NORTH SHORE CITY DISTRICT PLAN

TEXT RESULTING FROM DECISIONS ON SUBMISSIONS

PROPOSED VARIATION 66 AND PLAN CHANGE 6

Long Bay Structure Plan – Stage 2

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Explanatory Notes:

Where this document refers to the 'the Plan', this should be read as a reference to the North Shore City District Plan.

The text that follows is in two parts, the Principal Amendments which relate to Variation 66 and the Further Amendments which relate to Plan Change 6

PRINCIPAL AMENDMENTS

1. Add the following section after Section 9: Subdivision and Development:

9A Subdivision and Development – Long Bay Structure Plan Area

9A.1 Introduction

This section of the Plan is concerned with managing the adverse effects on the environment that will arise from subdivision and development, including site works, in the Long Bay Structure Plan area. This section contains the objectives, policies and rules relevant to subdivision and development and site works in the Long Bay Structure Plan area. Unless cross-referenced, the provisions in this section apply to subdivision and development in the Long Bay Structure Plan area in place of those in Section 9 of the Plan. Reference should also be made to other parts of the Plan.

This section is a companion section to Section 17B which details the objectives, policies and rules that apply to land uses (activities and buildings) within the Long Bay Structure Plan area. Section 17B should be consulted for a description of the Long Bay Structure Plan and the principles that have been applied to the planning of the Long Bay area. Section 17B also contains standards relating to the on-site mitigation of stormwater that need to be taken into account when undertaking subdivision and development in the Long Bay area. Together with the Plan maps, Sections 9A and 17B form the Long Bay Structure Plan.

9A.2 Subdivision and Development Issues

The following issues which relate to the subdivision and development of land in the Long Bay Structure Plan area, including site works, have been identified during the preparation of the Long Bay Structure Plan (Section 17B should be referred to for the resource management issues associated with land use activities):

- Increased soil and sediment run-off and changes in hydrology (including changes to high and low flows) associated with vegetation clearance and earthworks within the Vaughans Stream catchment with consequential adverse effects on amenity values and terrestrial and aquatic ecosystems of the Vaughans Stream and the Okura / Long Bay Marine Reserve. Development of all of the Long Bay area over a short period of time is likely to lead to substantial sediment generation, while urban style development across the whole of the catchment is likely to lead to the loss of a number of the tributaries of Vaughans Stream, adversely affecting the overall health of the stream.

- Increased stormwater run-off with high levels of contaminants from future urban development adversely affecting water quality and aquatic ecosystems in the Vaughans Stream and the Marine Reserve, while also leading to scouring of water courses and property damage

- Loss of the rural back drop to the Long Bay Regional Park and an abrupt transition into the Okura catchment from urban development in the Long Bay area

- Removal of native vegetation in the Long Bay catchment resulting in the loss of habitat, amenity values and diversity of the landscape

- Urban development (roads, lots, reserves) which is not laid out in an integrated way leading to a poor quality environment, a restricted ability to create high quality on-site development, while also reducing the extent to which people walk and cycle around their neighbourhood and which does not foster a sense of community

- A lack of variety in lot sizes, limiting housing choice, and as a result the diversity of the eventual community, while also limiting the ability of the area to support a village centre and bus services and putting pressure on other areas of the City to meet growth demands.

- Potential geo-technical issues associated with development on steeper, unstable slopes and site works for building platforms and driveways which create silt and sediment and which can create localised instability for adjacent sites

- Significant modifications to landforms and landscapes associated with urban style development that involves large amounts of earthworks

- Development occurring ahead of the main trunk infrastructure needed to service the development being in place, leading to adverse effects on the environment and increased pressure on Council's financial resources to provide such infrastructure ahead of current programmes.

9A.3 Subdivision and Development: Objectives and Policies

9A.3.1 Integrated and Sustainable Development

Objective

A new community where resources are managed in an integrated way so that the natural environment is enhanced and there is a high degree of liveability and amenity for future residents.

Policies

1. The subdivision and development of land is to take into account all of the objectives and policies of Section 9A and 17B. Subdivision and development is to be designed to achieve an integration of these objectives and policies.

2. Subdivision and development should be in accordance with the Long Bay Structure Plan. Where alternative outcomes to those of the Structure Plan are proposed, then the benefits of these need to be demonstrated with regard to all of the objectives and policies of Section 9A and 17B.

3. Subdivision and development which involves the staged development of land holdings shall demonstrate how further stages of the development can comply with the Structure Plan and the objectives and policies of Section 9A and 17B.

4. Where multiple agencies are involved in the management of natural and physical resources, then the Council shall work with these agencies to ensure that the management of these resources is undertaken in an integrated way, including the Auckland Regional Council in relation to stormwater management and other issues covered by Regional Plans and Policies, including the relationship with the Regional Park; the Historic Places Trust in relation to heritage and the Department of Conservation in relation to the Marine Reserve.

Methods

Policies 1 to 3 will be implemented by rules. Policy 4 will be implemented by Council in liaison with other parties.

Explanations and Reasons

An integrated approach to the development of the Structure Plan area is needed to ensure that development protects the natural environment, while creating a high quality living environment. A Structure Plan has been prepared to guide development, and a comprehensive set of objectives, policies and rules has been developed to implement the Council's goals for the area. All aspects of the Structure Plan need to be considered when specific development proposals are made. It is possible that there are alternative ways of meeting the outcomes of the Structure Plan, but these alternatives need to be considered against all aspects of the Structure Plan.

Where consents for the use of resources are required from multiple agencies, then the Council will work with these agencies, as well as applicants, to ensure that resource management issues are addressed in an integrated way. This may involve joint hearings, as well as making consent holders aware of their responsibilities under other plans and Acts to obtain necessary consents, such as in relation to heritage resources.

Expected Environmental Results

Development of the Structure Plan area occurs in an integrated way. The natural environment is protected and a liveable, high quality urban area is developed. The various organisations involved work together to ensure integrated outcomes are achieved.

9A.3.2 Natural Environment

Objective

The natural environmental values of the Long Bay area including the water quality and associated ecological values of the Vaughans Stream and the Okura/Long Bay Marine Reserve, the landscapes of the coastal fringe, remnant areas of terrestrial habitat and the landforms of the upper catchment are enhanced or where enhancement is not reasonable, protected.

Policies

Earthworking/Sediment Generation

1. To minimise risks to the Marine environment from excessive sediment generation from earthworks, large scale earthworks should be confined to selected areas in the lower part of the Vaughans Stream catchment. Large scale earthworks should be limited to areas that are flatter and more stable. In areas with identified geotechnical issues and important landform and ecological characteristics, mitigation of these issues through large scale earthworks is to be avoided, and instead development is to be limited to low densities

2. Development in the upper part of the Vaughans Stream catchment, and the Awaruku catchment, is to be limited to large lot development, and the retirement of more land in this area for stormwater, geotechnical, ecological and landscape outcomes is to be encouraged. Urban-type development is to occur in pockets where geotechnical conditions allow this and the development is adjacent to existing urban activities. For the slopes to the north of the Awaruku Stream, landform modification should be limited to necessary roading.

3. Site works associated with subdivision and development should be undertaken in such a manner as to avoid adverse effects on watercourses, areas of ecological value and neighbouring properties arising from changes to landforms and from the generation of sediments.

4. Site works/earthworks should be managed in relation to their scale, location and timing so as to minimise risks associated with sediment generation, including the risks associated with multiple earth working areas occurring in the catchment at the same time. Site control measures should be used to avoid sediment run off affecting streams and other habitats.

