Site Background and Development Intentions

It is understood that some initial masterplan feasibility work has been taken to determine the development potential of the site (refer **Figure 5** below). This identifies that a yield of around 250 dwellings is anticipated with a range of townhouse and apartment typologies and building heights of 2-9 storeys sought.



Figure 5: Concept Masterplan Harrier Point (Source: Isthmus)

Isthmus.

Commentary on this conceptual masterplan and the underlying AUP framework is outlined in the assessment that follows.

Sunderland Comprehensive Development Plan

Kāinga Ora is the consent holder for the approved Sunderland CDP (LUC 2012-1073). The consent relates to approximately 34 hectares of land within the Hobsonville Base Village Special Area (refer **Figure 4** below). The Harrier Point is located on the eastern extent of the CDP area.

The Sunderland CDP provides for a minimum of 592 residential dwellings and a maximum of 1,175 residential dwellings, together with a roading network, areas of open space, stormwater ponds and other utilities, as well as sites for retail, community and commercial purposes.

It is noted that the Sunderland CDP constitutes a matter that must be considered as part of any resource consent for the site under I605.8.1(5)(iv) which identifies consistency with an approved CDP.

The CDP identifies that that Harrier Point anticipates to have attached and apartment typologies, with urban frontages, two marker buildings identified by asterisks in **Figure 6** below and increased building height of potentially up to 30m, noting that since the CDP was approved, the Auckland Unitary Plans was developed with the residential THAB zone which does not align with the CDP.



Figure 6: Sunderland CDP Special Height and Frontage Plan (Site identified in red)

Integrated Catchment Management Plan and Stormwater Network Discharge Permit

The Auckland Council has prepared an Integrated Catchment Management Plan, which forms the documentation for the Hobsonville Peninsula Catchment Network Discharge Consent (Permit No. 27016). This Network Discharge Consent (NDC) covers the stormwater discharge for the Hobsonville Peninsula Catchment in accordance with the Hobsonville Peninsula Integrated Catchment Management Plan.

Preparation of the Integrated Catchment Management Plan (ICMP) and the preparation of the Hobsonville Peninsula Urban Concept Plans have been fully integrated. The ICMP has a detailed and integrated approach to stormwater management. A preferred option for stormwater management has been selected (i.e. Option 4A discussed in Section 11.4 of the ICMP). The preferred option comprises three essential elements: source control of zinc coating systems, five constructed wetlands/ponds to provide treatment and detention for the entire developed catchment, and rainwater detention tanks.

The Network Discharge Consent (Permit No. 27016), which was granted to the former Waitakere City Council on the 21 November 2008 and expires on 31 December 2041, has been subject to changes as a result of the granting of 'manager's approvals', and 'variations' pursuant to Section 127 of the Resource Management Act 1991.

Any development of Harrier Point would need to be designed to comply with the requirements of the NDC and the associated ICMP.

Receiving Environment

Any assessment of a development proposal on Harrier Point, would need to take account of the receiving environment in terms of consented and not yet constructed buildings and the bulk and form anticipated by the underlying AUP zoning.

There are a number of consented tall buildings around Catalina Bay and along Launch Road and Hobsonville Point Road. These have been identified in **Attachment A** and range from five to 15 storeys.

It is noted that the 15-storey landmark tower consented on the site to the north within the Sunderland Precinct is being developed by Winton.

This receiving environment identifies that there is a range of taller buildings in the Hobsonville point, particularly close to the Catalina Bay. It is considered that this environment assists with supporting a taller element on the Harrier Point site, subject to design, placement and visual assessments.

Terraced Housing and Apartment Building Zone

The key objectives and policies relevant to the consideration of the scheme outlined in the concept master plan are identified below. It is noted that the masterplan identifies building heights of 4-9 storeys which would generate maximum building height infringements.

Objectives and Policies

H6.2.(1) Land adjacent to centres and near the public transport network is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport.

The proximity of the site to the Catalina Bay Mixed Use Area, Hobsonville Point Ferry Terminal and the bus route along Launch Bay all support a high-density development including a range of typologies.

H6.2.(2) Development is in keeping with the areas planned urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.

In my opinion the objective does not preclude taller buildings, and the use of the word ‘predominantly’ acknowledges that there is the potential for buildings to be higher than five to seven storeys. This interpretation was agreed by independent commissioners on the approved 15-storey tower consent.

H6.3. (5) Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.

Any additional height will need to ensure it minimise any visual dominance through design and layout.

Activities and Standards

The Table below identifies the relevant standards for the zonings proposed on site, including uses, bulk and location and coverage standards.

- The THAB zone is principally a high intensity residential zone.
- The construction of any new building within both this zone and the Hobsonville Point Precinct requires resource consent and Council will be looking at matters related to design and appearance of buildings on amenity values and streetscape and interface with public spaces and street; and
- The maximum height of any new buildings is 16m. Height is not managed via the precinct at Hobsonville Point but by the AUP zoning.

Activity	Activity Status
Terrace Housing and Apartment Buildings zone <i>Refer Attachment B for full activity table and zone standards</i>	
Uses	
(A1) Activities not provided	Non-Complying
(A3) Dwellings	Restricted Discretionary
(A7) Integrated Residential Development	Restricted Discretionary
Development	
(A35) New buildings and additions to buildings	Same activity status and standards as applies to the land use activity.
Development Standards	

Standard	Terraced Housing and Apartment Zone
Building Height	16m
Height in Relation to Boundary adjoining other THAB zones	Buildings or parts of buildings must fall below the 3m + 45-degree recession plane.
Alternative height in relation to boundary	This is an alternative to the standard above any buildings or any parts of buildings must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level alongside and rear boundaries within 20m of the site frontage. Buildings or any parts of buildings further than 20m from the site frontage must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level, and 2m perpendicular to side and rear boundaries.
Height in relation to boundary adjoining lower intensity zones	N/A - Precinct trumps this standard refer I605.6.5.9 below.
Yards	N/A - Precinct trumps this standard refer I605.6.5.2 below.
Maximum Impervious Area	N/A - Precinct trumps this standard refer I605.6.5.3 below.
Building Coverage	N/A - Precinct trumps this standard refer I605.6.5.3 below.
Landscaped Area	N/A - Precinct trumps this standard refer I605.6.5.3 below.
Outlook Space	N/A - Precinct trumps this standard refer I605.6.5.4 below.
Daylight	N/A - Precinct trumps this standard refer I605.6.5.13 below.
Outdoor Living Space	For residential uses only and ranges from 5-20m ² depending on size and location of the residential unit.
Fencing	N/A - Precinct trumps this standard refer I605.6.5.6 below.
Minimum Dwelling Size	30m ² – studios 45m ² – one bedroom

I605 Hobsonville Point Precinct

I605.1. Precinct Description

The Buckley, Sunderland and Catalina sub-precincts predominately provide for urban residential living, with areas set aside for retail and community facilities to serve the local community.

I605.2. Objectives

(1) Hobsonville Point Precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living, commercial and employment in order to increase housing supply.

(2) Development is of a form, scale and design that provides for high-quality on-site amenity for residents and responds to the neighbourhood's planned residential character.

(3) Different types of housing and levels of intensification are enabled, including medium and high density housing, to provide a choice of living environments while providing for high-quality on-site amenity for residents and maintaining the reasonable amenity of adjoining residential sites.

I605.3. Policies

Development

(1) Promote comprehensive and integrated development of the precinct in accordance with Precinct plan 1 - Hobsonville Point precinct plan.

(4) Encourage higher density and mixed use development, and an integrated urban form, with public transport networks, pedestrian facilities and cycleways movement networks, to provide an alternative to, and reduce dependency on, private motor vehicles as a means of transportation.

(5) Enable medium and high density housing to make efficient use of the land resource while maintaining the reasonable amenity

Built Form

(7) Promote principles of urban sustainability and excellence of urban form.

(8) Require residential development to be of a scale and form that maintains adequate sunlight access to adjoining residential sites and avoids bulk and dominance effects

Comments

It is clear that the Objectives and Policies of the Hobsonville Precinct Plan seek to promote integrated development that delivers on the principle of developing a community that models sustainability with reduced car use, walkable neighbourhoods and is truly reflective of urban sustainability by the efficient use of a site. This urban form needs to promote design excellence whilst ensuring that the amenity of adjacent residential areas is maintained and onsite amenity is of high quality.

It is noted that the overlay, zone and Auckland-wide policies apply in this precinct, in addition to those specified above. However, the specific details of the Precinct Plan should, in my opinion, be afforded greater weight or emphasis than the objectives and policies of the underlying residential zoning.

The objective and policies noted above are implemented through the Hobsonville Precinct Plan Standards. These are included below.

Activity	Activity Status
Hobsonville Point Precinct <i>Refer Attachment C for full activity table and zone standards</i>	
Uses	
(A16) Three or more dwellings	Permitted
Development	

(A18) Building and alterations and additions to buildings	Restricted Discretionary												
Development Standards													
I605.6. Standards	Sunderland Sub Precinct, Hobsonville Point Precinct												
<p>Minimum and Maximum Density I605.6.1</p>	<p>The number of dwellings within a sub-precinct must be no less than the minimum density and no more than the maximum density specified in Table I605.6.1.1.</p> <p>Table I605.6.1.1 Density</p> <table border="1" data-bbox="600 551 1378 719"> <thead> <tr> <th>Sub-precinct</th> <th>Minimum number of dwellings</th> <th>Maximum number of dwellings</th> </tr> </thead> <tbody> <tr> <td>Hobsonville Point Village Sub-precinct (Sub-precinct A)</td> <td>274</td> <td>NA</td> </tr> <tr> <td>Buckley Sub-precinct (Sub-precinct B)</td> <td>1080</td> <td>1200</td> </tr> </tbody> </table> <p>rd Unitary Plan Operative in part 9</p> <hr/> <p style="text-align: center;">I605 Hobsonville Point Precinct</p> <table border="1" data-bbox="600 1014 1378 1066"> <tbody> <tr> <td>Sunderland Sub-precinct (Sub-precinct C)</td> <td style="background-color: yellow;">592</td> <td style="background-color: yellow;">1175</td> </tr> </tbody> </table> <p>(2) Any activity that does not comply with I605.6.1(1) is a discretionary activity.</p> <p>The current density of consented dwellings in Sunderland is 983 (see Attachment D, however resource consents under consideration will increase this to 994. The balance left over for Harrier Point is 181 dwellings less than the 250 dwellings shown in the concept plan so a discretionary consent application will be necessary to achieve the yield identified. This application would need to demonstrate infrastructure capacity in terms of wastewater and transport.</p>	Sub-precinct	Minimum number of dwellings	Maximum number of dwellings	Hobsonville Point Village Sub-precinct (Sub-precinct A)	274	NA	Buckley Sub-precinct (Sub-precinct B)	1080	1200	Sunderland Sub-precinct (Sub-precinct C)	592	1175
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<p>Retail I605.6.2</p>	<p>Within Sunderland Sub-precinct (Sub-precinct C):</p> <p>(a) the total gross floor area of retail within a sub-precinct must not exceed 3,000m² ;</p> <p>(b) retail units must not exceed 500m² gross floor area per unit, or maximum average gross floor area of 200m² ; and</p> <p>(c) a maximum of two adjoining retail units may locate in the same area.</p>												
<p>Stormwater Management I605.6.3</p>	<p>Subdivision and development shall be managed in accordance with the integrated catchment management plan and granted network consent (or approved variation).</p>												
<p>Standard I605.6.5</p>	<p>Terraced Housing and Apartment Zone</p>												
<p>Building Height I605.6.5.1</p>	<p>THAB zone Standard applies</p>												
<p>Yards I605.6.5.2</p>	<p>(1) The minimum depths in Table I605.6.5.2.1 apply.</p>												

	<p>Table I605.6.5.2.1 Yards</p> <table border="1"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front (except for garages and carports)</td> <td>1m</td> </tr> <tr> <td>Side yard (detached dwellings and end of row terrace dwellings and apartment buildings only)</td> <td>1.2m on one side only for 1 to 2 storeys and 3m on one side only for 3 or more storeys</td> </tr> <tr> <td>Rear yard (apartments only)</td> <td>6m for up to 2 storeys and 9m for 3 or more stories</td> </tr> </tbody> </table> <p>(2) A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage.</p> <p>(3) The front of the garage or carport must not be between 1.5m and 5.5m from the front boundary of the site.</p>	Yard	Minimum depth	Front (except for garages and carports)	1m	Side yard (detached dwellings and end of row terrace dwellings and apartment buildings only)	1.2m on one side only for 1 to 2 storeys and 3m on one side only for 3 or more storeys	Rear yard (apartments only)	6m for up to 2 storeys and 9m for 3 or more stories													
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<p>Maximum impervious area, building coverage and landscaping I605.6.5.3.</p>	<p>The maximum and minimum areas in Table I605.6.5.3.1 apply.</p> <table border="1"> <thead> <tr> <th>Maximum impervious area</th> <th>Maximum building coverage</th> <th>Minimum landscaped area</th> </tr> </thead> <tbody> <tr> <td> Apartments 100% Detached or attached housing 85% Any site not connected to stormwater 10% Riparian yard 10% </td> <td> Apartments 100% Detached or attached housing 65% </td> <td> Apartments 0% Detached or attached housing 15% </td> </tr> </tbody> </table>	Maximum impervious area	Maximum building coverage	Minimum landscaped area	Apartments 100% Detached or attached housing 85% Any site not connected to stormwater 10% Riparian yard 10%	Apartments 100% Detached or attached housing 65%	Apartments 0% Detached or attached housing 15%															
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<p>Building Separation I605.6.5.5.</p>	<p>(1) Attached housing and detached housing in the Sunderland and Catalina sub-precincts must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.</p> <p>(2) The minimum set-backs from site boundaries are set out in Table I605.6.5.5.1 and Table I605.6.5.5.2.</p> <p>Table I605.6.5.5.1 Attached housing and detached housing*</p> <table border="1"> <thead> <tr> <th>Residential Building Typologies</th> <th>Housing (except small houses*)</th> <th>Small Houses*</th> </tr> </thead> <tbody> <tr> <td>Primary Outlook*</td> <td>6m min</td> <td>4m min</td> </tr> <tr> <td>Secondary Outlook*</td> <td>3m min</td> <td>2m min</td> </tr> <tr> <td>No Outlook*</td> <td>0m min</td> <td>0m min</td> </tr> </tbody> </table> <p>*Refer to Precinct plan 4: Catalina sub-precinct building separation diagram</p> <p>Table I605.6.5.5.2 Apartments</p> <table border="1"> <thead> <tr> <th>Outlook</th> <th>Minimum set back below 8.5m height</th> <th>Minimum set back over 8.5m height</th> </tr> </thead> <tbody> <tr> <td>Front to front*</td> <td>15m</td> <td>18m</td> </tr> <tr> <td>Front to side</td> <td>10m</td> <td>15m</td> </tr> </tbody> </table> <p>*Refer to Precinct plan 4 - Catalina Sub-precinct E building separation diagram</p> <p>(3) The outlook area may be over streets, public open spaces, shared access sites, and private lanes and parking areas.</p>	Residential Building Typologies	Housing (except small houses*)	Small Houses*	Primary Outlook*	6m min	4m min	Secondary Outlook*	3m min	2m min	No Outlook*	0m min	0m min	Outlook	Minimum set back below 8.5m height	Minimum set back over 8.5m height	Front to front*	15m	18m	Front to side	10m	15m
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	<p>(4) Any building constructed directly adjacent to the primary or secondary outlook of a small house must not exceed a maximum height of two storeys.</p> <p>(5) The nominated outlooks and setback distances in Table I605.6.5.5.1 apply as separation distances between dwellings on the same site.</p>
<p>Fencing I605.6.5.6</p>	<p>(1) Standard H6.6.16 side and rear fences and walls in H6 Residential – Terrace Housing and Apartment Buildings Zone does not apply.</p> <p>(2) Fences on a road boundary, or adjoining a public open space, must not exceed 0.9m in height.</p> <p>(3) Where a dwelling is erected within 1.5m of the road boundary a fence must not be erected in the front yard.</p> <p>(4) Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set-back at least 1m back from the front corner of the building.</p> <p>(5) Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area.</p> <p>(6) Fences on a side boundary must not exceed 1.8m in height.</p> <p>(7) A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.</p>
<p>Energy efficiency and non-potable water supply I605.6.5.7.</p>	<p>(1) All new dwellings are designed to achieve a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.</p> <p>(2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.</p> <p>(3) 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 communal rainwater systems.</p> <p>(4) All new buildings are fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).</p> <p>(5) The minimum sizes for rainwater tanks (or bladders) in Table I605.6.5.7.1 and Table I605.6.5.7.2 apply to detached and attached housing and apartments in all sub-precincts.²</p>

² We have secured infringements to this part of the standard for apartment typologies within Hobsonville Point following earlier decisions on the approach to these requirements by Healthy Waters.

	<p>Table I605.6.5.7.1 Detached housing and attached housing</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum tank (or bladder)</th> </tr> </thead> <tbody> <tr> <td>1 bedroom (includes Studio)</td> <td>1000L</td> </tr> <tr> <td>2 bedroom</td> <td>2000L</td> </tr> <tr> <td>3 bedroom</td> <td>3000L*</td> </tr> <tr> <td>4 bedroom</td> <td>5000L (roof area up to 110m²), or 3000 L (roof area greater than 110m²)</td> </tr> <tr> <td>5 bedroom</td> <td>5000L</td> </tr> </tbody> </table> <p>* All attached houses to be 3000L max</p> <p>Table I605.6.5.7.2 Apartments</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum tank (or bladder)</th> </tr> </thead> <tbody> <tr> <td>1 bedroom (includes Studio)</td> <td>1000L</td> </tr> <tr> <td>2 bedroom</td> <td>1000L</td> </tr> <tr> <td>3 bedroom</td> <td>1500L*</td> </tr> <tr> <td>4 bedroom</td> <td>2000L</td> </tr> <tr> <td>5 bedroom</td> <td>2500L</td> </tr> </tbody> </table>	Dwelling type	Minimum tank (or bladder)	1 bedroom (includes Studio)	1000L	2 bedroom	2000L	3 bedroom	3000L*	4 bedroom	5000L (roof area up to 110m ²), or 3000 L (roof area greater than 110m ²)	5 bedroom	5000L	Dwelling type	Minimum tank (or bladder)	1 bedroom (includes Studio)	1000L	2 bedroom	1000L	3 bedroom	1500L*	4 bedroom	2000L	5 bedroom	2500L
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Outdoor living space I605.6.5.10.	(1) Standard H6.6.15 Outdoor living space in the Residential - Terraced Housing and Apartment Buildings Zone applies; except that a dwelling with the principal living room at ground level must have an outdoor living space capable of containing a delineated area measuring at least 18m ² which has no dimension less than 4.5m.																								
Garages I605.6.5.11.	A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates. Garage doors must not project forward of the front facade of a dwelling.																								
Minimum Dwelling Size I605.6.5.12	30m ² – studios 45m ² – one bedroom																								
Daylight I605.6.5.13.	(1) Standard H.6.6.14. Daylight in H6 Residential – Terrace Housing and Apartment Buildings Zone does not apply in the Hobsonville Point Precinct.																								

Role of Sunderland CDP

Under the matters for discretion, the precinct criterion I605.8.1(5)(a)(iv) outlines that one of the assessment matters for an application will be consistency with an approved Comprehensive Development Plan.

The Council can vary in its approach to this assessment matter, and this alone cannot be relied on for the suitability of over height buildings. However, given this context and the building heights that

have been granted consent in the wider area there is a good case for additional building height in this location.

Special Information Requirements

Under I605.9 there are a number of special information requirements. The principle one being that a resource consent application for any development must include a design assessment report from the Hobsonville Design Review Panel (HDRP).

The HDRP process will require confirmation of compliance with both the AUP and the CDP documents. Important to bear in mind that the CDP and the AUP do not align in terms of standards and there is scope to look at greater matters under the CDP and the HDRP process requires a higher bar in terms of design and onsite amenity.

It is anticipated that the Council would seek additional information on the following:

- Visual Assessment for any buildings over five storeys in height, with verified views taken from the coast;
- Ecological Assessment to confirm the extent of any watercourses on site;
- Transport Assessment dealing with additional density beyond that anticipated within the Precinct Provisions and whether any additional mitigation required or not; and
- Infrastructure Assessment on the additional density in terms of wastewater and water capacity.

Subdivision

It is understood that you may seek to subdivide the site into two super lots in a north and south configuration separated by the central gully feature. This type of subdivision would not in our experience be problematic though it will require consent as a discretionary activity given the parent lot is over 1ha.³

The lots are of a shape and size that would exceed the minimum vacant lot size for the THAB zone⁴ and side has access to a legal road and infrastructure connections within Bomb Point Drive.

Key Planning Matters

- The site is a large site with extensive street frontage to both Bomb Point Drive and Launch Road, alongside the coastal walkway which give good opportunity for site layout, outlook and access;
- The AUP and Sunderland CDP identify different potential heights for buildings on the site, with the THAB zone allowing for 16m and the CDP anticipating 30m. The CDP will be an assessment matter in determining the resource consent, and the potential suitability of any additional height;

³ Table E38.4.2 (A18).

⁴ E38.8.3.1(2) the minimum net site area for subdivision in the THAB zone under Table E38.8.2.3.1 is 1,200m².

- The receiving environment surrounding the site supports additional height on the site, given the cluster of tall buildings consented that range from 5-15 storeys under construction around the Catalina Bay/ Launch Road area, and the proximity to a wide range of amenities;
- It is recommended that a Freshwater Ecologist is engaged to give advice on the extent of any freshwater features on site to determine any impacts on future development;
- The density anticipated on the concept plan would exceed the density cap under the AUP and Sunderland CDP so any application would need to demonstrate this is acceptable in terms of infrastructure capacity; and
- The Council, and the Hobsonville Point Design Review Panel will be focussed in ensuring that a high-quality building is designed for the site, given its prominent location and visibility from the coast. It is anticipated that a visual assessment would be necessary to support a tall building along side consultation with MoD and CAA, in terms of the flight path.

Yours sincerely



Michael Campbell
Director / BREP (Hons) / MNZPI
Campbell Brown Planning Limited

APPENDIX A: Receiving Environment Zoning and Consented Schemes





Attachment B - H6 Residential - Terrace Housing and Apartment Buildings Zone

H6. Residential – Terrace Housing and Apartment Buildings Zone

[CIV-2016-404-002333: Franco Belgiorino-Nettis]-Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer.

H6.1. Zone Description

The Residential – Terrace Housing and Apartment Buildings Zone is a high-intensity zone enabling a greater intensity of development than previously provided for. This zone provides for urban residential living in the form of terrace housing and apartments. The zone is predominantly located around metropolitan, town and local centres and the public transport network to support the highest levels of intensification.

The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote walkable neighbourhoods and increase the vitality of centres.

The zone provides for the greatest density, height and scale of development of all the residential zones. Buildings are enabled up to five, six or seven storeys in identified Height Variation Control areas, depending on the scale of the adjoining centre, to achieve a transition in height from the centre to lower scale residential zones. This form of development will, over time, result in a change from a suburban to urban built character with a high degree of visual change.

Standards are applied to all buildings and resource consent is required for all dwellings and for other specified buildings and activities in order to:

- achieve the planned urban built character of the zone;
- achieve attractive and safe streets and public open spaces;
- manage the effects of development on adjoining sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieve high quality on-site living environments.

The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve a quality design is increasingly important as the scale of development increases.

This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas.

H6.2. Objectives

- (1) Land adjacent to centres and near the public transport network is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport.
- (2) Development is in keeping with the areas planned urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.

- (3) Development provides quality on-site residential amenity for residents and the street.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H6.3. Policies

- (1) Enable a variety of housing types at high densities including terrace housing and apartments and integrated residential development such as retirement villages.
- (2) Require the height, bulk, form and appearance of development and the provision of setbacks and landscaped areas to achieve a high-density urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.
- (3) Encourage development to achieve attractive and safe streets and public open spaces including by:
 - (a) providing for passive surveillance
 - (b) optimising front yard landscaping
 - (c) minimising visual dominance of garage doors.
- (4) In identified locations adjacent to centres, enable greater building height through the application of the Height Variation Control where the additional development potential enabled:
 - (a) provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring lower intensity residential zones, and;
 - (b) supports public transport, social infrastructure and the vitality of the adjoining centre.
- (5) Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.
- (6) Require accommodation to be designed to meet the day to day needs of residents by:
 - (a) providing privacy and outlook; and
 - (b) providing access to daylight and sunlight, and providing the amenities necessary for those residents.
- (10) Recognise the functional and operational requirements of activities and development.

- (7) Encourage accommodation to have useable and accessible outdoor living space.
- (8) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (9) Provide for non-residential activities that:
 - (a) support the social and economic well-being of the community;
 - (b) are in keeping with the with the scale and intensity of development anticipated within the zone;
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
 - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone.

H6.4. Activity table

Table H6.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Terrace Housing and Apartment Buildings Zone pursuant to section 9(3) of the Resource Management Act 1991).

Table H6.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	NC	
(A3)	Dwellings	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards
(A4)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	P	Standard H6.6.3 The conversion of a principal dwelling into a maximum of two dwellings
(A5)	Home occupations	P	Standard H6.6.2 Home occupations
(A6)	Home occupations that do not meet Standard H6.6.2	D	
(A7)	Integrated residential development	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;

H6 Residential – Terrace Housing and Apartment Buildings Zone

			Standard H6.6.9 Yards
(A8)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls
(A9)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards
(A10)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls
(A11)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards
(A12)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A13)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards
Commerce			
(A14)	Dairies up to 100m ² gross floor area per	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard

H6 Residential – Terrace Housing and Apartment Buildings Zone

	site		H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; and Standard H6.6.16 Front, side and rear fences and walls
(A15)	Restaurants and cafes up to 100m ² gross floor area per site	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; and Standard H6.6.16 Front, side and rear fences and walls
(A16)	Service stations on arterial roads	D	
(A17)	Offices within the Centre Fringe Office Control as identified on the planning maps	P	Standard H6.6.4 Offices within the Centre Fringe Office Control as identified on the planning maps
(A18)	Offices within the Centre Fringe Office Control as identified on the planning maps that do not comply with Standard H6.6.4	D	
Community			
(A19)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A20)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A21)	Community facilities	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11

H6 Residential – Terrace Housing and Apartment Buildings Zone

			Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A22)	Education facilities	D	
(A23)	Tertiary education facilities	D	
(A24)	Emergency services adjoining an arterial road	D	
(A25)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A26)	Healthcare facilities greater than 200m ² gross floor area per site	D	
(A27)	Veterinary clinics	D	
Rural			
(A28)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A29)	Marae complex	D	
Development			
(A30)	Demolition of buildings	P	
(A31)	Internal and external alterations to buildings	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls, H6.6.17 Minimum dwelling size
(A32)	Accessory buildings	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage
(A33)	Additions to an existing dwelling	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards;

			Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls, H6.6.17 Minimum dwelling size.
(A34)	New buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary	RD	H6.6.7 Alternative height in relation to boundary Note: Compliance with standard H6.6.6 Height in relation to boundary is not required.
(A35)	New buildings and additions to buildings	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	
	[new text to be inserted]		

PC 54 (see Modifications)

H6.5. Notification

- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
- (a) dwellings that comply with all of the standards listed in Table H6.4.1 Activity table;
 - (b) an integrated residential development that complies with all of the standards listed in Table H6.4.1 Activity table;
 - (c) New buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary, but comply with Rule 6.6.7 Alternative height in relation to boundary;
 - (d) development which does not comply with H6.6.16 (1a) Front, side and rear fences and walls; or
 - (e) development which does not comply with H6.6.17 Minimum dwelling size.
- (2) Any application for resource consent for an activity listed in Table H6.4.1 Activity table and which is not listed in H6.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

H6.6. Standards

H6.6.1. Activities listed in Table H6.4.1 Activity table

- (1) Activities and buildings containing activities listed in Table H6.4.1 Activity table must comply with the standards listed in the column in Table H6.4.1 Activity table called Standards to be complied with.

H6.6.2. Home occupations

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

- (1) A home occupation must comply with all the following standards:
- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
 - (c) no more than four people in total may work in the home occupation;
 - (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
 - (e) car trips to and from the home occupation activity must not exceed 20 per day;
 - (f) heavy vehicle trips must not exceed two per week;
 - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
 - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
 - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
 - (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or

- (iii) goods ancillary and related to a service provided by the home occupation.

H6.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

- (1) Where a principal dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
 - (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
 - (b) at least 1.8m in depth; and
 - (c) directly accessible from the dwelling.

H6.6.4. Offices within the Centre Fringe Office Control as identified on the planning maps

Purpose: enable offices in existing buildings in the Centre Fringe Office Control area.

- (1) Offices must be located in existing buildings.

H6.6.5. Building height

Purpose: to manage the height of buildings to provide for terrace housing and apartments and achieve an urban built character of predominantly five storeys or six or seven storeys in identified locations adjacent to centres.

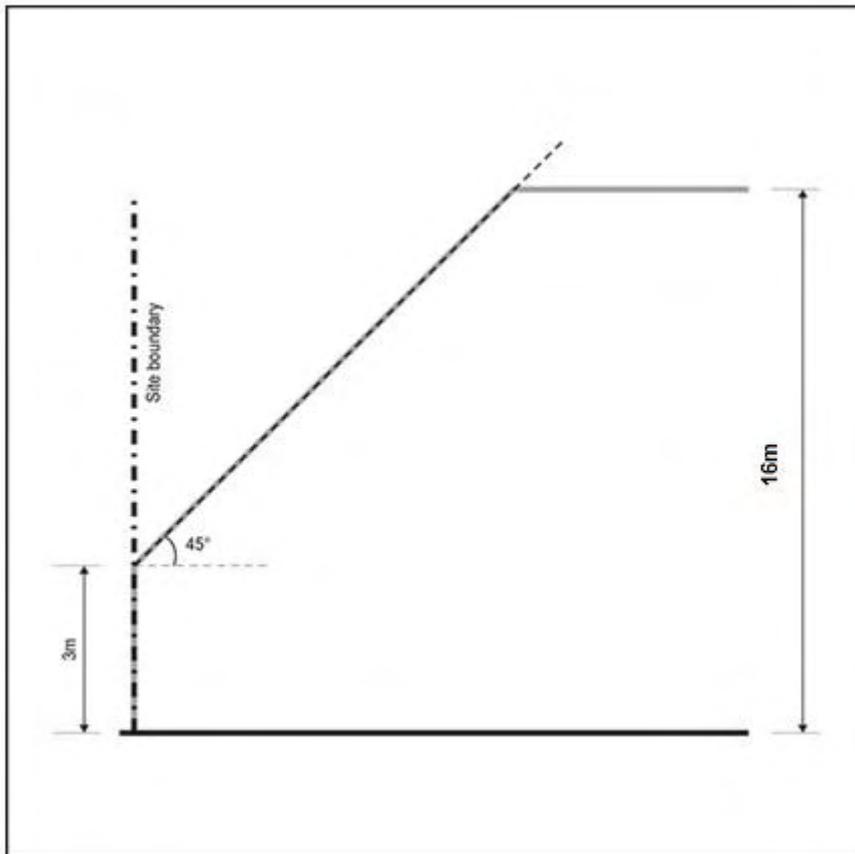
- (1) Buildings must not exceed 16m in height.
- (2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres shown for the site on the planning maps.
- (3) Standard H5.6.4 Building height applies to the site at 16 Spring Street, Freemans Bay (Lot 1 DP 85829) within a 10m setback area along Spring Street, England Street and adjoining the reserve at 10 England Street (Lot 1 DP 85953) as indicated on the planning maps. Outside of the setback area Buildings must not exceed 16m in height.

H6.6.6. Height in relation to boundary

Purpose: to minimise the adverse effects of building height on neighbours (i.e. dominance and shading) and reduce the overall visual dominance of buildings at upper levels.

- (1) Buildings must not project beyond a 45-degree recession plane measured from a point 3m vertically above ground level along the side and rear boundaries, as shown in Figure H6.6.6.1 Height in relation to boundary below.

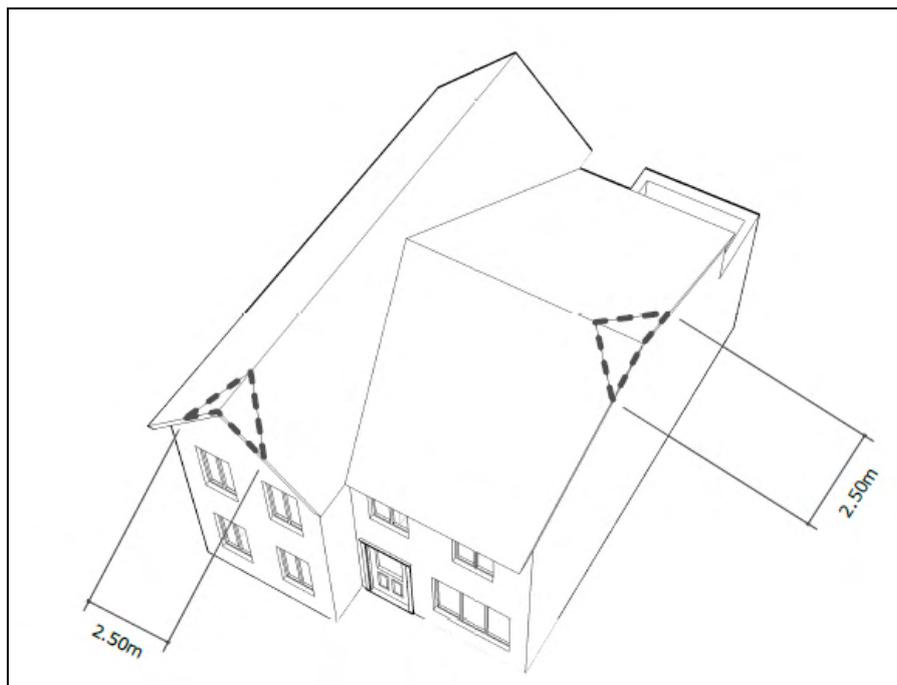
Figure H6.6.1 Height in relation to boundary



- (2) Standard H6.6.6(1) does not apply to a boundary, or part of a boundary, adjoining any of the following:
- (a) Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:
 - (i) that are greater than 2000m²;
 - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and
 - (iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.

- (3) Standard H6.6.6(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H6.6.6(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
 - (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H6.6.6.2 Exceptions for gable ends and dormers and roof projections below.