Water Quality

5. An integrated approach is to be adopted for stormwater mitigation, with the emphasis being in the first instance on the reduction of stormwater generated from sites through reuse of stormwater and increased pervious areas, including de-compaction of soils following earthworks. Catchment-wide stormwater management facilities such as wetlands and treatment ponds shall only be used as a final form of treatment, not the primary form.

6. In the upper part of the Structure Plan area development is to incorporate on-site stormwater mitigation techniques that manage stormwater quality and limit the quantity of stormwater run-off to pre-development levels, including stormwater from buildings, driveways, roads and other facilities. Mitigation of the effects of increased impervious surfaces shall address the quantity of run-off (peak flow rates and average run-off

volumes for a range of rainfall events) as well as quality of run-off through the removal of suspended sediments.

Pre-development means the state of the catchment, from a stormwater run-off perspective, prevailing when the catchment comprised predominantly pasture grasses and pockets of bush.

7. In the lower part of the Structure Plan area a high standard of mitigation of the stormwater generated from development is to be achieved, so as to avoid significant adverse effects on the water quality, ecological values and aesthetic values of Vaughans Stream, the Marine Reserve and the coastal waters in general. Such mitigation is to involve a mixture of on-site and off-site measures.
8. Development is to demonstrate at the subdivision and development stage that the lots to be created are of a size and dimension that can meet (at the building stage), the on-site stormwater mitigation standards set out in Policy 6 and 7 above, and Section 17B of the Plan.
9. Development (including stormwater mitigation devices) is to be designed so that flows of water (both high and low flows) into and through Vaughans Stream are of sufficient quality and quantity to provide a habitat for native fish species, and the stream environment itself can continue to support fish passage and other ecological functions through appropriate riparian and stream management.
10. The quality of water in the Awaruku Stream is to be improved through improved stormwater treatment.

Streams / Watercourses

11. Development in the Stream Protection A area is to retain streams and watercourses in their natural state, and to provide riparian protection through a range of means including building set backs and replanting requirements. In the Stream Protection B area, modification of the ephemeral tributaries is anticipated.
12. Development is to identify and protect stormwater overland flow paths.
13. Development in the 100-year flood plain is to be limited to infrastructure (including roads, water supply, wastewater, stormwater facilities and reserves) that cannot practically be located elsewhere.
14. Stormwater retention and treatment facilities are to be designed to retain in-stream ecological values and add additional habitat (e.g. wetlands) where practicable.
15. Development is to utilise appropriate modern technologies and materials for wastewater infrastructure to restrict stormwater inflow-and-infiltration into the system in order to minimise wastewater overflow events and contamination of the stream and marine receiving environments.

Ecology

16. Development is to protect existing areas of native vegetation.
17. Development is to contribute to extending the areas of native bush in the Structure Plan area, including the ability of the area to support native wildlife, through the use of the Vaughans Stream as an ecological corridor linking the lower valley with the existing bush areas in the upper catchment.
18. Native vegetation in the upper catchment is to be set aside from development, made stockproof, managed and covenanted to improve its ability to contribute to biodiversity strategies and functions for air and water.

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Methods

Policies 1to 9 and 11 to 18 will be implemented by rules. Policy 10 will be implemented by the Council.

Explanation and Reasons

The Long Bay / Okura Marine Reserve is the most significant natural resource in the Long Bay area, and has national and regional significance. Under the Auckland Regional Plan: Coastal, the Marine Reserve is identified as a Coastal Protection 2 Area. The Hauraki Gulf Marine Park Act gives further weight to this significance. The Hauraki Gulf is deemed by this Act to be an area of national significance.

The quality of the water and associated ecological resources in the coastal areas adjacent to Long Bay must be protected and improved. This will require careful management of the land development process, as well as the subsequent urban activities. It is recognised that complying with more general guidelines regarding stormwater management is not sufficient to protect and enhance the very sensitive receiving water environments of Vaughans Stream, Awaruku Stream and the Marine Reserve. A precautionary approach has therefore been adopted, resulting in more stringent requirements (compared to those in the District Plan for other parts of the city, and the Regional Council's requirements).

In the upper part of the catchment, changes to hydrology (including low and high flows), increased release of sediments, the discharge of other contaminants and changes to stream banks from erosion need to be avoided. The main stream corridor and its tributaries need to be retained and enhanced. In the lower part of the catchment, the lower reaches of Vaughans Steam need to be enhanced as an amenity feature of high ecological value. Management of changes to hydrology is also important in this area.

To this end, large-scale earthworks need to be avoided in the upper part of the catchment and the streams and other natural features of the area need to be retained as part of a low impact approach to development. In the upper part of the catchment, stormwater management is to occur on-site so that hydrological neutrality is obtained.

In the lower part of the catchment more substantial earthworking is possible, but only in selected areas. This is to reduce risks to the Marine environment, as well as to help retain the landforms of the area. On-site mitigation techniques (rain tanks, rain gardens, swales) shall manage most stormwater effects so that as much of the stream system as possible can be kept in its natural state, with wetlands and ponds used as part of an integrated approach to stormwater management. These on and off-site stormwater management facilities need to be designed to a very high standard so as to avoid, as much as possible, cumulative effects on the Long Bay marine environment.

In addition to limiting areas of large scale earthworking, effective erosion and sediment control measures need to be put in place during all stages of development. The small size of soil particles typical of Auckland's geology significantly reduces the effectiveness of sediment retention ponds. The fine clays, once mobilised, take a much longer time to settle than coarser sand and silt material and can remain in suspension for a considerable period of time. Special chemicals can be used successfully to promote flocculation (clumping together) of suspended solids in the sediment retention pond to increase the particle mass and speed the rate of settlement. By this means the overall efficiencies of sediment retention ponds can be significantly increased. Advantage needs to be taken of the greater efficiencies offered by flocculation by requiring all sediment and erosion control ponds to be flocculated.

In recognition of the fact that the Awaruku catchment has already been adversely affected by existing urban development the quality of water in the Awaruku stream needs to be improved. By retrofitting various stormwater treatment devices into this catchment, an improvement to the quality of water from this catchment will help to reduce the existing levels of contaminants discharging to the Marine Reserve.

The existing ecological resources of the Long Bay area are valuable, and have local as well as regional significance. They need to be extended and enhanced so that they can provide greater amenity and habitat stability. Modifications to watercourses and changes to the amount of water flowing through the streams can adversely affect in-stream ecological values. The remnant stands of native bush, especially those in the upper part of the Structure Plan area need to be extended and linked together. In particular, the main Vaughans Stream corridor will form part of the Northern Green corridor identified in the Council's Open Space Strategy.

Stormwater inflow-and-infiltration into wastewater networks is a major cause of wastewater overflows resulting in contamination of stream and marine receiving environments and posing a risk to public health. Accordingly, the wastewater network needs to be constructed using appropriate modern technologies and materials to minimise stormwater ingress.

Expected Environmental Results

The water quality and ecological health of the streams in the Structure Plan area and the Marine Reserve are enhanced over time. The amount of native bush will be extended and additional native fauna habitat will be created and preserved. Large scale earthworking is limited to selected areas.

9A.3.3 Landscape and Landforms

Objectives

The main landform and landscape characteristics of the Okura / Long Bay area are retained, with modification of other landforms and landscapes limited to areas where adverse effects can be managed and the overall integrity of landscapes is not compromised.