Figure H6.6.6.2 Exceptions for gable ends and dormers and roof projections



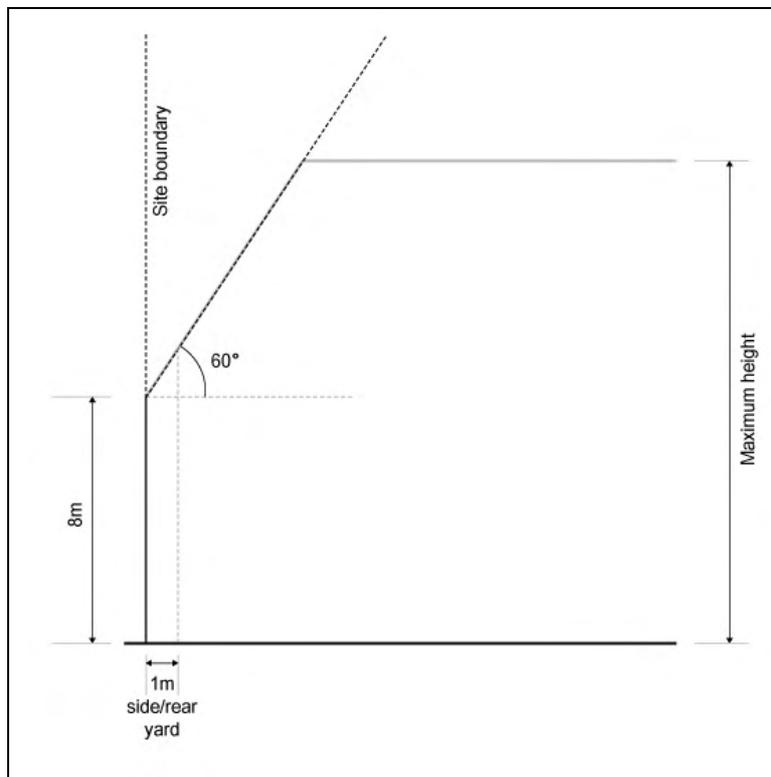
- (6) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
- (7) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

H6.6.7. Alternative height in relation to boundary within the Residential – Terrace Housing and Apartment Buildings Zone

Purpose: to enable the efficient use of the site by providing design flexibility at the upper floors of a building, while maintaining a reasonable level of daylight access and reducing visual dominance effects to immediate neighbours.

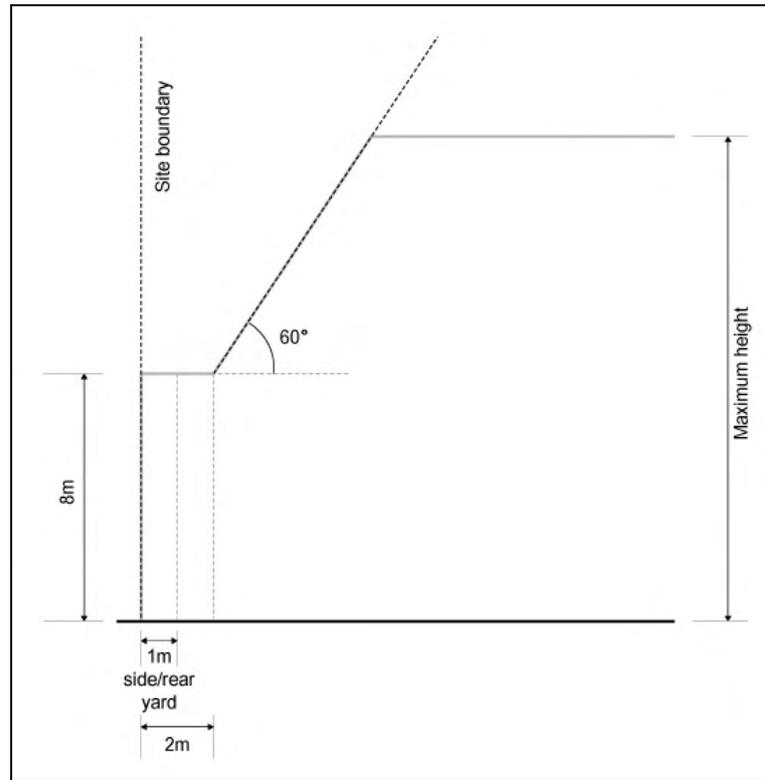
- (1) This standard is an alternative to the permitted Standard H6.6.6 Height in relation to boundary and applies to sites in the Terrace Housing and Apartment Buildings Zone that adjoin another site in the same zone or any other zone not specified in Standard H6.6.8 Height in relation to boundary adjoining lower intensity zones.
- (2) Buildings or any parts of buildings must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level along side and rear boundaries within 20m of the site frontage, as shown in Figure H6.6.7.1 Alternative height in relation to boundary within 20m of the site frontage below.

Figure H6.6.7.1 Alternative height in relation to boundary within 20m of the site frontage



- (3) Buildings or any parts of buildings further than 20m from the site frontage must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level, and 2m perpendicular to side and rear boundaries, as shown in Figure H6.6.7.2 Alternative height in relation to boundary further than 20m from the site frontage below.

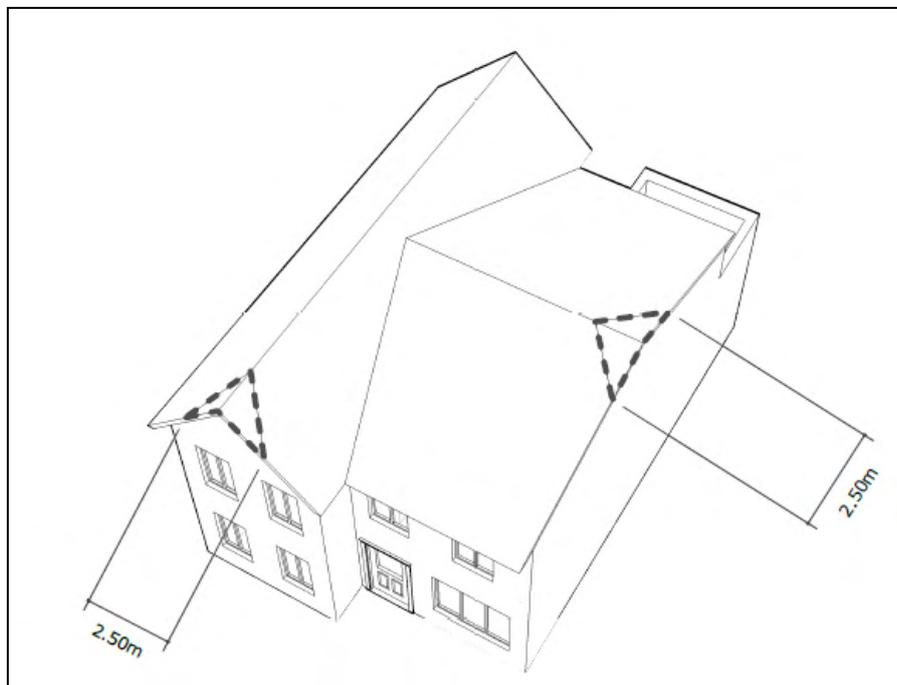
Figure H6.6.7.2 Alternative height in relation to boundary further than 20m from the site frontage



- (4) Standard H6.6.7(2) and (3) above do not apply to a boundary, or part of a boundary, adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:
 - (i) that are greater than 2000m²;
 - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and
 - (iii) Where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.
- (5) Standard H6.6.7(2) and (3) above do not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

- (6) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H6.6.7(2) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (7) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
 - (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof, as shown in Figure H6.6.7.3 Exceptions for gable ends, dormers and roof projections below.

Figure H6.6.7.3 Exceptions for gable ends, dormers and roof projections



- (8) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
- (9) The building setback must be a stepped profile and must not be a literal regression of the recession plane.
- (10) This alternative height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

H6.6.8. Height in relation to boundary adjoining lower intensity zones

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise visual dominance effects to immediate neighbours within lower intensity zones and small public open spaces.

- (1) Where sites in the Residential – Terrace Housing and Apartment Buildings Zone adjoin:

- (a) a site in the Residential – Single House Zone; or
- (b) a site in the Residential – Mixed Housing Suburban Zone; or
- (c) sites less than 2000m² in the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone except Standard H6.6.8(1)(c) does not apply to the site at 16 Spring Street, Freemans Bay (Lot DP 58529);

then buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along the boundary of the site in the Residential – Terrace Housing and Apartment Buildings Zone with the zone listed in Standard H6.6.8(1)(a) – (c) above.

- (2) Where sites in the Residential – Terrace Housing and Apartment Buildings Zone adjoin sites in the Residential – Mixed Housing Urban Zone then Standard H5.6.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone or Standard H5.6.6 Alternative height in relation to boundary in the Residential – Mixed Housing Urban Zone applies to the boundary of the site in the Residential – Terrace Housing and Apartment Buildings Zone that adjoins the Residential – Mixed Housing Urban Zone.
- (3) The building setback must be a stepped profile and must not be a literal regression of the recession plane.
- (4) Where the boundary forms part of a legal right of way, entrance strip or access site or pedestrian access way, the control in Standard H6.6.8(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plan is:
 - (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof.

H6.6.9. Yards

Purpose:

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

- to enable buildings and services on the site or adjoining sites to be adequately maintained.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H6.6.9.1 Yards below.

Table H6.6.9.1 Yards

Yard	Minimum depth
Front	1.5m
Side	1m
Rear	1m
Riparian	10m from the edge of all other permanent and intermittent streams
Lakeside	30m
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard

- (2) Standard H6.6.9(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

H6.6.10. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;
- to reinforce the building coverage and landscaped area standards; and
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

- (1) The maximum impervious area must not exceed 70 per cent of site area.
- (2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

H6.6.11. Building coverage

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

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

H6.6.12. Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space; and
- to create a landscaped urban streetscape character within the zone.

(1) The minimum landscaped area must be at least 30 per cent of the net site area.

H6.6.13. Outlook space

Purpose:

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

(1) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.

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

- (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and
- (b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
- (c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.

(3) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.

(4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

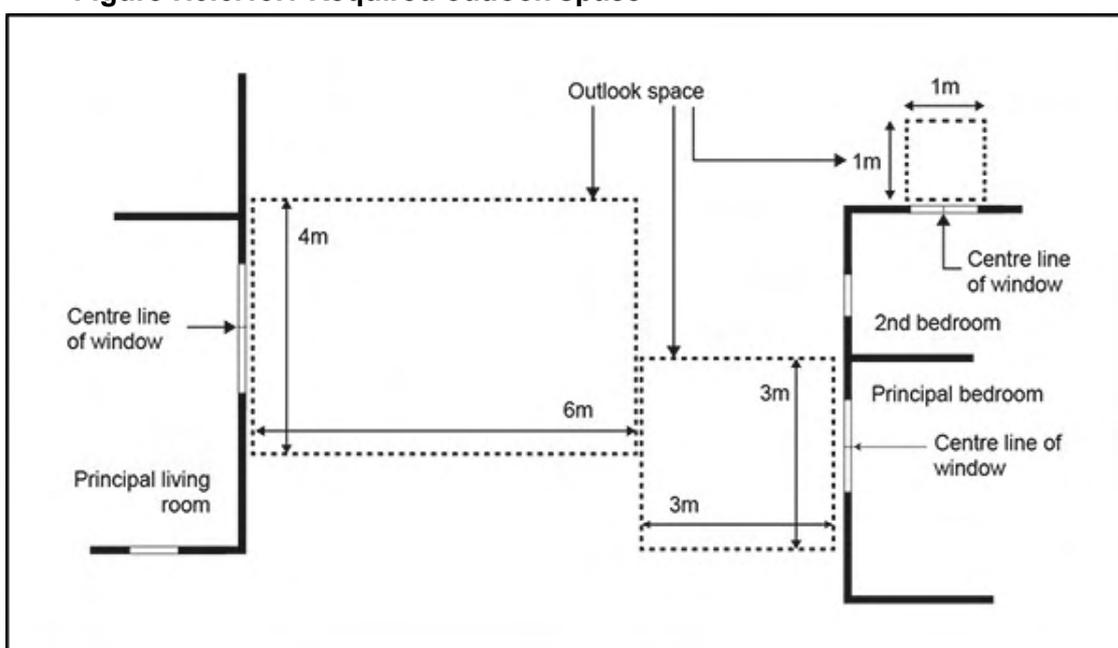
(5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.

(6) Outlook spaces may be within the site, over a public street, or other public open space.

(7) Outlook spaces required from different rooms within the same building may overlap.

- (8) Outlook spaces may overlap where they are on the same wall plane.
- (9) Outlook spaces must:
- be clear and unobstructed by buildings;
 - not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H6.6.13(6) above; and
 - not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H6.6.13.1 Required outlook space



H6.6.14. Daylight

Purpose:

- to ensure adequate daylight for living areas and bedrooms in dwellings, supported residential care and boarding houses; and
 - in combination with the outlook control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space, particularly at upper building levels.
- (1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, then:
- that part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H6.6.14.2 Required setbacks for daylight below.

Refer to Table H6.6.14.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure H6.6.14.1 Required setbacks for daylight and Figure H6.6.14.2 Required setbacks for daylight below.

- (2) Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, Standard H6.6.14(1) above will apply to the largest window.
- (3) Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.
- (4) Standard H6.6.14(1), (2) and (3) do not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

Table H6.6.14.1 Maximum height of that part of a building within a site facing a principal living room or bedroom window within the same site

Distance of the building from the largest principal living room, living/dining room or bedroom window (x)	Maximum height of the defined portion of wall opposite an identified window	Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)
1.0m	2.0m	1.0m
1.5m	3.0m	1.5m
2.0m	4.0m	2.0m
2.5m	5.0m	2.5m
2.7m	5.4m	2.7m
3.0m	6.0m	3.0m
3.5m	7.0m	3.5m
4.0m	8.0m	4.0m
4.5m	9.0m	4.5m
5.0m	10.0m	5.0m
5.5m	11.0m	5.5m
6.0m	12.0m	6.0m
7.0m	14.0m	7.0m
7.5m	15.0m	7.5m
8.0m	16.0m	8.0m
8.5m	17.0m	8.5m
9.0m	18.0m	9.0m
9.5m	19.0m	9.5m
10.0m	20.0m	10.0m
10.5m	21.0m	10.5m
11.0m	22.0m	11.0m

Distance of the building from the largest principal living room, living/dining room or bedroom window (x)	Maximum height of the defined portion of wall opposite an identified window	Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)
11.25m	22.5m	11.25m

Figure H6.6.14.1 Required setbacks for daylight

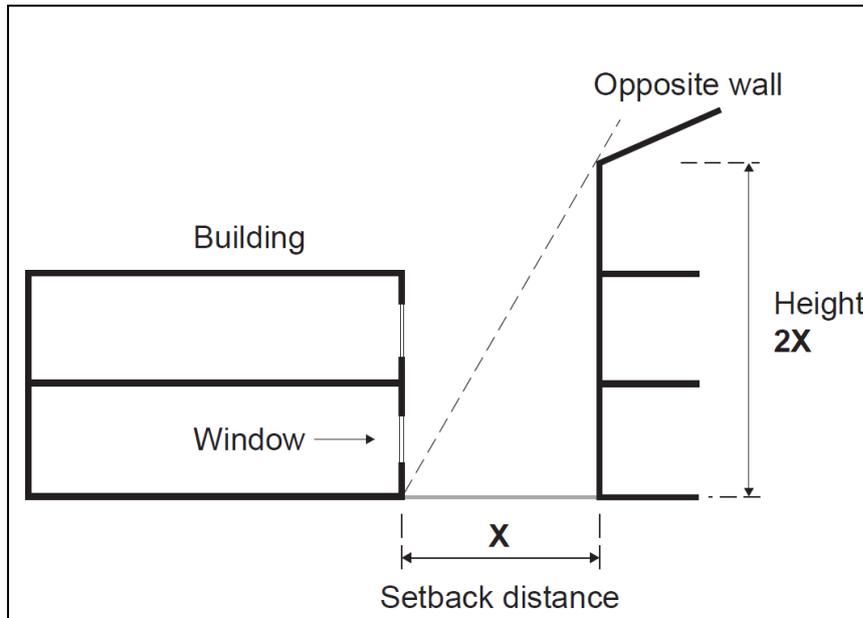
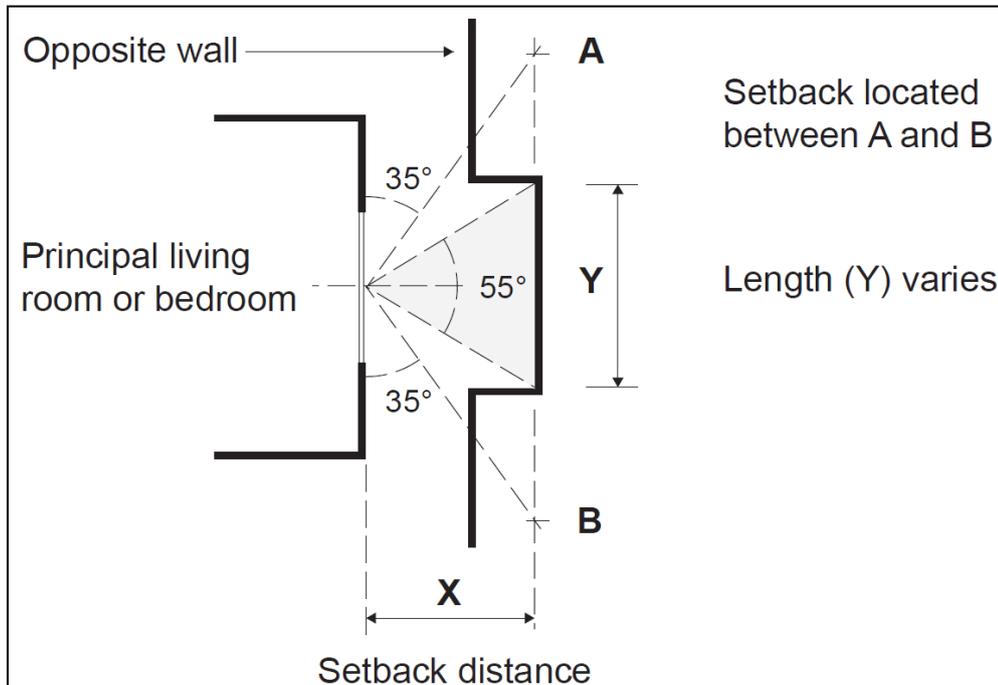


Figure H6.6.14.2 Required setbacks for daylight

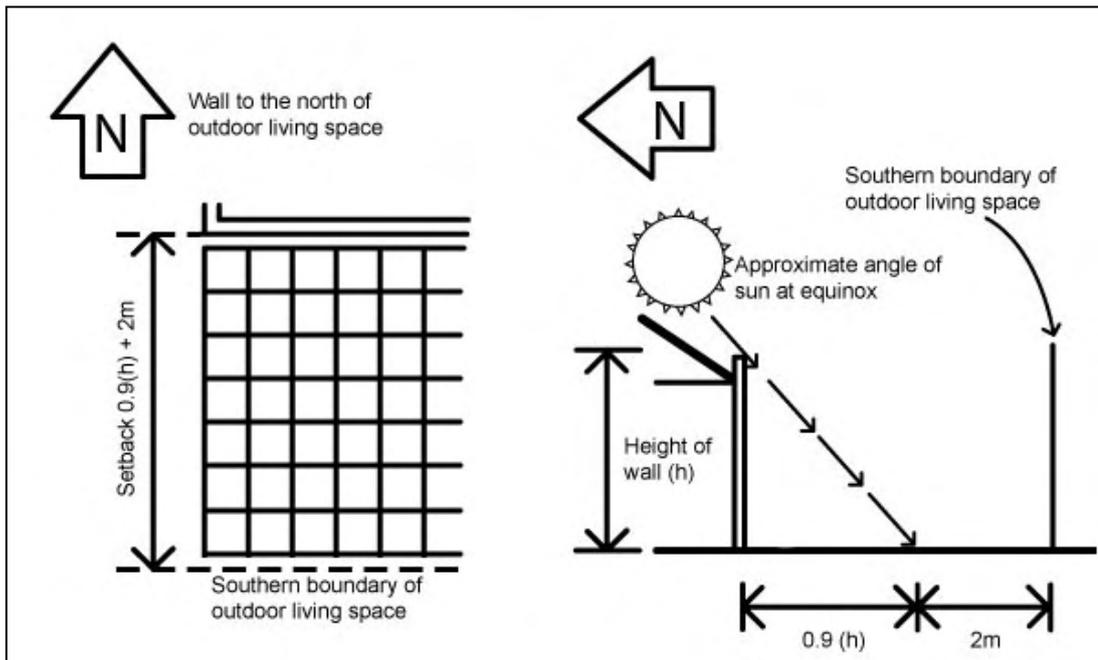


H6.6.15. Outdoor living space

Purpose: to provide dwellings, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, and is directly accessible from the principal living room, dining room or kitchen and is separated from vehicle access and manoeuvring areas.

- (1) A dwelling, supported residential care or boarding house at ground floor level, must have an outdoor living space that is at least 20m² that comprises ground floor and/or balcony/roof terrace space that:
 - (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
 - (b) where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and
 - (c) is directly accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (2) A dwelling, supported residential care or boarding house 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 5m² for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or
 - (b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
 - (c) is directly accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m² for a studio and 50m² for a dwelling with one or more bedrooms.
- (3) Where outdoor living space required by Standard H6.6.15(1) or Standard H6.6.15(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or building as shown in the Figure H6.6.15.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.

Figure H6.6.15.1 Location of outdoor living space



H6.6.16. Front, side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a Front, side or rear boundary or within a front, side, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street or adjoining public place;
- minimise visual dominance effects to immediate neighbours and the street or adjoining public place.

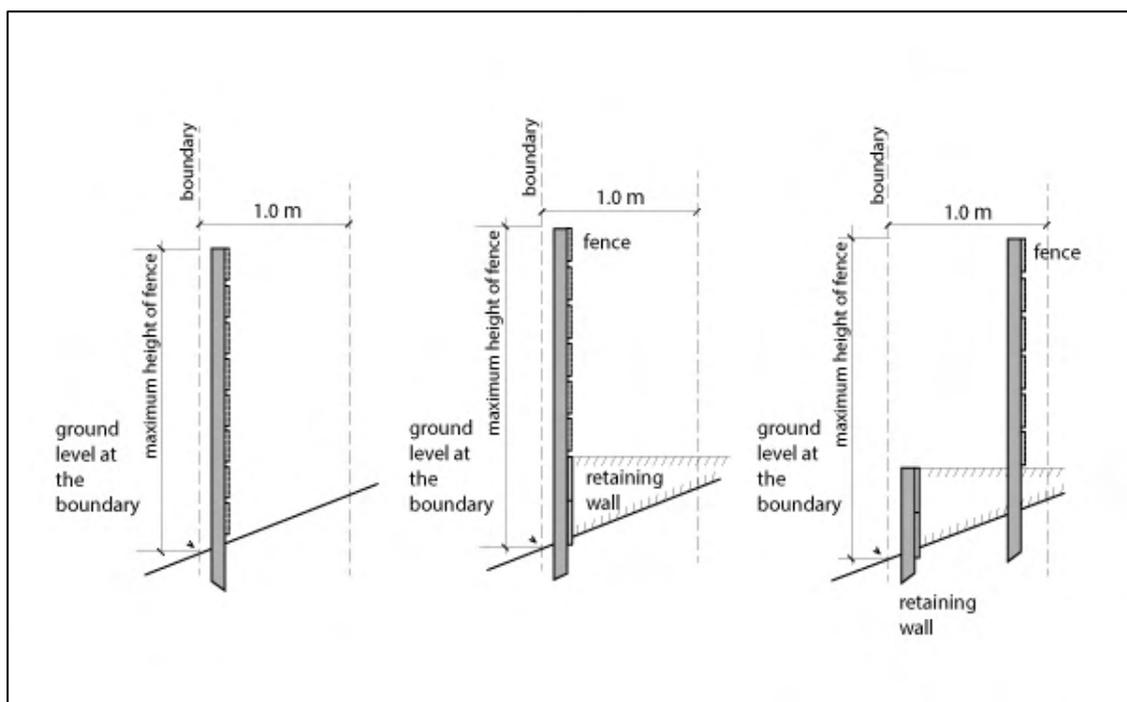
(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

(a) Within the front yard, either:

- (i) 1.4m in height, or
- (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or
- (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

(b) Within side, rear, coastal protection, lakeside or riparian yards: 2m.

Figure H.6.6.16.1 Measurement of fence height



H6.6.17. Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

(1) Dwellings must have a minimum net internal floor area as follows:

- (a) 30m² for studio dwellings.
- (b) 45m² for one or more bedroom dwellings.

PC 54 (see Modifications)

[new text to be inserted]

H6.7. Assessment – controlled activities

There are no controlled activities in this zone.

H6.8. Assessment – restricted discretionary activities

H6.8.1. 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) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; restaurants and cafes up to 100m² gross floor area per site; care centres accommodating greater than 10

people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

- (a) infrastructure and servicing;
 - (b) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) location and design of parking and access; and
 - (iv) noise, lighting and hours of operation.
- (2) for dwellings:
- (a) the effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic; and
 - (iii) location and design of parking and access.
 - (b) all of the following standards:
 - (i) Standard H6.6.10 Maximum impervious areas;
 - (ii) Standard H6.6.11 Building coverage;
 - (iii) Standard H6.6.12 Landscaped area;
 - (iv) Standard H6.6.13 Outlook space;
 - (v) Standard H6.6.14 Daylight;
 - (vi) Standard H6.6.15 Outdoor living space;
 - (vii) Standard H6.6.16 Front, side and rear fences and walls; and
 - (viii) Standard H6.6.17 Minimum dwelling size
 - (c) Infrastructure and servicing
- (3) for integrated residential development:
- (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) location and design of parking and access; and
 - (iv) noise, lighting and hours of operation.

- (b) all of the following standards:
 - (i) Standard H6.6.10 Maximum impervious areas;
 - (ii) Standard H6.6.11 Building coverage;
 - (iii) Standard H6.6.12 Landscaped area;
 - (iv) Standard H6.6.13 Outlook space;
 - (v) Standard H6.6.14 Daylight;
 - (vi) Standard H6.6.15 Outdoor living space;
 - (vii) Standard H6.6.16 Front, side and rear fences and walls; and
 - (viii) Standard H6.6.17 Minimum dwelling size
- (c) Infrastructure and servicing.
- (4) for buildings that do not comply with Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.17 Minimum dwelling size:
 - (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the urban built character of the zone;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;
 - (h) any other matters specifically listed for the standard; and
 - (i) where more than one standard will be infringed, the effects of all infringements.
- (5) For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:
 - (a) Visual dominance effects;

- (b) Attractiveness and safety of the street; and
- (c) Overlooking and privacy.

PC 54 (see
Modifications)

[new text to be inserted]

H6.8.2. Assessment criteria

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

- (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; restaurants and cafes up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

(a) infrastructure and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(b) building intensity, scale, location, form and appearance:

- (i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.

(c) traffic:

- (i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

(d) location and design of parking and access:

- (i) whether adequate parking and access is provided or required.

(e) noise, lighting and hours of operation:

- (i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

- locating noisy activities away from neighbouring residential boundaries; and
- screening or other design features; and
- controlling the hours of operation and operational measures.

(2) for dwellings:

(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

(i) Standard H6.6.10 Maximum impervious areas;

(ii) Standard H6.6.11 Building coverage;

(iii) Standard H6.6.12 Landscaped area;

(iv) Standard H6.6.13 Outlook space;

(v) Standard H6.6.14 Daylight;

(vi) Standard H6.6.15 Outdoor living space; and

(vii) Standard H6.6.16 Front, side and rear fences and walls; and

(viii) Standard H6.6.17 Minimum dwelling size

(b) refer to Policy H6.3(1);

(c) refer to Policy H6.3(2);

(d) refer to Policy H6.3(3);

(e) refer to Policy H6.3(4);

(f) refer to Policy H6.3(5);

(g) refer to Policy H6.3(6);

(h) refer to Policy H6.3(7); and

(i) refer to Policy H6.3(8).

(j) infrastructure and servicing:

(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(k) the extent to which the necessary storage and waste collection and recycling facilities is provided in locations conveniently accessible and screened from streets and public open spaces.

(l) traffic:

- (i) the extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network.
- (ii) H6.8.2 (2)(l)(i) is not considered where the development is located adjacent to a Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone.

(3) for integrated residential development:

(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

- (i) Standard H6.6.10 Maximum impervious areas;
- (ii) Standard H6.6.11 Building coverage;
- (iii) Standard H6.6.12 Landscaped area;
- (iv) Standard H6.6.13 Outlook space;
- (v) Standard H6.6.14 Daylight;
- (vi) Standard H6.6.15 Outdoor living space;
- (vii) Standard H6.6.16 Front, side and rear fences and walls; and
- (viii) Standard H6.6.17 Minimum dwelling size (excluding retirement villages).

(b) refer to Policy H6.3(1);

(c) refer to Policy H6.3(2);

(d) refer to Policy H6.3(3);

(e) refer to Policy H6.3(4);

(f) refer to Policy H6.3(5);

(g) refer to Policy H6.3(6);

(h) refer to Policy H6.3(7);

(i) refer to Policy H6.3(8); and

(j) infrastructure and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(k) traffic:

- (i) the extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network.
- (ii) H6.8.2 (3)(k)(i) is not considered where the development is located adjacent to a Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone.

(4) For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:

Visual dominance

- (a) 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:
 - (i) the planned urban built character of the zone;
 - (ii) the location, orientation and design of development; and
 - (iii) the physical characteristics of the site and the neighbouring site.

Attractiveness and safety of the street

- (b) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:
 - (i) providing doors, windows and balconies facing the street;
 - (ii) optimising front yard landscaping;
 - (iii) providing safe pedestrian access to buildings from the street; and
 - (iv) minimising the visual dominance of garage doors as viewed from the street.

Overlooking and privacy

- (c) 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.

(5) for building height:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(4); and
- (d) refer to Policy H6.3(5).

(6) for height in relation to boundary infringements:

- (a) refer to Policy H6.3(1);
 - (b) refer to Policy H6.3(2);
 - (c) refer to Policy H6.3(4);
 - (d) refer to Policy H6.3(5); and
 - (e) refer to Policy H6.3(6).
- (7) for alternative height in relation to boundary infringements:
- (a) refer to Policy H6.3(1);
 - (b) refer to Policy H6.3(2);
 - (c) refer to Policy H6.3(3);
 - (d) refer to Policy H6.3(4);
 - (e) refer to Policy H6.3(5); and
 - (f) refer to Policy H6.3(6).
- (8) for height in relation to boundary adjoining lower density zones:
- (a) refer to Policy H6.3(1);
 - (b) refer to Policy H6.3(2);
 - (c) refer to Policy H6.3(4);
 - (d) refer to Policy H6.3(5); and
 - (e) refer to Policy H6.3(6).
- (9) for yards:
- (a) refer to Policy H6.3(1);
 - (b) refer to Policy H6.3(2);
 - (c) refer to Policy H6.3(4); and
 - (d) refer to Policy H6.3(5).
- (10) for maximum impervious areas:
- (a) refer to Policy H6.3(8).
- (11) for building coverage:
- (a) refer to Policy H6.3(1);
 - (b) refer to Policy H6.3(2);
 - (c) refer to Policy H6.3(4);

(d) refer to Policy H6.3(5); and

(e) refer to Policy H6.3(6).

(12) for landscaped area:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

(c) refer to Policy H6.3(4); and

(d) refer to Policy H6.3(5).

(13) for outlook space:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

(c) refer to Policy H6.3(4);

(d) refer to Policy H6.3(5); and

(e) refer to Policy H6.3(6).

(14) for daylight:

(a) refer to Policy H6.3(2);

(b) refer to Policy H6.3(4);

(c) refer to Policy H6.3(5); and

(d) refer to Policy H6.3(6).

(15) for outdoor living space:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

(c) refer to Policy H6.3(5);

(d) refer to Policy H6.3(6); and

(e) refer to Policy H6.3(7).

(16) For front, side and rear fences and walls:

(a) refer to Policy H6.3(2);

(b) refer to Policy H6.3(3);

(c) refer to Policy H6.3(5); and

(d) refer to Policy H6.3(6).

(17) For minimum dwelling size:

(a) Policy H6.3(6)

PC 54 (see
Modifications)

[new text to be inserted]

H6.9. Special information requirements

There are no special information requirements in this zone.



Attachment C - I605 Hobsonville Point Precinct

I605. Hobsonville Point Precinct

I605.1. Precinct Description

The Hobsonville Point Precinct is located approximately 11 kilometres north-west of central Auckland. The precinct is being redeveloped as a sustainable community with a compatible mix of residential and employment activities. Development of this precinct will be guided by the following precinct plans:

- Precinct plan 1 - Hobsonville Point precinct plan;
- Precinct plan 2 - Hobsonville Point features plan;
- Catalina Sub-precinct (Sub-precinct E) plans (precinct plans 3 - 5); and
- Landing Sub-precinct plans (Sub-precinct F) (precinct plans 6-7).

The purpose of the precinct is to provide for a comprehensive and integrated redevelopment of the former airbase, making efficient use of land and infrastructure and increasing the supply of housing in the Hobsonville area. The precinct will provide an integrated residential and marine area, comprising a primary and secondary school, integrated public transport, a range of open spaces and community facilities, and a variety of housing options. The precinct is located near to the local centre being developed within the adjacent Hobsonville Corridor Precinct.

There are six sub-precincts in the precinct being the:

- Hobsonville Point Village Sub-precinct (Sub-precinct A);
- Buckley Sub-precinct (Sub-precinct B);
- Sunderland Sub-precinct (Sub-precinct C);
- Airfields Sub-precinct (Sub-precinct D);
- Catalina Sub-precinct (Sub-precinct E); and
- Landing Sub-precinct (Sub-precinct F).

The Hobsonville Point Village Sub-precinct (Sub-precinct A) has some provision for small-scale retail fronting Hobsonville Point Road. The Buckley, Sunderland and Catalina sub-precincts predominately provide for urban residential living, with areas set aside for retail and community facilities to serve the local community. The Landing Sub-precinct (Sub-precinct F) provides for mixed uses, and is intended to be a vibrant urban node building on its existing heritage and landscape features and taking advantage of its waterside position and ferry service. The Airfields Sub-precinct (Sub-precinct D) is a comprehensive mixed use development for limited retail, business and residential activities.