Policies

1. Landform modification and development on the headlands associated with the Awaruku Stream and Vaughans Road is to be managed to create a sensitive transition between the Regional Park and development. In particular development on the headland between the Awaruku and Vaughans Streams, that is visible from the Regional Park, should be carried out in a manner which avoids adverse effects to the visual amenity and recreation values of the Regional Park. To the north of Vaughans Stream, large lot development should occur adjacent to the Park boundary

2. Landform modification in the lower part of the Structure Plan area is to be limited to those areas where urban-type development can avoid areas of land instability, proximity to existing development and integration with other urban activities can be achieved, infrastructure is available and there is the ability to mitigate the adverse effects of landform modification (in particular sediment generation) on Vaughans Stream and the Marine Reserve. On the south side of the Vaughans Stream landform changes associated with urban type development is anticipated. To the north of Vaughans Stream, landform modification is to be confined to areas on the upper and lower slopes, with mid slopes devoted to large lot development. For the slopes to the north of the Awaruku Stream landform modification is to be limited to large lot development and the necessary roading.

3. Lot sizes and development intensity in the upper part of the Structure Plan area is to be limited so as to retain existing landforms and landscapes in their current state. Landform modification associated with urban-type development shall be limited to small pockets of land that are close to existing services and activities.

4. Roading alignments that minimise the need for earthworks are to be selected.

Methods

Policies 1 to 4 will be implemented by rules.

Explanation and Reasons

The objective and policies promote retention of main landforms and landscape characteristics associated with the Long Bay area, including the headland between the Vaughans and Awaruku Stream. This is because of the significance of their relationship in forming a backdrop to the Regional Park and the contribution of the landforms and landscapes to the Hauraki Gulf Marine Park. The Environment Court decision on the development of the Long Bay area noted the importance of maintaining the rural backdrop to the Regional Park and the need to integrate the development of the Long Bay area with the rural qualities of the Okura area.

The policies also recognise the value of the current landforms in the middle part of the valley in terms of their relationship with the backdrop to the Regional Park, as well as their contribution to the amenity values of the area. The policies signal the need to retain the integrity of these landforms.

In terms of retaining the semi-rural backdrop to the Park, North Shore City and Auckland Regional Council have acquired additional reserve land in critical areas adjacent to the Park. To complement this acquisition and to comply with the Environment Court decision, controlling the location of development on the headlands between the Awaruku Stream and Vaughans Road is very important. Development on these headlands would be very visually obtrusive, and consequently the policies indicate that development should only occur behind the roll-over of the top of this headland, where it would not be prominent when viewed from the Regional Park.

Much of the land in the Long Bay area is steep and prone to instability. Traditional methods of subdivision would seek to maximise the number of building sites and to overcome instability problems through substantial earthworks. However such large-scale earthworks have the potential to adversely affect water quality, as well as result in a heavily modified landscape that would be contrary to the environmental and amenity values of the area and the principles of sustainable management of resources.

In terms of the landscape values within the Long Bay area, the existing landform is an important part of this landscape and substantial modification of the landform has the potential to create adverse outcomes in terms of landscape values, as well as adversely impact on the environment in general. However the policies recognise that some landform modification is acceptable in those parts of the catchment where the effects of this can be clearly mitigated.

Expected Environmental Results

A semi-rural backdrop to the Regional Park is provided and there is a transition between the urban style development in the Long Bay area and the rural Okura area. The current landform remains largely intact in the upper part of the Structure Plan area with most modification confined to the lower, flatter parts of the Structure Plan area.

9A.3.4 Historic Heritage

Objective

To protect historic heritage resources located in the Structure Plan area from inappropriate subdivision, use and development.

Policies

1. Subdivision, development and land use activities should identify, avoid and protect important heritage resources, including scheduled heritage sites, in the Structure Plan area.

2. Subdivision and development in the Long Bay 7: Heritage Protection Zone is to be avoided until a full investigation of historic heritage resources is carried out and a determination made about their appropriate protection, interpretation and long term management.

3. Subdivision and development in the Long Bay 7: Heritage Protection Zone may be considered if, through detailed investigation of the historic heritage resources, including archaeological investigation, a determination can be made about appropriate development areas.

Methods

Policies 1-3 will be implemented through rules

Explanation and Reasons

Proposals for subdivision and development within the Long Bay Structure Plan area have the potential to adversely affect the finite heritage resources that have been identified there. Proposals should identify any scheduled sites and other important heritage resources, and demonstrate how they will be managed so that adverse effects to them will be avoided, remedied or mitigated

The historic heritage resources in the Long Bay Structure Plan area include an old, unique heritage landscape of archaeological sites that are particularly significant to Maori associated with the area. No other similar group of sites survives along the east coast of the City, or even past Orewa, and they are relatively intact and undisturbed by modern standards. The sites are to be protected from development until a detailed investigation is carried out. Such an investigation will allow more definite statements to be made about the nature, age and extent of the sites, and may also assist with indicating whether and where development might occur. It is likely that any development would be of a limited nature, and could only proceed with great sensitivity to the archaeology.

9A.3.5 Urban Form and Design

Objective

An urban area that promotes choice in living environments, and which creates accessible, safe, integrated living areas of high amenity with a sense of community, and where the natural environment is integrated with the built environment.

Policies

Lot Sizes and Dimensions

1. The density of development should reflect the environmental and landscape conditions present in the area:

    - In the Structure Plan area where there is steeper, more unstable land and where areas of native vegetation are present large lot development (Long Bay 1 zone) should occur. Development should not exceed a density of one lot per 5000m^2 on land with recognised geotechnical, landscape and ecological issues associated with it. Development to a density of one lot per 2500m^2 is possible on land with fewer constraints, provided in both cases other relevant policies can be complied with
    - In the lower part of the Structure Plan area suburban type development (600 to 1000m^2 lot sizes) should occur mostly, with larger lots sizes (1000m^2) to be used in areas where the majority of stormwater is to be managed on-site (Stream Protection A areas)
    - More intensive development should be confined to areas in the lower part of the Structure Plan area that are adjacent to the main stream corridor, the proposed village centre and bus routes.

2. Development is to lay out roads and lots in a way that ensures that the opportunity for a diversity of well designed dwelling types is possible, including stand-alone houses, town houses, terraced houses and apartment complexes. Higher density housing formats (for example terraced houses and apartment complexes) should make up at least 30% of the future dwelling stock in the Structure Plan area.

3. The development of a small village centre with some small-scale workplaces associated with it, and a basic passenger transport service, is to be supported by zoning of areas for medium density development adjacent to the centre.

4. In areas identified for medium density development (Long Bay 3 zone), development is expected to achieve a density of between one unit per 240m^2 and 280m^2 in order to support policies 1, 2 and 3. Subdivision should provide either single lots or lots large enough to accommodate comprehensively designed development with sufficient road frontage.

5. In areas identified for urban type development (Long Bay 3 and 4 zones), block sizes and lot depths and widths should be dimensioned to ensure that all future houses can be constructed so that they front a public street or reserve.

Open Space

6. Development is to facilitate the creation of a main open space ‘spine’ through the middle of the Structure Plan area, mostly following Vaughans Stream, linking the Regional Park with the rest of the future reserve network within the Structure Plan area. Extending the recreational opportunities available to people using the Regional Park as well as the local network and providing access from and between the future urban area and the Regional Park. The design and management of these reserve areas should be integrated as much as possible to provide a seamless experience for residents and visitors.

7. Development is to ensure provision of stormwater ponds/wetlands and flood plain areas in suitable locations for stormwater treatment and drainage purposes separate to any requirements for recreation and/or open space purposes.

8. A community recreation park (‘village green’), should be located within walking distance of areas for medium to higher density development, and is to be provided in the vicinity of the proposed village centre.

9. All homes within urban-type development areas are to be within 500 metres of a reserve that has a local neighbourhood function.

10. All reserves are to have sufficient road frontage to provide for access and informal surveillance of the reserves so as to promote safety and security for park users.

Roading

11. Development should provide for the Proposed road links shown on the Structure Plan maps. Proposed roads involve extending Beach Road to Vaughans Road, linking Ashley Avenue to Beach Road, and creating a new link from Glenvar Road to a new entrance to Long Bay Regional Park.

12. Development is to provide a highly inter-connected secondary roading system so as to reduce trip distances and to improve local accessibility to schools, reserves, passenger transport services and the proposed village centre. The installation of traffic calming measures should be considered on secondary roads to reduce speed and discourage these roads being used as through routes.

13. Development is to provide roads which allow for the safe and convenient movement of people by foot and cycle, as well as by car, buses and other vehicles, and to include an appropriate amount of visitor parking. Subsequent building development is expected to provide for the parking needs of future residents on site.

14. Roads are to create high quality public spaces. They are to incorporate quality amenity features such as tree planting and footpath paving. There is to be a balance between transport and amenity features.

15. Appropriate stormwater management features like raingardens, swales and pervious paving are to be incorporated into the road design so that the stormwater generated from the road surfaces is managed within the road reserve, so as to avoid adverse effects on the environment.

16. A pedestrian and cycle network is to be provided which safely and directly links schools, reserves, the commercial centre and passenger transport routes with living areas and the main entry points of the Regional Park.

Methods

Policies 1 to 16 will be implemented primarily through rules the Long Bay Practice Notes and the Council's Infrastructure Design Standards Manual.

Note: The Long Bay Practice Notes provide guidance on treatment options suitable for managing the effects of stormwater and sediment. They also include voluntary measures that can be used to maintain and improve the natural environment. The Infrastructure Design Standards Manual (IDSM) defines Council's engineering design and compliance requirements for infrastructure, including stormwater infrastructure.

Explanation and Reasons

A range of residential densities is sought to help meet the demand from the community for a range of housing choices. The location of urban style residential areas has been carefully selected to avoid adverse effects that may arise from the intermingling of different densities, while also helping to support the village centre and meet a range of other objectives set out in the Plan. The design of intensive housing is subject to detailed rules and assessment criteria that seek to ensure high quality urban design and amenity outcomes. The ability to provide for some small-scale workplaces and neighbourhood activities in the area will help to promote people's economic and social well being. It is anticipated that community services, such as

community centres and healthcare centres will establish within the new residential areas and village centre as and when the community requires such services.

Roading, lot layout and building design are all integral components of successful urban areas. The proposed road network seeks to create an inter-connected network of roads which helps to provide good accessibility to local activities like the schools, reserves and the village centre. The road network also helps to define the various precincts within the Structure Plan area. Roads in the Structure Plan area need to be designed to meet a range of transport, amenity and stormwater objectives. These objectives recognise that roads are one of the more important public spaces within residential areas, and can, if appropriately designed and located add considerable amenity value to subdivision.

Local roads, referred to as 'preferred roads', have been designed to achieve a high degree of permeability through the area, allowing for safe and convenient access for both vehicles and pedestrians. A 'connected roading' system has been adopted wherever practicable in order to maximise the number of connections between different parts of the neighbourhood, provide street frontage to reserves (increasing their visibility) and to ensure a positive relationship between houses and the street. Where houses back on to or side on to streets, a strong and attractive neighbourhood character is very difficult to achieve. Ensuring an appropriate block depth (i.e. the distance between two roughly parallel roads) at the subdivision stage is considered to be a critical factor for ensuring that a high standard of urban design is achieved within the area.

While vital in terms of achieving a high standard of urban design and maximising the potential for back to back lots fronting streets, it is acknowledged that alternative alignments may be able to achieve a similar outcome. A reasonable degree of flexibility has therefore been provided in terms of the precise location of the 'preferred roads'. The Council will however place a great degree of importance on achieving a highly connected roading network within Long Bay 2 and 3 zones, and the creation of lots that are conducive to good urban design outcomes, with houses fronting on to rather than backing on to or being side on to the street.

Additional reserve land in the Long Bay area is needed to provide for the future recreational needs of the community. The proposed reserves can also help extend and improve the range of recreational opportunities available in the area for regional visitors. In particular is the potential to link future development with the Regional Park through a main reserve spine.

Providing high quality, well-located recreation areas is considered to be a fundamental component of the development of the Structure Plan area. The Proposed Reserves/Recreation Zones identified in the Plan maps have been carefully defined in order to provide a balance between different recreation and open space needs, and to assist in the maintenance and enhancement of the ecology of Vaughans Stream. Recreation areas have also been identified in locations that will enhance ease of movement through the area. With respect to the flatter areas of reserve identified in the lower catchment, it is expected that these areas will meet the active recreational needs of the area's residents. A substantial reserve has been identified in the vicinity of the Long Bay 4 and 5 zones in recognition of the focus of medium and higher density housing in this area. This area will provide a 'village green' environment at the heart of the Structure Plan area. This reserve and others adjoining the main stream corridor will need to be integrated in their design with the ponds and other stormwater treatment devices to be located in the Long Bay 6, Stormwater Management Zone.

Some flexibility is provided in terms of the exact size and location of the Proposed Reserves in recognition of changes that may occur to the landform as a result of bulk earthworks at the time of subdivision. Should it be proposed that the reserves be substantially altered in terms of size or location, the Council would expect that they retain a high visual profile (in the case of reserves in proximity to the Long Bay 2 zone: Suburban Neighbourhood, Long Bay 3 zone: Urban Neighbourhood and Long Bay 4 zone: Urban Village) and that the recreational needs of the area's residents would be satisfied.

The proposed neighbourhood parks are designed to provide a focus for their immediate residential communities and are designed to link - via both walkways and roads - with local schools, the village green / Vaughans Stream corridor, Regional Park and village centre. They are located so as to offer viewpoints up and down, or over the valley, as well as to both the Regional Park and Hauraki Gulf. They would incorporate playground facilities for children, and areas for sitting and picnicking.

Expected Environmental Results

An environment which is safe and convenient to walk, cycle and drive around, provides good access to local services, shops and activities, and where through traffic movements are managed in a way that integrates them with the community. A range of housing types, all of high quality design, is expected. A network of open spaces and reserves which meet people's local, city-wide and regional recreational and amenity needs, and which helps to protect and enhance important natural features.

9A.3.6 Staging, Infrastructure and Development Contributions

Objective

To ensure that timing of subdivision and development of the Structure Plan area is co-ordinated with the provision of the main infrastructure needed to serve the area and that development pays its share of the growth-related costs of this infrastructure.

Policies

1. To progressively release development rights for the Long Bay Structure Plan Area, in accordance with the provision in the Council's Long Term Council Community Plan for the funding and construction of the principal infrastructure needed to serve the area.

2. All development that occurs in the period between the Structure Plan being notified and the principal infrastructure becoming operational, in accordance with the staging process set out in Policy 1 above, is a Non-complying activity.

3. Development which wishes to proceed earlier than the staging process set out in Policy 1 above must meet all infrastructure needs on-site, with the costs of this infrastructure to be met fully by the development. The infrastructure is to be designed to enable connection to any future public network (water, wastewater and stormwater).

4. In accordance with the Long Term Council Community Plan, the Council shall prepare a Development Contributions policy and associated schedule under the Local Government Act 2002 which sets out the amount of contribution to be paid by each type of development.