Stormwater management within the precinct is guided by an integrated catchment management plan and is the subject of a granted stormwater network discharge consent which contains both an overall management approach and specific requirements for both on-site stormwater management and larger scale communal stormwater management ponds and wetlands.

The zoning of the land within the Hobsonville Point Precinct is Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings, Business - Mixed Use, Open Space – Informal Recreation, Open Space - Conservation, and Special Purpose – Maori Purpose zones.

I605.2. Objectives

- (1) Hobsonville Point Precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living, commercial and employment in order to increase housing supply.
- (2) Development is of a form, scale and design that provides for high-quality on-site amenity for residents and responds to the neighbourhood's planned residential character.
- (3) Different types of housing and levels of intensification are enabled, including medium and high density housing, to provide a choice of living environments while providing for high-quality on-site amenity for residents and maintaining the reasonable amenity of adjoining residential sites.
- (4) Commercial and retail activities are enabled at a scale and intensity which ensures that the adverse effects on the function and viability of the local centre within the Hobsonville Corridor Precinct are avoided.
- (5) Subdivision and development is sensitive to the precinct's historic cultural heritage, natural ecological and open space and coastal values, and those values are a significant feature of the precinct's development.
- (6) Development is integrated with transport networks and supports pedestrian, cycle and public transport use.
- (7) Adverse effects of stormwater runoff are avoided or mitigated.
- (8) Provide for public transport infrastructure and maintain access to this infrastructure within the Landing Sub-precinct (Sub-precinct F) to support the transport needs of the wider Hobsonville Point Precinct.

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

I605.3. Policies

Development

- (1) Promote comprehensive and integrated development of the precinct in accordance with Precinct plan 1 - Hobsonville Point precinct plan.
- (2) Encourage the establishment of land use activities or development within a sub-precinct to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.

- (3) Enable a community that models sustainability, particularly the principles of passive solar design, energy efficiency, sustainable water management, and compact walkable neighbourhoods.
- (4) Encourage higher density and mixed use development, and an integrated urban form, with public transport networks, pedestrian facilities and cycleways movement networks, to provide an alternative to, and reduce dependency on, private motor vehicles as a means of transportation.
- (5) Enable medium and high density housing to make efficient use of the land resource while maintaining the reasonable amenity of adjoining residential sites and providing high-quality on-site amenity.
- (6) Enable retail and commercial activities to service the community while ensuring:
 - (a) the intensity of the use will not detract from the residential amenity of the precinct; and
 - (b) the scale and intensity of the activities will not have an adverse effect on the function and viability of the local centre within I603 Hobsonville Corridor Precinct.

Built form

- (7) Promote principles of urban sustainability and excellence of urban form.
- (8) Require residential development to be of a scale and form that maintains adequate sunlight access to adjoining residential sites and avoids bulk and dominance effects.
- (9) Require residential development to achieve a high quality of on-site amenity by:
 - (a) providing functional and accessible outdoor living spaces;
 - (b) controlling fence heights to provide a reasonable level of on-site privacy while enabling passive surveillance of the street and open space;
 - (c) requiring minimum side yards to allow for access to the rear of sites;
 - (d) controlling building coverage, impervious areas and minimum landscaped areas;
 - (e) applying design assessment criteria within sub-precincts to manage privacy effects;
 - (f) specifying minimum setbacks from boundaries for primary and secondary outlooks to minimise overlooking, maximise daylight access and mitigate noise effects;
 - (g) applying energy efficiency standards, water use efficiency standards and standards for use of rainwater for non-potable water; and

- (h) requiring new buildings and other development in the Landing Sub-precinct (Sub-precinct F) to be located and designed to maintain key identified views (precinct plan 7) between public spaces and the existing hangar buildings and the escarpment.

Historic heritage and public open spaces

- (10) Apply controls which protect and enhance the precinct's historic heritage values, and amenity and character features.
- (11) Encourage recognition and protection of historic and Mana Whenua cultural heritage values in the detailed design for the sub-precincts.
- (12) Encourage the establishment of public open space within the Catalina Sub-precinct (Sub-precinct E) to recognise and protect the collective historic and cultural heritage, natural ecological and open space values of Bomb Point and the adjoining coastal marine areas, and to provide for public access to the coast and protected historic heritage features.
- (13) Require the protection and preservation of no less than two of the former ammunition stores at Bomb Point within the Catalina Sub-precinct (Sub-precinct E).
- (14) Require the retention and adaptive re-use of the hanger building as part of the development of the Airfields Sub-precinct (Sub-precinct D).
- (15) Provide for any identified historic heritage buildings and their surrounds, and heritage landscapes to be managed in accordance with a heritage management plan.
- (16) Require any new buildings to be sensitive to the location and scale of the existing heritage buildings and their surrounds.
- (17) Protect the natural values of, and public access to, the coast.
- (18) Require integrated, accessible and usable public open spaces to be provided within walkable distances for all residents.
- (19) Require the retention and adaptive re-use of existing buildings with historic value as part of the development of the Landing Sub-precinct (Sub-precinct F).
- (20) Encourage the creation of a vibrant promenade in the Landing Sub-precinct (Sub-precinct F) while safeguarding public access along the waterfront.

Infrastructure

- (21) Require the construction of new roads as generally indicated on Precinct plan 1 - Hobsonville Point precinct plan to achieve a highly interconnected pedestrian and roads system that provides for all modes of transport.

- (22) Require pedestrian and cycle links as generally indicated on Precinct plan 2 - Hobsonville Point features plan to allow for safe and efficient movements within the precinct.
- (23) Minimise the effects of off-site disposal of stormwater and wastewater through the use of sustainable infrastructure design.
- (24) Ensure development is consistent with the granted network discharge consent (or variation thereto) and integrated management plan.
- (25) Ensure that space and public access is available with The Landing Sub-precinct (Sub-precinct F) to integrate complementary and public transport facilities for:
 - (a) the movement of ferry passengers and supporting facilities;
 - (b) the efficient access, circulation and manoeuvring of buses servicing the Hobsonville ferry terminal; and
 - (c) the provision of cycle parking within close proximity to the Hobsonville ferry terminal at all times.

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

I605.4. Activity table

The provisions in the zone and Auckland-wide provisions apply in this precinct unless otherwise specified below where an activity status is specified in a table cell. A blank table cell with no activity status specified means that the underlying zone provisions apply.

Table I605.4.1 specifies the activity status of activities in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D), and Catalina Sub-precinct (Sub-precinct E), pursuant to sections 9(3) and section 11 of the Resource Management Act 1991. These sub-precincts are in the residential zones.

Table I605.4.2 specifies the activity status of activities in The Landing Sub-precinct (Sub-precinct F), pursuant to sections 9(3) and 11 of the Resource Management Act 1991. This precinct is in the Business – Mixed Use Zone.

Table I605.4.1 Activity table – Sub-precincts A-E (Residential Zones)

Activity		Activity status				
		Hobsonville Point Village Sub-precinct (Sub-precinct A)	Buckley Sub-precinct (Sub-precinct B)	Sunderland Sub-precinct (Sub-precinct C)	Airfields Sub-precinct (Sub-precinct D)	Catalina Sub-precinct (Sub-precinct E)
Use						
Commerce						
(A1)	Filming	P	P	P	P	P
(A2)	Retail	RD	RD	RD	RD	RD
(A3)	Retail that does not comply with Standard I605.6.2			D	D	
(A4)	Restaurants and cafes up to 500m ² gross floor area per site			RD	RD	
(A5)	Restaurants and cafes exceeding 500m ² gross floor area per site			D	D	
(A6)	Restaurants and cafes up to 200m ² gross floor area per site	RD	RD			RD
(A7)	Service stations on arterial roads	D	NC	NC	NC	NC
(A8)	Offices			RD	RD	
(A9)	Commercial services			RD	RD	
(A10)	Education facilities			RD	RD	
(A11)	Healthcare facilities			RD	RD	
(A12)	Office or warehousing activities in the Airfields Sub-precinct (Sub-precinct D)	NA	NA	NA	D	NA
(A13)	Any retail, office, commercial service, entertainment recreational or				P	

I605 Hobsonville Point Precinct

	community use within the WASP Hangar					
(A14)	Parking and "Park and Ride" facilities				P	
(A15)	Ongoing operation of existing marine industry activities that were in operation at 30 September 2013				P	
(A16)	Three or more dwellings per site within the Residential - Mixed Housing Urban Zone	P	P	P	P	P
Development						
(A17)	Internal alterations to buildings	P	P	P	P	P
(A18)	Buildings and alterations and additions to buildings	RD	RD	RD	RD	RD
(A19)	Complete demolition or demolition of any part of the former ammunition stores in the Catalina Sub-precinct (Sub-precinct E)	N/A	N/A	N/A	N/A	D
(A20)	Infrastructure					
Subdivision						
(A21)	Subdivision					

Table I605.4.2 Activity table – Sub-precinct F (Mixed Use Zone)

Activity		Activity status
Use		
Commerce		
(A22)	Marine Retail	P
(A23)	Offices greater than 500m ² gross floor area per site	P
(A24)	Walkways, cycling facilities, bus access and circulation, bus stops and shelters	P
Development		
(A25)	Complete demolition or demolition of more than 30% of the frontage of existing buildings of historic value	NC
(A26)	New buildings	RD
(A27)	Alterations to, or the demolition of no more than 30% of the	RD

	front façade of existing buildings of historic value	
(A28)	Internal alterations to buildings	P
Subdivision		
(A29)	Subdivision	RD

Note 1

Attached housing is a self-contained dwelling that adjoins another dwelling, sharing walls and/or intermediate floors. Unlike the apartment typology however, all ground floor dwellings must have direct street access.

Note 2

Detached housing is a free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached.

Note 3

In this precinct 'approved comprehensive development plan' means the comprehensive development plan consents granted for the Buckley and Sunderland sub-precincts and referenced as LUC-2008-389 and LUC-2012-1078, and the comprehensive development plan granted for the Airfields Sub-precinct (Sub-precinct D) and referenced as LUC 2013-1261.

Note 4

The existing buildings of historic value referred in the Landing Sub-precinct (Sub-precinct F), and identified on Precinct plan 6 - Landing Sub-precinct F connections, movement and public spaces plan Precinct plan 7 - Landing Sub-precinct F buildings and views plan are:

- (a) Building A = Fabric Bay;
- (b) Building B = Seaplane Hangars;
- (c) Building C = Workshops;
- (d) Building D = Painting Bay;
- (e) Building E = GRP Building; and
- (f) Building F = Sunderland Hangar.

Note 5

For the avoidance of doubt, ‘demolition’ does not include the removal and replacement of cladding, roofing, doors, windows, gutters and spouting and the like.

I605.5. Notification

- (1) Any application for resource consent for a restricted discretionary activity for new buildings, alterations and additions, subdivision and development on sites listed in activity tables I605.4.1 and I605.4.2, will be considered without public notification. However, limited notification may be undertaken, including notice being given to any owner of land within the sub-precinct who has not provided written approval to the application.
- (2) Any application for resource consent for an activity listed in activity tables I605.4.1 and I605.4.2 and which is not listed in I605.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

I605.6. Standards

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

All activities listed in Table I605.4.1, Table I605.4.2, Table [H5.4.1](#) in [H5 Residential - Mixed Housing Urban Zone](#) , and Table [H.6.4.1](#) in [H6 Residential - Terrace Housing and Apartment Buildings Zone](#), as permitted or restricted discretionary activities must comply with the following standards. All subdivision that is a controlled, restricted discretionary or discretionary activity must comply with the standards I605.6.3, I605.6.5.8, I605.6.8, and I605.6.9.1.

I605.6.1. Minimum and maximum density

- (1) The number of dwellings within a sub-precinct must be no less than the minimum density and no more than the maximum density specified in Table I605.6.1.1.
- (2) Any activity that does not comply with I605.6.1(1) is a discretionary activity.

Table I605.6.1.1 Density

Sub-precinct	Minimum number of dwellings	Maximum number of dwellings
Hobsonville Point Village Sub-precinct (Sub-precinct A)	274	NA
Buckley Sub-precinct (Sub-precinct B)	1080	1200

Sunderland Sub-precinct (Sub-precinct C)	592	1175
Residential - Mixed Housing Urban zone within the Airfields Sub-precinct (Sub-precinct D)	40 dwellings per hectare net*	150 dwellings per hectare net*
Catalina Sub-precinct (Sub-precinct E)	40 dwellings per hectare net*	150 dwellings per hectare net*

*excluding land used for public roads, public open space or any other land used for a non-residential activity.

I605.6.2. Retail

Within Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E):

- (a) the total gross floor area of retail within a sub-precinct must not exceed 3000m²;
- (b) retail units must not exceed 500m² gross floor area per unit, or maximum average gross floor area of 200m²; and
- (c) a maximum of two adjoining retail units may locate in the same area.

I605.6.3. Stormwater management

- (1) Subdivision and development shall be managed in accordance with the integrated catchment management plan and granted network consent (or approved variation).

I605.6.4. Residential – Mixed Housing Urban Zone

- (1) The standards in the Residential - Mixed Housing Urban Zone apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E) except as specified below.

I605.6.4.1. Height in relation to boundary

- (1) The height in relation to boundary standards [H5.6.5](#) and [H5.6.6](#) in [H5 Residential – Mixed Housing Urban Zone](#) do not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E).

I605.6.4.2. Yards

Purpose:

- Front yard: to provide a transition from the street to the front facade of the dwelling and ensure dwellings address the street where practicable.

- Side yard: a minimum on one side boundary to provide practical access to the rear of the site.
- Provides for garages or carports facing the street to be setback to ensure that parked cars do not overhang the footpath.

(1) The standards for yards in [H5 Residential - Mixed Housing Urban Zone](#) under Standard [H5.6.8](#) apply except as specified in Table I605.6.4.2.1:

Table I605.6.4.2.1 Yards

Yard	Minimum depth	Maximum depth
Front (except for garages and carports)	1m	6m
Side yard (detached dwellings and end of row attached dwellings only)	1.2m on one side yard only	None applies.

(2) A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage.

(3) The front of the garage or carport must not be between 1.5m and 5.5m from the front boundary of the site.

I605.6.4.3. Common walls

Purpose: enable attached dwellings in Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E).

(1) The side yard in I605.6.4.2 does not apply where a common wall is proposed.

I605.6.4.4. Maximum impervious area, building coverage and landscaping

Purpose:

- manage the amount of stormwater runoff generated by a development;
- maintain the suburban built character of the zone; and
- provide a good standard of on-site amenity for residents.

(1) The following standards from [H5 Residential – Mixed Housing Urban Zone](#) do not apply:

- (a) Rule [H5.6.9](#) Maximum impervious area;
- (b) Rule [H5.6.10](#) Building coverage; and
- (c) Rule [H5.6.11](#) Landscaped area.

(2) The maximum and minimum areas in Table I605.6.4.4.1 apply.

Table I605.6.4.4.1. Maximum impervious area, building coverage and landscaping

Sub-precinct/area	Maximum impervious area	Maximum building coverage	Minimum landscaped area
Buckley Sub-precinct (Sub-precinct B)	70% for detached housing, or 85% for attached housing	60% for detached housing, or 75% for attached housing	30% for detached housing, or 15% for attached housing
Sunderland Sub-precinct (Sub-precinct C)	80% for detached housing 85% for attached housing	55% for detached housing 65% for attached housing	15%
Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and, Airfields Sub-precinct (Sub-precinct D)	85%	65%	15%
Riparian yard – in all sub-precincts where a riparian yard exists	10%	NA	NA

I605.6.4.5. Outdoor Living Space

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

(1) The standards for outdoor living space in the Residential - Mixed Housing Urban apply except as specified in Table I605.6.4.5.1.

Table I605.6.4.5.1 Outdoor living space

Sub-precinct	Minimum area	Minimum dimensions
Buckley sub-precinct (Sub-precinct B)	The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply.	The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply.
Sunderland Sub-precinct	18m ² for a 1 bedroom dwelling at ground level;	4m diameter circle for a 1 or 2 bedroom dwelling.

I605 Hobsonville Point Precinct

(Sub-precinct C)	<p>40m² for a 2 bedroom dwelling at ground level; 50m² for a 3 bedroom dwelling; or 60m² for a 4 bedroom dwelling.</p> <p>for small houses: 18m² for a 1 bedroom dwelling; or 25m² for a 2 bedroom.</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level; and b. entire dwellings above the ground level.</p> <p>Where a dwelling has the principal living room above ground level a balcony or terrace at least 8m²</p>	<p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level.</p> <p>Minimum depth of 2.4m for a above ground balcony or terrace.</p>
<p>The Airfields Sub-precinct (Sub-precinct D), Hobsonville Point Village Sub-precinct (Sub-precinct A) and Catalina Sub-precinct (Sub-precinct E)</p>	<p>18m² for a 1 bedroom dwelling; or 25m² for a 2 bedroom dwelling.</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. 3 or more bedrooms; b. principal living rooms above ground level; and c. entire dwellings located above ground level.</p>	<p>4m diameter circle for a one or more bedroom dwelling, or</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level; and b. entire dwellings above the ground level.</p>

* Refer to definition of 'small house' in Note 1 for Table I605.6.4.7.1 Outlook space and building separation

- (2) In the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) outdoor living spaces must receive at least 3 hours of sunlight on June 21 for at least 50 per cent of the outdoor living space and at least 5 hours on September 21.