5. Development is to make a contribution at the time of subdivision and development (including at the building stage) to infrastructure and reserve needs, in accordance with the Council's Development Contributions Policy. This contribution to be paid whether or not the development proceeds in accordance with the sequencing process set out in Policy 1 above.

6. Development in the Long Bay 1 zone in the upper part of the catchment to the west of Ashley Avenue that proceeds ahead of the trunk wastewater network may meet alll wastewater disposal needs on site as an interim solution. All such costs are to be met by development and development is to connect to the trunk wastewater network once it becomes available.

Methods

- Policies 1, 3and 6 will be implemented by the rules
- Policies 4, 5 and 6 will be implemented by the Council's Development Contributions Policy.

Explanation and Reasons

Development in the Long Bay area is dependent upon the provision of a range of public infrastructure, including roads, water supply, stormwater treatment and detention facilities and wastewater systems. It is Council's policy that the development should pay its share of the infrastructure required to service Long Bay.

Even with contributions from development, the Council will face substantial financial commitments to facilitate the growth of the area. Parts of the wastewater system are designed to serve an area much wider than Long Bay, for example. In addition, Council is likely to have to initially finance the construction of some of the principal infrastructure, such as the water supply facilities, main roads and key stormwater treatment systems. This principal infrastructure will have to be built ahead of the bulk of the development occurring, with Council gradually recouping the costs of this investment over a long period of time.

It is therefore necessary for the Council to plan for this expenditure and to put in place a system to recover financial contributions towards the costs of the infrastructure from subdivision and development.

Further, staging development will mitigate the adverse effects of sediment on the Marine Reserve. It is important that the marine environment can manage the on-going impact of sediment from development in the Structure Plan area.

Expected Environmental Results

Development of the Long Bay area occurs over a number of years, helping reduce sediment generation resulting from earthworks, and managing the cumulative adverse effects of this sediment on the marine environment. Development is also coordinated with the provision of the principal infrastructure required to serve the area.

9A.4 Rules: Site Works and Subdivision

9A.4.1 Classification of Activities

The Permitted, Controlled, Limited Discretionary or Discretionary status of site works and subdivision activities is specified below. **The activity status of any activity may be changed by rules in other Sections of the Plan.**

Notwithstanding the activity status set out in Rule 9A.4.1.1 to 9A.4.1.5, all subdivision and development that occurs prior to the provision of the principal infrastructure set out in Table 9A.1 shall be a Non-Complying activity and shall be assessed against the objectives and policies of Section 9A.

Table 9A.1 Staging Timeline for Long Bay Structure Plan Area

Area of Structure Plan (Refer Appendix 9A/A)	**Principal Infrastructure**	**Indicative Timing** (subject to change as determined by Council funding programmes)
Area 1	Stormwater pond	2006
Area 2	• Wastewater pump station and rising main • Stormwater ponds 7a, 7b, 8a, 8b, 8c, 9 and the Awaruku Pond (refer Meritec Proposed Catchment Management Plan, October 2002) • Water reservoir and mains reticulation • Beach Road extension • Glenvar Road upgrade commenced	2010
Area 3	• Ashley Avenue extension • Vaughans Road upgrade commenced • Valley Road • Vaughans Stream vehicular crossings • Stormwater Ponds 3a, 3b (refer Meritec Proposed Catchment Management Plan, October 2002)	2012

9A.4.1.1 Permitted Activities

Subject to compliance with Rule 9A.4.3 (General Standards for Site Works and Subdivision) the following shall be Permitted activities:

a) Site works which expose up to 300m² surface area of bare earth, except where the works are:
   i) Within 20 metres of the centre-line of any stream.
   ii) Located less than 5 metres from any cliff face.
   iii) Situated on land with a gradient of 1:4 or steeper.
   iv) Would encroach on a Site of Geological Significance identified in the Schedule in Appendix 8B and shown on the Plan maps.
   v) On land comprising a Site of Special Wildlife Interest identified in the Schedule in Appendix 8A and shown on the Plan maps.
   vi) On land identified as Stormwater Management Zone in the Plan maps.
   vii) On land identified as Landscape Protection Area in the Plan maps.
   viii) On land comprising a Significant Landscape Feature identified in the Plan maps.
   ix) On land on which scheduled historic and archaeological sites are located.
   x) On land identified as Long Bay 7: Heritage Protection Zone in the Plan maps.

b) Site works which expose up to 25m^2 of bare earth on land identified as Landscape Protection Area (Enhancement) in the Plan maps.
c) Site works for underground network utilities located within the road reserve.
d) Site works for above ground network utilities located in the road reserve for which a resource consent has been obtained, or to which existing use rights apply, or which are permitted activities in accordance with Section 14 - Public Works & Network Utilities and the provisions of this Plan.
e) Site works for the provision, maintenance or repair of roading located in the road reserve.
f) Excavations no greater than 1.5 metres in depth (measured by the vertical distance from the top to the bottom of the excavation).
g) Excavations within an approved building platform (not on a boundary or within any yard) greater than 1.5 metres in depth provided that the depth of the excavation in total (measured from the top to the bottom of the excavation) is not greater than the horizontal distance to the site boundary.
h) Retaining walls which have the effect of raising the natural ground level by up to 0.5 metres (measured by the vertical distance from the top to the bottom of the wall) located on any boundary or in any yard.
i) Retaining walls which have the effect of raising the natural ground level by up to 1.5 metres (measured by the vertical distance from the top to the bottom of the wall) not located on any boundary nor in any yard.
j) Site works authorised by a subdivision consent.

9A.4.1.2 Controlled Activities

Subject to Rule 9A.4.1.3 and Rule 9A.4.1.4 and compliance with Rules 9A.4.3 to 9A.4.4 and 9A.4.6 the following shall be Controlled activities:

a) Retaining walls which have the effect of raising the natural ground level by more than 0.5 metres and no more than 1.5 metres (measured by the vertical distance from the top to the bottom of the wall) located on any boundary or in any yard.
b) Subdivision to effect a minor boundary adjustment (as defined in Section 21).
c) Subdivision for network utilities provided that all new lots created and not used for the network utility shall comply with Rule 9.4.5 and Rule 9.4.10 and the network utility is a Permitted activity and/or all necessary resource consents have been granted.

9A.4.1.3 Limited Discretionary Activities

Subject to Rule 9A.4.1.4 and compliance with Rules 9A.4.3 to 9A.4.6 the following shall be Limited Discretionary activities:

a) Excavations (not on a boundary or within any yard) greater than 1.5 metres in depth provided that the depth of the excavation in total (measured from the top to the bottom of the excavation) is not greater than the horizontal distance to the site boundary.
b) Site works that encroach on a site of Geological Significance identified in Schedule 8B and shown on the Plan maps.
c) Site works on land identified as Landscape Protection (Enhancement) Area which expose more than $25m^2$ surface area of bare earth.