I605.6.4.6. Fences

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

- (1) Standard [H5.6.15](#) - Side and rear fences and walls, in [H5 Residential – Mixed Housing Urban Zone](#) does not apply.
- (2) Fences in a front yard, or adjoining a public open space, must not exceed 0.9m in height.
- (3) Where a dwelling is erected within 1.5m of the frontage a fence must not be erected in the front yard.
- (4) Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set back at least 1m back from the front corner of the building.
- (5) Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area.
- (6) Fences on a side boundary must not exceed 1.8m in height.
- (7) A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

I605.6.4.7. Outlook space and building separation

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites;
 - maximise daylight into dwellings and outdoor living spaces; and
 - reduce noise disturbance.
- (1) Standard [H5.6.12](#) Outlook space in [H5 Residential – Mixed Housing Urban Zone](#) does not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C).
 - (2) All attached housing and detached housing in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
 - (3) The minimum set-backs from site boundaries are set out in Table I605.6.4.7.1.
 - (4) The outlook area may be over the street, public open space, shared access sites, car parking areas and private lanes.
 - (5) Any building constructed directly adjacent to the primary or secondary outlook of a small house must not exceed a maximum height of two storeys.
 - (6) The underlying zone standards for separation between buildings does not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C).

The nominated outlooks and setback distances in Table I605.6.4.7.1 apply as separation distances between dwellings on the same site.

Table I605.6.4.7.1 Outlook space and building separation

Minimum set back	Dwellings (other than small houses)	Small houses
Primary outlook*	6m	4m
Secondary outlook	3m	2m
No outlook	0m	0m

*Refer to Precinct plan 4 - Catalina Sub-precinct E - building separation diagram

Note:

- (1) A small house is a dwelling with a maximum of two storeys, and a maximum 100m² gross floor area (including garage), and a maximum of three bedrooms.
- (2) Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.
- (3) Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.
- (4) No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

I605.6.4.8. Jointly owned access sites

- (1) Jointly owned access sites or rights of way must not exceed 5 per cent or one site, whichever is the greater, per development block.
- (2) A jointly owned access site or right of way must not serve more than four dwellings.

- (3) I605.6.4.8(1) and (2) do not apply to rear lanes that provide secondary access to properties with road frontage.

I605.6.4.9. Energy efficiency and non-potable water supply

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

- (1) All new dwellings are designed to achieve a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.
- (3) 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; and
- (4) All new dwellings are fitted with water efficient fixtures, to a minimum 3 Star standard (under the Water Efficiency Labelling Scheme (WELS)).
- (5) The minimum sizes for rainwater tanks (or bladders) in Table I605.6.4.9.1 and Table I605.6.4.9.2 apply to detached and attached housing in all sub-precincts.

Table I605.6.4.9.1 All dwellings except apartments

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

* All attached houses to be 3000L max

Table I605.6.4.9.2 Apartments

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

I605.6.4.10. Special height and frontage

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina Sub-precinct (Sub-precinct E).

- (1) Within the Catalina Sub-precinct (Sub-precinct E) buildings fronting roads identified as types A to D on Precinct plan 5 - Catalina Sub-precinct E - special height and frontage must comply with the requirements of the special height and frontage matrix in Table I605.6.4.10.1.
- (2) On frontages where Standard I605.6.4.10(1) applies, where there is a conflict between this standard and any other standard, this standard applies.

Table I605.6.4.10.1 Special height and frontage matrix

	a	b	c	d
Street or Urban Open Space Frontage Typology	Type A Urban Street – Formal	Type B Urban Street – Informal	Type C Suburban Street	Type D Open space / Walkway
Description:	Buildings fronting Type A Urban Streets provide a more formal urban frontage. Scale and density is urban in character. Increased building height, continuous frontage and reduced setback reinforces the urban character of the street. No vehicular access or garaging is permitted to ensure pedestrian safety.	Buildings fronting Type B Urban streets provide a less formal urban frontage that is also envisaged for specific open spaces proximate to a scale and density that is urban in character. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Modest private open space can be accommodated in the front yard, however setback is limited so as to retain an urban character, albeit less formal.	Buildings fronting Type C Suburban Streets provide a suburban frontage, reinforced with a generous building setback and limited building length. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Landscaping helps to reinforce the suburban character of the streets.	Buildings shall front Open Spaces and Walkways in order to provide passive surveillance, ensuring safety for park users. Buildings shall take full advantage of the amenity on offer by actively fronting open spaces and walkways. Building length is controlled to allow buildings further back to participate in the amenity on offer, and to maximise accessibility to open spaces and walkways.
1 No. of floors shall be: [refer also to note i below]	2.5 min [refer to note ii below for definition of 0.5 storey]	2 min	2 min	1 – 3 min – max
2 Threshold conditions shall be: [refer to note iii below for definition]	0.5 – 1.25m min – max	0.5 – 1.25m min - max	0 – 0.9m min – max	
3 Boundary setback: Front shall be:	0 – 2.5m min – max	0 – 3.5m min - max	2 – 5m min – max	2m min
4 Garages and carports front setback shall be:	N/A	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m
5 Continuous frontage required: [refer to note v below for definition]	yes for 80% of development block	no	no	no
6 Solid / void relationship:	65% solid maximum for ground floor 75% solid maximum	65% solid maximum for ground floor 75% solid maximum for	75% solid maximum	75% solid maximum

I605 Hobsonville Point Precinct

	[refer to note iv below for definition]	for upper storeys	upper storeys		
7	Max building length shall be:	N/A	60m max	50m max	75m max
8	Vehicular access on street frontage permitted:	no	yes	yes	yes (where street occurs between lot and open space)
9	Landscape treatment plan required:	yes – if front setback is greater than 0m	yes – if front setback is greater than 0m Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes
10	Small Houses permitted: [refer to Note 1 in I605.6.4.7.1]	no	yes	yes	yes
<p>i The relevant minimum height is deemed to have been met where the building frontage meets the storey height limit and is at least one dwelling unit depth. Small Houses need not comply with the storey height limits outlined above.</p> <p>ii The definition of 'half' (0.5) storey is a roof space that can be occupied or utilised for storage and has at least one window opening to the street elevation.</p> <p>iii The definition of Threshold is the height difference between street level and the ground floor level of the unit.</p> <p>iv Solid / void relationship is described as the percentage of openings – windows / doors within a building façade (excluding garage doors)</p> <p>v. The definition of continuous building frontage is a row of buildings with no more than 2m separating adjoining residential units with no driveways servicing the front.</p>					

I605.6.4.11. Garages

Purpose: Minimise the dominance of garages as viewed from the street.

- (1) A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
- (2) Garage doors must not project forward of the front facade of a dwelling.
- (3) For the avoidance of doubt these standards apply in place of any and all parts of the Residential - Mixed Housing Urban Zone standard for garages.

I605.6.4.12. Minimum dwelling size

Purpose: Dwellings are of a sufficient size to provide for the day-to-day needs of residents.

- (1) Studio dwellings must have a minimum net internal floor area of 30m².
- (2) One-bedroom dwellings must have a minimum net internal floor area of 40m².

I605.6.5. Terrace Housing and Apartment Buildings zone

- (1) The standards in the Residential - Terrace Housing and Apartment Building zone apply in the Buckley, Sunderland and Catalina sub-precincts except as specified below.

I605.6.5.1. Building height

Purpose: manage the scale of development to provide for medium-rise terrace housing and apartments.

- (1) Standard [H.6.6.5\(1\)](#) in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply in the Catalina Sub-precinct (Sub-precinct E)
- (2) Buildings in the Catalina Sub-precinct (Sub-precinct E) must not exceed 20.5m in height.

I605.6.5.2. Yards

Purpose: provide an attractive transition from the street to the front facade of the terraced housing or the apartment building.

- (1) In the Sunderland and Catalina sub-precincts the standards for front, side and rear yards set in Rule [H6.6.9\(1\)](#) in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) do not apply, and the minimum depths in Table I605.6.5.2.1 apply.

Table I605.6.5.2.1 Yards

Yard	Minimum depth
Front (except for garages and carports)	1m
Side yard (detached dwellings and end of row terrace dwellings and apartment buildings only)	1.2m on one side only for 1 to 2 storeys and 3m on one side only for 3 or more storeys
Rear yard (apartments only)	6m for up to 2 storeys and 9m for 3 or more stories

- (2) A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage.

- (3) The front of the garage or carport must not be between 1.5m and 5.5m from the front boundary of the site.

I605.6.5.3. Maximum impervious area, building coverage and landscaping

Purpose:

- manage the amount of stormwater runoff generated by a development
- enable an intensive built character for apartment buildings
- provide a good standard of on-site amenity for residents.

(1) The following standards in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) do not apply:

- (a) Standard [H6.6.10](#) maximum impervious area,
- (b) Standard [H6.6.11](#) building coverage and
- (c) Standard [H6.6.12](#) landscaped area.

(1) The maximum and minimum areas in Table I605.6.5.3.1 apply.

Table I605.6.5.3.1 Maximum impervious area, building coverage and landscaping

Maximum impervious area	Maximum building coverage	Minimum landscaped area
Apartments 100% Detached or attached housing 85% Any site not connected to stormwater 10% Riparian yard 10%	Apartments 100% Detached or attached housing 65%	Apartments 0% Detached or attached housing 15%

I605.6.5.4. Outlook space

(1) Standard [H6.6.13](#) outlook space in the Residential - Terrace Housing and Apartment Buildings Zone does not apply in the Sunderland and Catalina sub-precincts.

I605.6.5.5. Building separation

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites
- maximise daylight into dwellings and outdoor living spaces
- reduce noise disturbance.

- (1) Attached housing and detached housing in the Sunderland and Catalina sub-precincts must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
- (2) The minimum set-backs from site boundaries are set out in Table I605.6.5.5.1 and Table I605.6.5.5.2.
- (3) The outlook area may be over streets, public open spaces, shared access sites, and private lanes and parking areas.
- (4) Any building constructed directly adjacent to the primary or secondary outlook of a small house must not exceed a maximum height of two storeys.
- (5) The nominated outlooks and setback distances in Table I605.6.5.5.1 apply as separation distances between dwellings on the same site.

Table I605.6.5.5.1 Attached housing and detached housing*

Residential Building Typologies	Housing (except small houses*)	Small Houses*
Primary Outlook*	6m min	4m min
Secondary Outlook*	3m min	2m min
No Outlook*	0m min	0m min

*Refer to Precinct plan 4: Catalina sub-precinct building separation diagram

Note:

- (1) A small house is a dwelling with a maximum of two storeys, and a maximum 100m² gross floor area (including garage), and a maximum of three bedrooms.
- (2) Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.
- (3) Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.
- (4) No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and

therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

Table I605.6.5.5.2 Apartments

Outlook	Minimum set back below 8.5m height	Minimum set back over 8.5m height
Front to front*	15m	18m
Front to side	10m	15m

*Refer to Precinct plan 4 - Catalina Sub-precinct E building separation diagram

Note 1

Front means the external face of any building or portion thereof that has a minimum habitable space facing a street or public or communal open space.

Note 2

Side means the external face of any building or portion thereof that does not have a habitable space with its primary access or window facing out.

I605.6.5.6. Fences

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

- (1) Standard [H6.6.16](#) side and rear fences and walls in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply.
- (2) Fences on a road boundary, or adjoining a public open space, must not exceed 0.9m in height.
- (3) Where a dwelling is erected within 1.5m of the road boundary a fence must not be erected in the front yard.
- (4) Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set-back at least 1m back from the front corner of the building.
- (5) Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area.
- (6) Fences on a side boundary must not exceed 1.8m in height.
- (7) A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

I605.6.5.7. Energy efficiency and non-potable water supply

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

- (1) All new dwellings are designed to achieve-a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.
- (3) 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 communal rainwater systems.
- (4) All new buildings are fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).
- (5) The minimum sizes for rainwater tanks (or bladders) in Table I605.6.5.7.1 and Table I605.6.5.7.2 apply to detached and attached housing and apartments in all sub-precincts.

Table I605.6.5.7.1 Detached housing and attached housing

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

* All attached houses to be 3000L max

Table I605.6.5.7.2 Apartments

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

I605.6.5.8. Special height and frontage

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina Sub-precinct (Sub-precinct E).

- (1) Within the Catalina Sub-precinct (Sub-precinct E) buildings fronting roads identified as types A to D on Precinct plan 5 - Catalina Sub-precinct E special height and frontage must comply with the requirements of Table I605.6.4.10.1 above.
- (2) On frontages where this standard applies, where there is a conflict between this standard and any other standard, this standard applies.

I605.6.5.9. Height in relation to boundary

- (1) Standard [H6.6.8](#). Height in relation to boundary adjoining lower intensity zones in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply in the Hobsonville Point Precinct.

I605.6.5.10. Outdoor living space

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

- (1) Standard [H6.6.15](#) Outdoor living space in the Residential - Terraced Housing and Apartment Buildings Zone applies; except that a dwelling with the principal living room at ground level must have an outdoor living space capable of containing a delineated area measuring at least 18m² which has no dimension less than 4.5m.

I605.6.5.11. Garages

- (1) Purpose: Reduce the dominance of garages as viewed from the street.
- (2) A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
- (3) Garage doors must not project forward of the front facade of a dwelling.

- (4) For the avoidance of doubt these standards apply in place of any and all standards in the Residential - Terraced Housing and Apartment Zone for garages.

I605.6.5.12. Minimum dwelling size

Purpose: dwellings are of a sufficient size to provide for the day-to day-needs of residents.

- (1) Studio dwellings must have a minimum net internal floor area of 30m².
- (2) One-bedroom dwellings must have a minimum net internal floor area of 40m².

I605.6.5.13. Daylight

- (1) Standard [H.6.6.14](#).Daylight in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply in the Hobsonville Point Precinct.

I605.6.6. Business - Mixed Use Zone

- (1) The standards in the Business - Mixed Use Zone apply in the Landing Sub-precinct (Sub-precinct F) apply except as specified below.

I605.6.6.1. Building height

Purpose:

- manage the effects of building height;
 - allow reasonable sunlight and daylight access to public open space excluding streets and nearby sites;
 - manage visual dominance;
 - allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility to provide variation and interest in building form when viewed from the street; and
 - enable greater height at the eastern end of the sub-precinct in an area identified as suitable for intensification.
- (1) Standard [H13.6.1](#) Building height in [H13 Business – Mixed Use Zone](#) does not apply.
 - (2) Buildings must not exceed the height in metres in Table I605.6.6.1.1. Average height is based on building footprint.

Table I605.6.6.1.1 Height

Area (as shown on Precinct plans 6 and 7)	Average height for all new buildings	Maximum height for any single building
Development Area 4	N/A	27m
Development Area 3	N/A	16.5m

Development Areas 1 and 2	8m	13.5m
Building A (Fabric Bay)	N/A	8m
Building B (Seaplane Hangar)	N/A	11m
Building C (Workshops)	N/A	8m
Building D (Painting Bay)	N/A	8m
Building E (GRP Building)	N/A	11m
Building F (Sunderland Hangar)	N/A	13.5

I605.6.6.2. Yards

Purpose: to enable the creation of a vibrant waterside promenade while ensuring that buildings and outdoor seating are adequately set back from the coastal edge to maintain unobstructed pedestrian access along the waterfront.

(1) Coastal protection yard.

(a) Buildings: 10m measured landwards from the top of the reclamation seawall.

(b) Seating/tables and decks no more than 1m in height associated with food and beverage activities in buildings: 5m.

(c) The coastal protection yard can be reduced in front of the existing Fabric Bay building (Building A on precinct plans 6 and 7) such that a minimum width of 2m (measured from MHWS) is provided to ensure continuous public access to the waterfront.

I605.6.6.3. Landscaping

(1) Standard [H13.6.6](#) in [H13 Business – Mixed Use Zone](#) does not apply.

I605.6.6.4. Energy efficiency and non-potable water supply

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

(1) All new dwellings are designed to achieve-a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.

(2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum

of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.

- (3) All new buildings are fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).

I605.6.7. Subdivision - Hobsonville Point Village, Buckley, Sunderland and Airfields sub-precincts

- (1) The subdivision standards in the Auckland wide rules apply in these sub-precincts, except that in the Residential - Terraced Housing and Apartment Buildings Zone, the minimum vacant net site area is 300m².

I605.6.8. Subdivision - Catalina Sub-precinct (Sub-precinct E)

- (1) The subdivision standards for the Catalina Sub-precinct (Sub-precinct E) are those applying to the underlying residential zones and listed in the Auckland-wide subdivision rules. In addition, the following standards apply.

I605.6.8.1. Super site subdivision

- (1) Following the super site subdivision for one or more development blocks, the first resource consent for each approved development block must provide information:
- (a) demonstrating compliance with the relevant street height and frontage;
 - (b) demonstrating complying private outdoor living space;
 - (c) demonstrating complying solar access to outdoor living space including shadow diagrams;
 - (d) nominating outlook types – primary, secondary and no outlook; and
 - (e) showing building height, building type, access lanes, parking, site services.

I605.6.8.2. Vacant lot subdivision

- (1) Any application for a vacant lot subdivision with a site of less than 450m², must include a plan showing a building envelope that complies with the standards.

I605.6.9. Subdivision - Landing Sub-precinct (Sub-precinct F)

- (1) The subdivision standards for the Landing Sub-precinct (Sub-precinct F) are those applying to the underlying Business – Mixed use zones and listed in the Auckland-wide subdivision rules. In addition, the following standards apply.

I605.6.9.1. Esplanade reserves

- (1) Where any subdivision involving the creation of sites less than 4ha, is proposed of land adjoining the mean high water springs, the application plan and the subsequent Land Transfer plan, must provide for a minimum

esplanade or esplanade strip in accordance with section 230 of the Resource Management Act 1991, to be measured as follows and as indicatively illustrated on Precinct plan 6.

- (a) Between MHWS and the Fabric Bay building: 2m.
 - (b) Elsewhere: 5m unobstructed measured landwards from the top of the existing reclamation seawall so that there is 5m width of flat pedestrian-usable land.
- (2) Any esplanade reserve or esplanade strip must be measured in a landward direction at 90 degrees to mean high water springs.
 - (3) Any reduction in width or any request to waive the esplanade reserve or esplanade strip requirement is a discretionary activity.
 - (4) The provision of an esplanade strip rather than an esplanade reserve no less than 5m wide is a discretionary activity.

I605.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I605.8. Assessment – restricted discretionary activities

I605.8.1. 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 zone, Auckland-wide provisions:

- (1) Restaurants and cafes up to 200m² gross floor area per site, retail, offices, commercial services, educational facilities, healthcare facilities:
 - (a) design, location and integration; and
 - (b) consistency with an approved comprehensive development plan where relevant.
- (2) Alterations and additions to buildings:
 - (a) design, location and integration.
- (3) New buildings:
 - (a) design, location and integration.
- (4) Subdivision:
 - (a) design, location and integration;
 - (b) Infrastructure; and
 - (c) transport.

- (5) All subdivision and development:
- (a) sub-precinct specific criteria to the extent that:
 - (i) they are relevant to the location and scale of the development;
 - (ii) the criteria remain relevant given development already implemented;
 - (iii) consistency with the integrated catchment management plan and granted network discharge consent (or variation thereto); and
 - (iv) consistency with an approved Comprehensive Development plan (where relevant).
- (6) In addition to the above, for the Landing Sub-precinct (Sub-precinct F), consistency with policies and objectives.

I605.8.2. 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, zone, and Auckland-wide provisions.

Development may differ from the precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

I605.8.2.1. Design location and integration

- (1) All activities should implement and generally be consistent with precinct plans 1, 2, 6 and 7.
- (2) redevelopment, additions and alterations to buildings should complement the existing character, form and appearance of development and have regard to:
 - (a) the heritage values of the Hobsonville Point Precinct;
 - (b) the architectural and heritage elements of the building which contribute to its character, such as cladding and fenestration;
 - (c) the visual appearance of the development from the road and reserves; and
 - (d) amenity values and neighbourhood character.
- (3) The design of buildings, driveways, parking and other development should complement the character of existing buildings and development, features and uses of adjoining land.
- (4) Landscape treatment should maintain and enhance the natural landscape character of adjoining land, the coast margin and views into the land from the Waitemata Harbour.
- (5) Buildings, driveways, parking and other development should be of suitable size, location and scale to accommodate the proposed activity.
- (6) Retail serving the local neighbourhood should be designed, developed and operated to:
 - (a) be easily accessible by walking, cycling and car;
 - (b) provide adequate cycle and car parking and infrastructure; and
 - (c) have an attractive street frontage, with buildings located on the street frontage providing generous display space, serve the local neighbourhoods rather than a wider area, recognising that the local centre within the Hobsonville Corridor Precinct is the focus for future retail and commercial development in the Hobsonville area.
- (7) Building design themes should achieve:
 - (a) a community that models sustainability, particularly the principles of passive solar design and walkable neighbourhoods;
 - (b) a character and appearance that will ensure a high standard of amenity values;

- (c) a design that avoids conflicts between activities within the relevant precinct and between that precinct and other precincts;
 - (d) maintenance and enhancement of existing airbase houses, hangers and other ex-airforce buildings through comprehensive development planning and heritage management plans;
 - (e) enhancement of existing airbase houses, hangers and other ex-airforce buildings that provides design integration with the intended surrounding development;
 - (f) a consistent and attractive streetscape character;
 - (g) variations in building footprints, form and style;
 - (h) articulation of any building facades which are visible from roads;
 - (i) access by windows of habitable rooms to sunlight, daylight and outlook;
 - (j) permeable fencing, except where residential activities need clear separation from non-residential activities; and
 - (k) incorporation of existing views and natural features around the sub-precincts, including the natural landscape qualities of the environment adjacent to the coastal esplanade reserve.
- (8) A comprehensive landscape theme should ensure that potential adverse effects of development are avoided, remedied or mitigated and that a high standard of amenity is achieved consistent with the overall existing or introduced environmental context.

I605.8.2.2. Sunderland Sub-precinct (Sub-precinct C)

- (1) High-quality landscape treatments should be achieved for the Catalina Green and adjacent streets.
- (2) Design and orientation of buildings located south of Hudson Bay Road should accommodate mixed use activities, avoiding more than minor adverse effects in respect of noise, odour and visual amenity for activities located within the Airfields Sub-precinct (Sub-precinct D).
- (3) A design theme should be established for the entire sub-precinct which reflects an inter-war air force theme.
- (4) Offices, a neighbourhood retail centre and education activities should be provided.
- (5) Adequate cycle and car parking and infrastructure should be provided.

I605.8.2.3. Buckley Sub-precinct (Sub-precinct B)

- (1) The design and operation of schools should meet the criteria in I605.8.2.1(2) above.
- (2) A neighbourhood retail centre south of the intersection of Squadron Drive and Buckley Avenue should provide an attractive gateway to the community and to meet the criteria in I605.8.2.1(1) above.

I605.8.2.4. Hobsonville Point Village Sub-precinct (Sub-precinct A)

- (1) Provision should be made for retail activities to serve the local neighbourhoods, rather than a wider area, recognising that the local centre within the Hobsonville Corridor Precinct is the focus for future retail and commercial development in the Hobsonville area.

I605.8.2.5. Airfields Sub-precinct (Sub-precinct D)

- (1) Provision should be made for:
 - (a) open space sufficient to service the residential development in the sub-precinct;
 - (b) proposed park and ride, office or warehousing activities servicing marine activities in adjacent sub-precincts; and
 - (c) the retention, and adaptive re-use, of the hanger building.

I605.8.2.6. Catalina Sub-precinct (Sub-precinct E)

- (1) Development should be in general accordance with:
 - (i) the design guidelines for the Catalina Sub-precinct (Sub-precinct E) in Appendix 1;
 - (ii) Precinct plan 3 - Catalina Sub-precinct E, where this is relevant to the scale of the development; and
 - (iii) the Hobsonville Point Precinct and Catalina Sub-precinct(Sub-precinct E) policy, where relevant to the scale and type of development;

Note: development may differ from the design guidelines and precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

- (2) The extent to which the development complies with the design assessment report of the Hobsonville Design Review Panel.

- (3) Development should be within a density range of between 40 to 150 dwellings per hectare net (excluding land used for public roads, public open space or any other land used for a non-residential activity).

I605.8.2.7. Landing Sub-precinct (Sub-precinct F)

- (1) Design and Integration
- (a) The extent to which development is in general accordance with:
- (i) precinct plans 1, 2, 6 and 7 to the extent the respective plans are relevant to the scale of the development
 - (ii) the Hobsonville Point Precinct objectives and policies, where relevant to the scale and type of development.
- (b) The extent to which development within The Landing sub-precinct:
- (i) Demonstrates a coherent overall design that creates an attractive urban node with a strong sense of place that incorporates, but is not limited to, the site's distinctive heritage
 - (ii) Respects the area's cultural and spiritual significance
 - (iii) Respects the history and heritage features of the former seaplane and flying boat base
 - (iv) Ensures new buildings complement, but do not replicate, the heritage buildings through attention to the characteristics of the heritage buildings
 - (v) Maintains the underlying plane of the concrete apron
 - (vi) Maintains the integrity of the vegetated escarpment as a legible inland backdrop
 - (vii) Establishes a public open space, open to the harbour, in front of the Sunderland Hangar
 - (viii) Establishes a minimum 10m wide coastal protection yard around the coastal perimeter of the apron, including a minimum 5m wide esplanade reserve, supported by active frontages facing the harbour
 - (ix) Establishes a spatial and circulation hierarchy including main streets in front of the heritage buildings, the perimeter esplanade, and intimate secondary lanes
 - (x) Prioritises pedestrian circulation ahead of vehicles
 - (xi) Establishes attractive and fine-grained pedestrian circulation that is aligned with heritage frontages, and with views to the harbour
 - (xii) Establishes buildings with active frontages at street level, and high quality architectural design that emphasises human presence.
 - (xiii) Incorporates car parking within buildings in a way that does not compromise active and transparent frontages, minimises

- circulation by cars within The Landing, and screens the cars
- (xiv) Provides an efficient, legible and attractive transfer between buses and the ferry
 - (xv) Is accessible and satisfies CPTED (crime prevention through environmental design) principles such as those published by the N.Z Department of Justice
 - (xvi) Provides for treatment of stormwater runoff without compromising the otherwise flat plane of the apron
- (c) For alterations or extensions to the heritage character buildings identified on Precinct Plan 7, the extent to which such works:
- (i) Maintains or enhances heritage character
 - (ii) Is in accordance with good practice conservation principles and methods
 - (iii) Is based on an understanding of the heritage character values of the building, informed by a Heritage Assessment
- (d) The extent to which development in Development Areas 1-3 (the apron in front of the hangars):
- (i) Conveys a different, but complementary, appearance from the heritage buildings so that the heritage buildings are discernible as a distinct group
 - (ii) Have a light appearance, in contrast to the more solid appearance of the heritage buildings, and are designed to be seen from all four sides ('in the round')
 - (iii) Are aligned with the grid and frontages established by the heritage buildings
 - (iv) Include gaps to frame views of the heritage buildings and backdrop escarpment from within the Landing and from the harbour – having particular regard to the view shafts depicted on Precinct Plan 7
 - (v) Have a fine grain appearance (for instance modules in the order of 15m – 25m) that reflects the smaller heritage buildings and is subservient to the two hangars
 - (vi) Are of such height as to maintain legibility of the Seaplane Hangar from the harbour (to avoid doubt, this does not mean that universal views are required of the hangar, but that there is sufficient visibility of such elements as the parapet and doors that the hangar's form is readily understood from a reasonable range of places on the harbour)
- (e) The extent to which any building in Development Area 4:

- (i) Has exceptional design quality suitable for this landmark location
- (ii) Is designed to be seen from all four sides (with the exception of those frontages otherwise concealed below the escarpment or by the Sunderland Hangar) including views from Harrier Point Park
- (iii) Continues the frontage line established by the Sunderland Hangar
- (iv) Maintains north-east views from Harrier Point Park to the escarpment in the vicinity of trig A5W8 and along Oruamo (Hellyers Creek)
- (v) Establishes an appropriate scale relationship with the Sunderland Hangar so that a new building does not overwhelm or detract from the prominence of the hangar. Aspects that may help achieve an appropriate scale relationship include:
 - A podium that is similar to (or lower than) the height of the Sunderland Hangar door (approximately 10.6m)
 - Separation between the buildings
 - A finely modulated and articulated façade in contrast to the simple form of the Sunderland Hangar
 - Complementary proportions between a new building and the Sunderland Hangar
 - Other design measures that reduce the apparent bulkiness of a new building or otherwise serve to establish and appropriate scale relationship with the Sunderland Hangar
- (f) The extent to which it is demonstrated that any proposal that differs from the sub-precinct plans will result in a better quality outcome for the Hobsonville Point community.
- (g) The extent to which the location and scale of new buildings would adversely affect the amenity value of the adjoining coastal environment, including views of the site from the harbour and over the site to the harbour as identified on Precinct plan 7.
- (h) New buildings should be located in a way which maintain or enhance the views identified on Precinct plan 7.
- (i) Parking areas should be located in order of preference; within buildings, to the rear of buildings or separated from the street frontage by uses that activate the street. Visible, surface parking should be avoided.
- (j) Shared pedestrian and vehicle access is appropriate for pedestrian connections / lanes and the identified internal vehicle circulation route within the site. The shared access should prioritise pedestrian movement.
- (k) Pedestrian access should be maintained through the sub-precinct from the Launch Road staircase to the entrance of the Hobsonville ferry terminal.

- (l) Space for bus access and circulation facilities should be provided for within the sub-precinct.
- (m) Development or subdivision should not compromise the continued safe and efficient operation of bus movements and public access to and from the Hobsonville ferry terminal.
- (n) Provisions should be made for stormwater treatment in a way that does not detract from the unifying flat plane of the apron.
- (o) Open spaces and pedestrian connections should be designed to be visually attractive and positively contribute to the streetscape and sense of place.
- (p) Publicly accessible open spaces and pedestrian connections should be designed and managed to be accessible to people of all ages and abilities.
- (q) Where provided, landscaping should:
 - (i) integrate the development into the surrounding area and complement the existing natural landscape character, including the natural character of the coast.
 - (ii) maintain the personal safety of people and enhance pedestrian comfort
 - (iii) be designed for on-going ease of maintenance.
- (r) Building platforms, parking areas and vehicle entrances should be located and designed to respond to and integrate with existing landscape features and site orientation.
- (s) Where earthworks or retaining walls are required, they should be incorporated as a positive landscape or site feature by:
 - (i) integrating retaining walls as part of the building design
 - (ii) stepping and landscaping earthworks or retaining walls over 1m in height, to avoid dominance or overshadowing effects.
- (t) Retention of mature trees on the vegetated escarpment is encouraged where their size, location or species makes a significant contribution to the existing landscape character of the site.
- (u) Any proposed vegetation removal should be off-set by the provision of new native vegetation to ensure no overall net loss of on-site vegetation.
- (v) Development should maintain the amenity values of the coastal environment and natural landscape of the area.
- (w) The design of new buildings situated between the ferry terminal and the bus stop location identified on Precinct Plan 6 should facilitate a safe and convenient pedestrian route between the ferry terminal and bus stop location which provides a form of rain shelter.

(2) Design assessment

- (a) The extent to which the development complies with the design assessment report of the Hobsonville Design Review Panel.

I605.8.2.8. Transport

- (1) Development should be designed to integrate land uses with transport systems through an integrated transport assessment methodology for major trip generating activities and this should include provision for public transport within the precinct, between precincts, and beyond the Hobsonville Point precinct.
- (2) the council, Auckland Transport and New Zealand Transport Agency should be consulted.
- (3) A design theme for streets and public lanes should ensure well-connected, attractive and safe transport routes, with appropriate provision for:
 - (a) pedestrian, cycle and vehicle movements;
 - (b) car parking;
 - (c) infrastructure services; and
 - (d) street tree planting and landscape treatment consistent with the overall existing or introduced environmental context.
- (4) The local road network should provide a highly inter-connected roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and retail activities.
- (5) Provision should be made for public transport, including public transport facilities.
- (6) Traffic generation from proposed activities should not create adverse effects on the:
 - (a) capacity of roads giving access to the site;
 - (b) safety of road users including cyclists and pedestrians;
 - (c) sustainability of the primary road network; activity and capacity; and
 - (d) neighbourhood character.
- (7) Provision should be made for a pedestrian and cyclist network throughout the precinct, and linked to adjoining precincts including the Hobsonville village town centre, and beyond Hobsonville.