9A.4.1.4 Discretionary Activities

Subject to compliance with Rules 9A.4.3 to 9A.4.6 the following activities shall be Discretionary activities:

a) Site works involving:
   i) Works within 20 metres of the centre-line of any stream, except where the stream is within a Landscape Protection Area shown on the Structure Plan maps
   ii) The diversion or modification of water courses.
   iii) Works located less than 5 metres from any cliff face.
   iv) On land comprising a Site of Special Wildlife Interest identified in the Schedule in Appendix 8A and shown on the Plan maps.
   v) The disturbance of an area of $100m^2$ or volume of $10m^3$ or greater, either wholly or partially within any secondary flow path or 1% AEP flood plain.
   vi) Modification of the aerial extent of the 1% AEP flood plain either within the site, or on upstream or downstream sites.
   vii) Works that relocate or disturb a secondary flow path.
   viii) Works on land comprising a Significant Landscape Feature identified in the Plan maps.
   ix) Works in the Long Bay 7: Heritage Protection Zone; works within a 30 metre buffer area surrounding all scheduled sites in other areas of the Structure Plan; and works on any scheduled historic site.

b) Site works on land identified as Long Bay 6;Stormwater Management Zone, Landscape Protection (Conservation) or Landscape Protection (Ecological/Stormwater) Area ,provided that they are more than 20 metres from the centre line of a stream.
c) Site works within 20 metres of the centre-line of a stream within a Landscape Protection Area shown on the Structure Plan maps for the purposes only of installing or maintaining infrastructure shown on the Structure Plan maps.
d) Site works where the land has a gradient steeper than 1:4.
e) Site works not otherwise provided for.
f) Stormwater treatment ponds.
g) Subdivision in the Long Bay Structure Plan area not provided for as a Controlled activity.

9A.4.1.5 Non Complying Activities

a) Subdivision and development that occurs prior to the provision of the principal infrastructure set out in Table 9A.1.
b) Any activity which does not comply with Rules 9A.4.3 to 9A.4.6 shall be a Non Complying activity.

Note:
The Plan maps and appendices should be checked and reference made to the relevant sections of the Plan to which notations on the maps may refer.

Explanations and Reasons

The controls that apply to site works in the Structure Plan area are very similar to the controls that apply to the rest of the City. The main difference is that in the Long Bay area the great majority of siteworks in areas of particular environmental value (including areas identified as Landscape Protection Area or zoned Long Bay 7: Heritage Protection) require consent. This is in recognition of the potential adverse effects of such siteworks as well as the need to impose specific conditions on how siteworks are undertaken.

The rule relating to the staging of development and its coordination with infrastructure recognises that development of the Structure Plan area in a short period of time could lead to adverse effects from the generation of sedimentation, as well as outstrip the ability of the Council to provide the needed infrastructure. Improvements needed to infrastructure are needed to wider networks (roads and wastewater) as well as within the Structure Plan area itself.

9A.4.2 Notification

Applications for site works in the Long Bay Structure Plan area which are provided for as a Limited Discretionary activity shall be considered without notification or service of the application, in accordance with Section 94D(2) and (3) of the RMA.

Explanation and Reasons

Council has provided for Limited Discretionary resource consents for site works in the Long Bay area to not be notified and no service of the application on adversely affected persons will be required in accordance with Section 94D(2) and (3) of the RMA. An application may still be notified if special circumstances exist, in accordance with Section 94C(2) of the RMA, or if an applicant requests notification in accordance with Section 94C(1) of the RMA.

9A.4.3 General Standards for Site Works and Subdivision

9A.4.3.1 General

Rule 9.4.3 shall apply.

Note:

1. Rule 9.4.3.1 under Rule 9.4.3 relates to sediment control for all site works and subdivision activities and applies irrespective of whether they are classified as permitted, controlled or discretionary. Acceptable methods or techniques, as appropriate in the circumstances, are provided in the Auckland Regional Council's Technical Publication No. 90, "Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region" (TP 90) and in the Long Bay Practice Notes.

2. For site works which are a Permitted Activity, adoption of the "Single Lot Site Management Plan" contained in the Long Bay Practice Notes shall be deemed to meet the requirement of 9A.4.3.1

9A.4.3.2 Siteworks

a) For all site works and subdivision activities in the Long Bay Structure Plan area, a Site Management Plan shall be prepared in accordance with Rule 9.6.4, except that this rule shall apply to all site works and subdivision activities irrespective of whether they are classified as permitted, controlled or discretionary.

b) All erosion and sediment control measures shall be in place prior to any site works or subdivision activities being undertaken.

c) All erosion and sediment control works shall be retained and maintained in good working order until all site works and subdivision activities have been completed and the site secured to prevent erosion and the generation and discharge of any further sediment from the site.

Explanation and Reasons

The prevention of erosion and control of sediment is a key objective for the protection of the sensitive aquatic environment in Long Bay including the marine reserve. This rule expands on those set out in Section 9 to clearly state the requirement for a Site Management Plan to be prepared for all site works and subdivision activities and provides some further controls to ensure effective erosion and sediment control measures for the full duration of site works and subdivision activities.

9A.4.4 General Subdivision Standards

9A.4.4.1 General

Rule 9.4.4 shall apply with the exception of Rule 9.4.4.7.

9A.4.4.2 Subdivision of Sites with Two or More Zones

Where any land with more than one zone is subdivided, lot boundaries shall follow the zone boundary and all lots created shall comply with the provisions of the zone in which the lots are located, provided that where the subdivision involves the acquisition of other land for a minor boundary adjustment as defined in Section 21 and that other land is of a different zone, the subdivision shall be considered as a Limited Discretionary activity.

Except that:

Where adjustments to Proposed and Preferred road alignments and to the location of proposed reserves that arise as a consequence of the provisions of Rule 9A.4.5, result in residential lot boundaries not being able to follow the zone boundaries shown on the Plan maps, then a consent notice shall be attached to the property title to clarify which zone applies to the lot.

In such situations, the following conditions must apply:

a) The adjustment to the zone boundaries shown on the Plan maps arising from the subdivision are minor in extent and do not materially alter the amount of development possible in the different zones.
b) The adjustment does not affect the zoning of any existing development, such as houses, or lots already created.

c) The adjustment results in a more logical arrangement of lot boundaries.

Where a subdivision consent results in a significant logical adjustment to the zone boundaries shown in the Plan maps, then the Council will, at an appropriate later stage undertake a plan change to confirm the relevant zoning.

Explanation and Reasons

The rules for subdivision in any zone have been imposed on the basis of the characteristics of the land and the likely effects of the activities permitted by the zone. In resource management terms therefore, it is important that any subdivision takes account of zone boundaries. Given the large size of the existing lots within the Structure Plan area, two or more zones may apply to a single lot. In general, it is expected that aligning lot boundaries with zone boundaries

should not present any great difficulties, however flexibility has been provided in those locations where the final location of Proposed and Preferred Roads may create situations where newly formed sites have two zones. In such situations, provided that the criteria listed above are met and consent is granted, the Council will clarify the zone that applies by way of a consent notice on the title of the property. In the case of more significant but logical changes, if a subdivision consent is granted, the Council will, at and appropriate later stage, undertake a plan change to confirm the relevant zoning.

9A.4.5 General Subdivision Standards: Long Bay Structure Plan Area

9A.4.5.1 Compliance

Any application for subdivision within the Structure Plan area shall comply with Rules 9A.4.5.2 to 9A.4.5.4.

9A.4.5.2 Proposed Roads

a) Alignment

The Proposed Roads shown in the Plan maps shall be provided in accordance with the alignments shown.

b) Design Standards

Proposed Roads shall be constructed in accordance with the standards listed below. Compliance with the typical road cross-sections and specifications set out in the Long Bay Practice Notes shall be deemed to satisfy these standards. The widths of roads should be as set out in the Plan maps.

i) All Proposed Roads shall have a design speed that does not exceed 50 km/hr.
ii) All Proposed Roads shall be provided with a separate shoulder cycle lane in each direction.
iii) On-street parking shall be provided on both sides of the road in order to satisfy the on-street parking requirements.
iv) Street trees, to include groves of trees, shall be provided on both sides of the road at intervals no greater than 20 metres.
v) Grass berms of at least 2 metres in width shall be provided along both sides of the road.
vi) Footpaths of at least 1.4 metres in width shall be provided along both sides of the road.
vii) Stormwater quality treatment devices shall be provided within the road reserve to treat stormwater runoff generated by the road.
viii) Driveways and vehicle crossings shall be located so that they integrate with on-road stormwater treatment devices and on-street vehicle parking areas.

c) Variation of Alignments or Designs

Where it is proposed to alter the alignment or design of a Proposed Road, then reference shall be made to the assessment criteria set out in Sections 9A.7.2.1 and 9A.7.2.2. For the sake of clarity moving the alignment of a Proposed Road less than 20 metres either side of the centre line of the road to take into account finished earthworks is not considered to be an alteration of its alignment.

Explanations and Reasons

The roading structure illustrated in the Plan maps comprises a hierarchy of Proposed and Preferred Roads. Once constructed, these roads are likely to be classified as arterial/collector and local roads respectively. Detailed traffic and geotechnical engineering investigations have been undertaken to determine the most appropriate alignment for the Proposed Roads in recognition of the critical role these roads play in providing access to and through the

Structure Plan area and to the adjacent Regional Park. Some flexibility has been provided in terms of the precise location of the Proposed Roads in acknowledgment of changes that will inevitably occur to the landform as a result of bulk earthworks being undertaken through the subdivision of this area. Construction of the Proposed Roads in accordance with the alignments shown in the Plan maps is considered to be of primary importance in terms of achieving good access through the Structure Plan area.

9A.4.5.3 Stormwater Management

All subdivision and development shall comply with the following:

a) Subdivision and development proposals shall include the following information:

i) The amount of stormwater to be generated from the future development on the lots to be created, taking into account existing and future stormwater flows upstream and downstream of the site, where relevant. Relevant assumptions and calculations are to be provided.
ii) How the design of the development (for example the layout of the lots, driveway locations, the design of roads and the protection of ecological features and stream corridors) takes into account stormwater-related limitations.
iii) The range of techniques to be used to manage the adverse effects of the stormwater to be generated by the development and the extent to which these techniques can be accommodated on-site, and are consistent with the Long Bay Practice Notes.
iv) How sufficient space is to be provided for the required stormwater mitigation measures.
v) How development is to be managed to ensure that the integrity of any stormwater mitigation devices (such as road-side swales, rain gardens and pervious areas) will not be compromised during and after the subdivision and development process.

b) Subdivision and development proposals are to demonstrate that the lots to be created can reasonably accommodate development that will be able to comply with the on-site stormwater management standards set out in Section 17B of the Plan, including the actions to be taken to ensure the on-going retention and maintenance of on-site mitigation areas and facilities, including the need for covenants and/or consent notices under Section 221 of the Resource Management Act 1991.

c) Overland flow paths are to be identified and protected, taking into the account the need to provide connectivity with overland flow paths above and below the site.

d) For all residential zones (except the Long Bay 1 zone), Rule 17B.6.1.10 On-Site Stormwater Management may be achieved by a combination of individual and communally owned on-site measures. Where the stormwater devices are proposed by private developers and serve more than one property, or are located on public land or land vested in Council, then these may be vested in Council, at Council's sole discretion, provided they meet all Council's requirements. If communally-owned measures are to be partly relied upon, then the following standards shall apply:

    i) Rain gardens and other localised detention and treatment devices designed to serve a number of units may be used, provided that the maximum number of units served does not exceed five. These sites shall be retained in private ownership and shall be managed by an appropriate management structure (e.g. body corporate).

e) The use of proposed reserves for soakage areas will only be accepted where these are to vest as Local Purpose Drainage Reserves .
f) Sites identified as containing Landscape Protection (Ecological/Stormwater) Area within their existing boundaries are required to set this area aside for stormwater mitigation planting in the first instance, before other stormwater mitigation measures are proposed.

Explanation and Reasons

The design and layout of a subdivision affects the ability of sites to effectively mitigate the stormwater generated from proposed future development on the site. For this reason, the

developer is required at subdivision stage, to demonstrate that appropriate stormwater management can be undertaken.

The amount of impervious surfaces allowed on sites in Long Bay is set out in Rule 17B.6.110 On-Site Stormwater Management. This rule requires that stormwater generated from impervious areas be mitigated by approved stormwater management techniques set out in the Long Bay Practice Notes, such as rain tanks, pervious paving, and replanting.

Furthermore, if the site has been identified as containing Landscape Protection (Ecological/Stormwater) Area, the subdivision must show how this area has been incorporated into the site to enable the planting of vegetation to assist in the on-site mitigation of stormwater from any proposed buildings, structures and impervious surfaces on the property. In these locations, revegetation is generally considered to be the most effective option for stormwater mitigation and for that reason, planting is required to be undertaken as the primary means of stormwater management before other stormwater management tools are considered, including any off-site measures. For these reasons, it is important that design of the subdivision ensures that such measures can be undertaken.

9A.4.5.4 Landscape Protection Area

The following apply to sites that either contain, or are shown as being linked to a Landscape Protection area in the Plan maps.

a) Subdivision in Landscape Protection (Conservation) Areas

Upon subdivision of sites which contain land identified as Landscape Protection (Conservation) Area:

i) All land identified as Landscape Protection (Conservation) Area on the site shall be fenced to a stockproof standard (unless the Council approves an alternative proposal which effectively excludes all livestock from the area).
ii) All building platform and infrastructure, including wastewater disposal fields shall be located wholly outside of any land identified as Landscape Protection (Conservation) Area.
iii) A weed and pest management strategy for the Landscape Protection (Conservation) Area shall be prepared.
iv) An agreement to covenant in perpetuity the Landscape Protection Area shall be entered into before the issue by the Council of a Certificate of Compliance pursuant to Section 224(c) of the RMA. Covenants shall be registered against the titles of all affected lots to be created through the subdivision. These covenants shall require that the Landscape Protection Area on both the original lot and on the newly created lots is protected and remains undisturbed and that weeds and pests are controlled;

    Or

    A consent notice under section 221 of the Resource Management Act 1991 shall be entered into and registered against the title in order to secure compliance with the conditions of the consent.

b) Subdivision in the Landscape Protection (Ecological/Stormwater) Area
(Proposed Sites less than 2 hectares)

Upon subdivision of sites which contain land identified as Landscape Protection (Ecological/Stormwater) Area:

i) An area, equal to the area of Landscape Protection (Ecological/Stormwater) Area within any new allotment shall be planted for revegetation purposes in accordance with an approved planting plan.

ii) This area shall be located within the Landscape Protection (Ecological/Stormwater) Area or contiguous with land identified as Landscape Protection (Conservation) or Landscape Protection (Ecological/Stormwater) Area on the Plan maps.
iii) The planting plan shall be in accordance with Rule 9A.6.2.
iv) All building platforms, accessways and services shall be located wholly outside of any land identified for revegetation.
v) An agreement to covenant in perpetuity the revegetation area required above shall be entered into before the issue by Council of a Certificate of Compliance pursuant to Section 224 (c) of the RMA. Covenants shall be registered against the titles of the revegetation lots and any lots related to the revegetated lots to be created through the subdivision. These covenants shall require that the revegetation area is protected and remains undisturbed and that weeds and pests are controlled.