I605.8.2.9. Infrastructure

- (1) Roads should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.
- (2) The street lighting theme should be consistent with wider Hobsonville air base precinct and with the overall existing or introduced environmental context.
- (3) The design of streets and public lanes should conserve land and encourages walkability by:
 - (a) using minimal dimensions for carriageways; and
 - (b) integrating service lines beneath footpaths or car parking bays.
- (4) Infrastructure for stormwater, wastewater and water supply are designed to ensure minimisation of water use, storm and wastewater generation and maximise water re-use.
- (5) Infrastructure provided to serve any new development models a range of different methods to achieve sustainability, with a particular emphasis on the efficient use and natural treatment of water systems.
- (6) An integrated approach to stormwater management should be adopted for stormwater mitigation, with the emphasis being on water reuse and water sensitive design the reduction of stormwater generated from sites through reuse and an increase of permeable areas.
- (7) Consistency with the integrated catchment management plan and relevant network discharge consent.
- (8) *[deleted]*
- (9) Stormwater retention and treatment facilities are to be designed to retain in-stream ecological values and added additional habitat where possible.
- (10) Development should retain, enhance and provide protection for riparian margins, coastal edges and esplanade reserves.
- (11) Public open spaces should be provided and developed so that they are:
 - (a) readily visible and accessible by adopting methods such as a generous street frontages or bordering onto yards of sites and front faces of buildings that are clear of visual obstructions;
 - (b) located to provide visual relief, particularly in intensively developed areas;
 - (c) integrated with surrounding development;
 - (d) sized and developed according to community and neighbourhood needs;

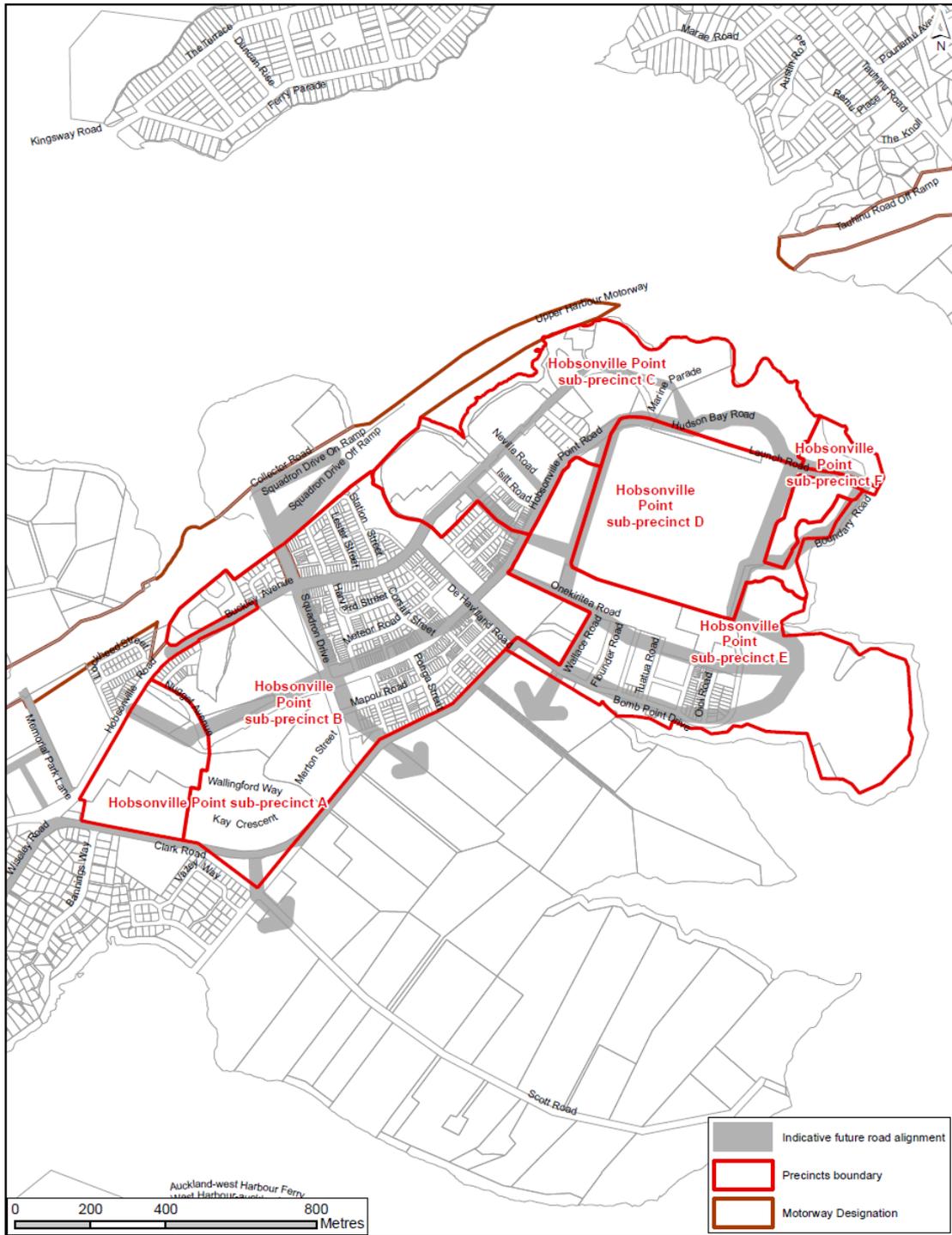
- (e) consistent with any current and/or proposed council parks strategy; and
 - (f) easy to maintain.
- (12) The coastal walkway and all other walkways should be designed to be:
- (a) suitable and safe for regular pedestrian use;
 - (b) easily visible and accessible;
 - (c) located seaward of adjoining development; and
 - (d) linked to the public walkway and cycleway network.

I605.9. Special information requirements

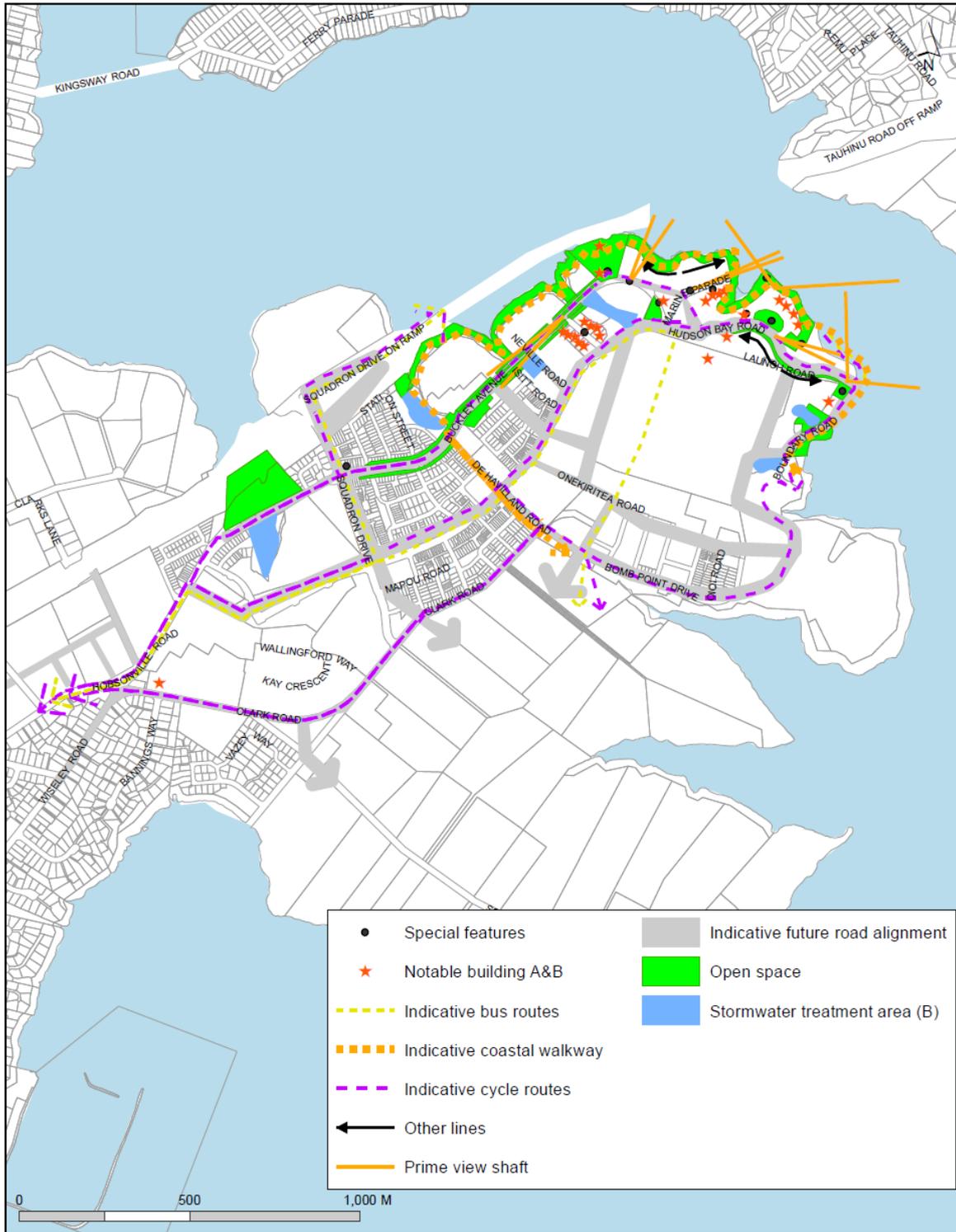
- (1) The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct. In addition, the following information requirements apply.
- (2) A resource consent application for any development must include a design assessment report from the Hobsonville Design Review Panel.
- (3) Applications for dwellings in Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) must include shadow diagrams demonstrating compliance with standard I605.6.4.5(2).

I605.10. Precinct plans

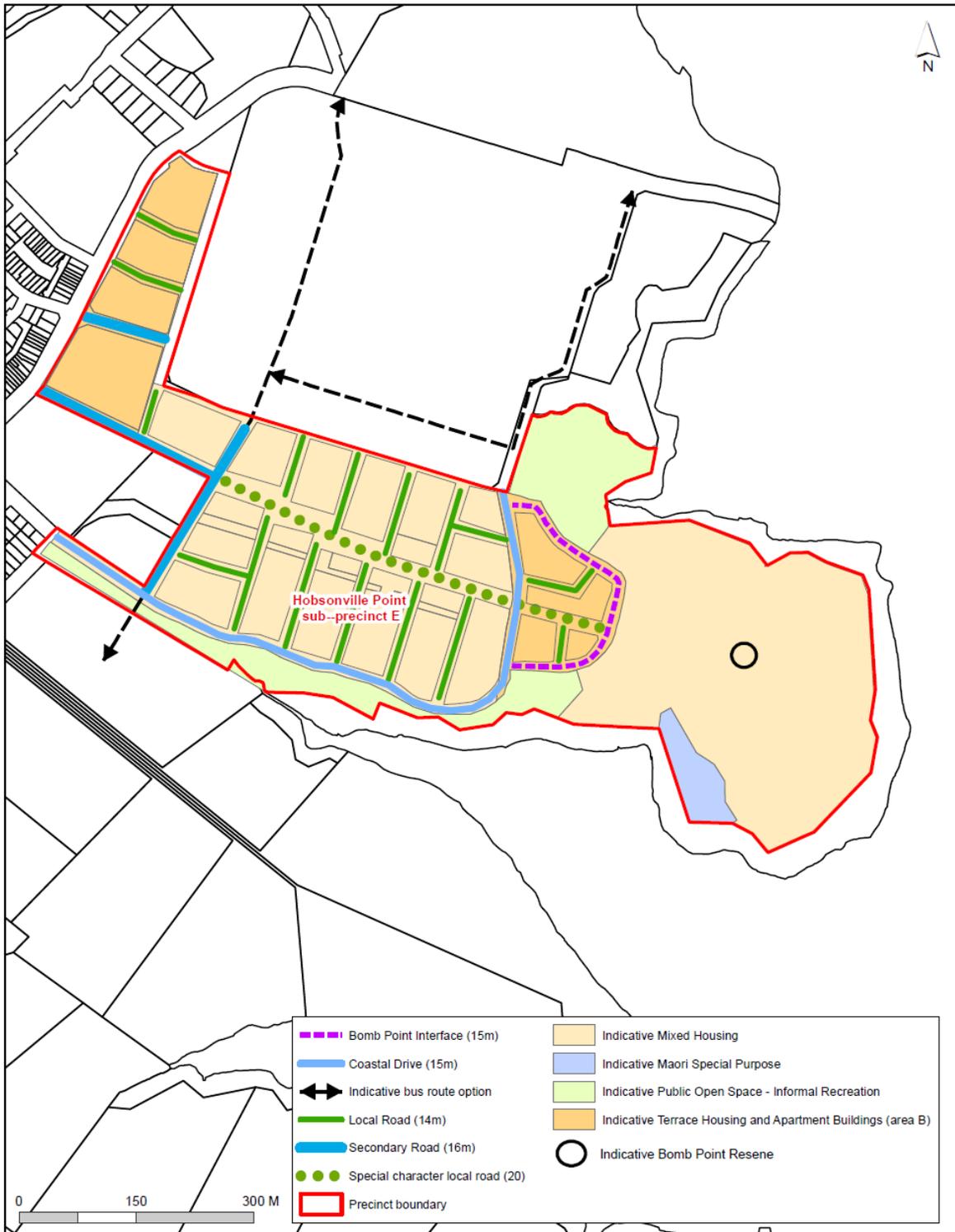
I605.10.1. Hobsonville Point: Precinct plan 1 - Hobsonville Point precinct plan



I605.10.2. Hobsonville Point: Precinct plan 2 - Hobsonville Point features plan



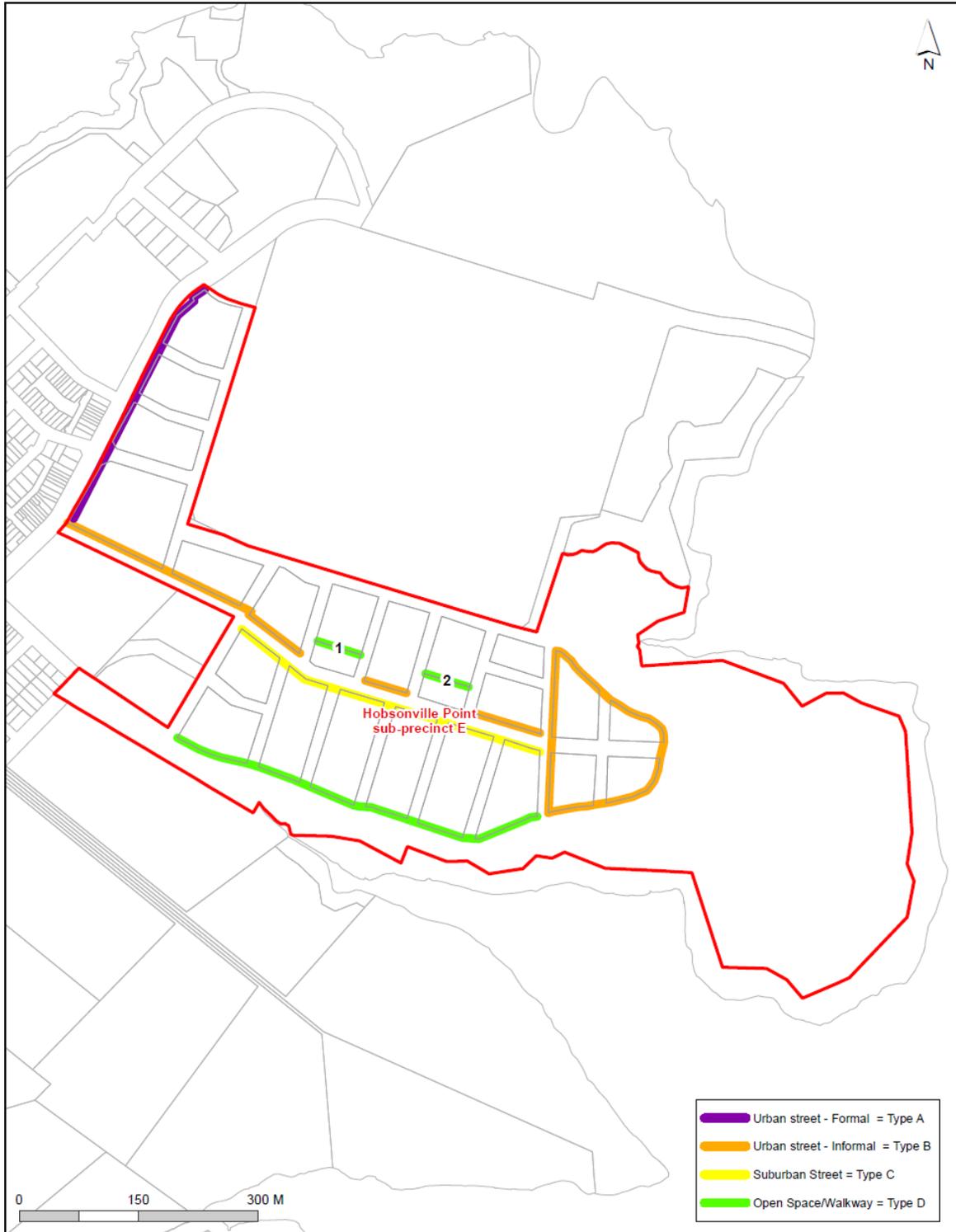
I605.10.3. Hobsonville Point: Precinct plan 3 - Catalina Sub-precinct E



I605.10.4. Hobsonville Point: Precinct plan 4 - Catalina Sub-precinct E - building separation diagram



I605.10.5 Hobsonville Point: Precinct plan 5 - Catalina Sub-precinct E special height and frontage



I605.10.6 Hobsonville Point: Precinct plan 6 - Landing Sub-precinct F connections, movement and public spaces plan



I605.10.7 Hobsonville Point: Precinct plan 7 - Landing Sub-precinct F buildings and views plan





Attachment D - Approved Density Numbers for Sunderland Area (Nov 2021)

Sunderland Density Tally

Blocks	Min	Max	Consented	Changes	Notes
1	87	175	180	180	Waterford Retirement Village
2	0	0	0	0	Visitor Centre
3 to 7	138	271	249	249	Willis Bond/ Jalcon (Hudson)
8	13	30	43	43	Classic - Edgewater Building A completed with remainder to be 11 terraced dwellings instead of apartments
9	18	35	31	31	Classic
10	18	35	17	28	Classic (7 lots created and 21 about to be lodged for balance of SB8)
11	49	90	88	88	Includes 83 for Classic and 5 heritage homes
12	0	0	0	0	Headquarters Building
13	8	15	14	14	Classic
14	9	30	27	27	Classic (10 Cutty Sark existing, 8 lots lodged SB11 and 9 lots to lodge SB12)
15	8	15	12	12	Classic
16	3	5	32	32	Blocks 16 and 17 have been combined 29 on Barracks Townhouses currently lodged + 3 Oval houses
17	14	30			Included in above
18	33	40	30	30	Jimmys Point
19	4	4	4	4	Officers Housing
20	20	40	104	104	Monk Mckenzie, Hanger and Annex
21	9	20	10	10	Oval Houses
22	13	30	21	21	Oval Apartments
23	35	45	101	101	Jasmax Tower
24	106	250	See below	See below	Harrier Point - To be developed
25	7	15	20	20	Sold to Panuku - Number as advised by HLC
	592	1175	983	994	
	Residual		192	181	Harrier Point density allowance