Or

A consent notice under section 221 of the Resource Management Act 1991 shall be entered into and registered against the title in order to secure compliance with the conditions of the consent.

c) Site Works in the Landscape Protection (Enhancement) Area

The following additional requirements apply to site works which expose over 25m^2 of bare earth on land which either contains or is shown as being linked to the Landscape Protection (Enhancement) area in the Plan maps:

i) A planting plan shall be provided as part of an application for site works, development or subdivision to provide landscape enhancement planting for the entire area of Landscape Protection (Enhancement) which is contained within the boundaries of the site.
ii) The planting plan shall be in accordance with Rule 9A.6.2.
iii) The planting plan shall set out the planting methodology and maintenance including pest and weed control, and a programme for replanting where the survival rate of planting is less than 90%.
iv) Planting shall be undertaken in the planting season immediately following the completion of site works.
v) Covenants in perpetuity shall be registered against the titles of the lots to be created through subdivision. The covenants shall require that the planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan;

Or

A consent notice under section 221 of the Resource Management Act 1991 shall be entered into and registered against the title in order to secure compliance with the conditions of the consent.

Explanation and Reasons

The Landscape Protection Area is an overlay area identified in the Designations and Special Provisions maps. It generally overlays the vegetated areas or areas suitable for revegetation, steep gullies, streams and waterways, all of which have been identified as being worthy of protection for landscape, ecological, stormwater and land stability purposes. Upon subdivision, the land is required to be protected in perpetuity and generally remain free of all forms of services or development.

Three sub-categories have been identified within the Landscape Protection area for Conservation, Enhancement and Ecological/Stormwater purposes, each of which have additional specific requirements which apply to them.

The Landscape Protection (Conservation) Area includes land which is generally covered in existing vegetation and/ or which has been identified as an area in which no development

may occur. Subdivision of the land must result in the protection of the area by way of covenant or other approved mechanism.

The Landscape Protection (Ecological/Stormwater) Area is land that has been identified as being suitable for the planting of vegetation to contribute to extending areas of native bush in the Structure Plan area and to assist in the on-site mitigation of stormwater from buildings, structures and impervious surfaces on the property as required by Rule 17B.6.1.10 Maximum Impervious Area. As such this area generally should be kept free of development. Where smaller sites are proposed, wholly or partly, in these areas, planting requirements are imposed to ensure that existing native bush areas are extended for ecological purposes and to reduce the dominance of buildings on the landscape.

The Landscape Protection (Enhancement) Area includes land which is relatively steep and not generally suitable for development. The intention for this area is to provide a landscaped backdrop to the adjacent Long Bay 3 and 4 zones. Any subdivision or earthworks exposing greater that 25m^2 of bare earth on these residential sites will trigger the requirement to provide landscape planting within the identified area. The revegetation enhancement is intended to provide a vegetated landscaped backdrop to the apartments and terraced housing within these zones, helping to incorporate the buildings into the landscape as well as helping to stabilise the land. This approach enables an increased intensity of development of the adjacent residential land while mitigating the visual impacts that this more intensive type of development will have on the landscape backdrop. The landscaped area will also provide a buffer between the conventional density of the Long Bay 2 zone and the lower density of the Long Bay 1 zone located nearby.

9A.4.6 Specific Subdivision Standards

9A.4.6.1 Compliance

Any application for subdivision in the Structure Plan area shall comply with the following subdivision standards specific to each zone.

9A.4.6.2 Long Bay 1 Zone: Large Lot Residential

a) Site Area Requirements

i) Minimum site areas where a site does not contain land identified as Landscape Protection Area are as follows:

Long Bay 1A zone:	2500m^2
Long Bay 1B zone:	5000m^2

ii) Minimum site areas where a site contains land identified as Landscape Protection Area are as follows:

Long Bay 1A zone:	2500m^2
Long Bay 1B zone:	5000m^2

Provided that:

The minimum area in ii) above must be clear of any land identified as Landscape Protection (Conservation) Area.

Any subdivision proposal that does not comply with the requirement to protect the identified Landscape Protection Areas on the site in accordance with Rule 9A.4.5.4 shall have a minimum site area of 2ha.

Note:
In cases where a stable building platform and accessway can only be achieved through substantial earthworks, then site areas larger than those set out in the above table will be needed.

Explanation and Reasons

The minimum site area of 2 hectares has been applied to the Long Bay 1 zone to protect the natural landscape and ecological values of the land and to assist in achieving hydrological neutrality for stormwater purposes.

The level of development possible within the Long Bay 1 zone is also affected by whether or not the site contains or is linked with a Landscape Protection area (as identified in the Plan maps). The Landscape Protection area is applied to areas of land with the greatest instability and slope and in areas where there are large areas of vegetation. By protecting these identified Landscape Protection areas, landowners may be able to develop to greater densities within the Long Bay 1 zone. In such instances, any area of Landscape Protection (Conservation) is to be protected in addition to the minimum site area specified. This is to ensure that 100% onsite stormwater mitigation is able to be achieved outside of the Landscape Protection (Conservation) area and to protect areas of existing native vegetation.. However, the minimum site area specified may include land identified as Landscape Protection (Ecological/Stormwater). This is because these areas may be revegetated to assist in the extension of existing bush areas to create ecological linkages and for mitigation of stormwater on site.

The opportunity for smaller lot sizes is provided within this zone where stable house sites and associated areas are not within areas of land identified as Landscape Protection (Conservation), or where this land is to be protected in perpetuity. In addition to the existing bush areas included within the Landscape Protection (Conservation) Areas, subdivision also has to identify areas for revegetation where sites include land identified as Landscape Protection (Ecological/Stormwater) Area.

Two sub zones of the Long Bay 1 zone have been identified. The minimum site areas of the two sub zones have been determined depending on the slope and stability of the land, the need to minimise land modification, and the adverse effects of development on the landscape.

The minimum site areas only apply where stable building platforms and accessways can be provided without the need for substantial earthworking. In other cases larger lots should be provided to ensure that building platforms and accessways, which do not result in the need for substantial earthworking, are available.

The smaller lot sizes are also available in relation to land that does not contain any land identified as Landscape Protection Area, as found on the land fringing the Regional Park, to the north of the Vaughans Stream. In such cases there are no conservation or replanting requirements apart from the on site stormwater provisions in section 17B.

9A.4.6.3 Long Bay 2 Zone: Suburban Neighbourhood

a) Site Area Requirements

Minimum Net Site Area (Long Bay 2A zone):	600m^2
Minimum Net Site Area (Long Bay 2B zone):	1000m^2

b) Minimum Site Frontage and Access Requirements

All sites in the Long Bay 2 zone shall comply with the following:

i) No more than 10% of lots created per subdivision shall be rear lots.
ii) Where rear lots are created, Rule 9.4.5.8 shall apply.

c) Shape Factor

Rule 9.4.5.9 shall apply.

d) Landscape Protection Area

The proposed subdivision shall protect, in accordance with Rule 9A.4.5.4, that area of land identified in the rule as required to be set aside from development.

Sites may incorporate land identified as Landscape Protection Area in the Plan maps where the provisions of Rule 9A.4.5.4 are met. In such cases at least 400m^2 of the site must be clear of Landscape Protection Area.

Explanation and Reasons

Three controls are specified for the Long Bay 2 zone in addition to the general standards for subdivision. Site area and shape factor controls are specified to ensure that sites are able to easily accommodate a conventional detached house and associated outdoor living areas, while minimum site frontage and access requirements are specified to ensure that the vast majority of sites are front sites, and that any rear sites have suitable vehicle access. The distinction between the Long Bay 2A and 2B zones has been made in recognition of the rural urban interface and the need to keep the larger lots in the Stream Protection A area adjacent to the rural area north of Vaughans road. The larger lot sizes associated with the Long Bay 2B zone provide greater opportunities to mitigate on site the adverse effects of stormwater. Where land identified as Landscape Protection Area is located within a proposed site, an area of at least 400m^2 is required to be clear of this land in order to ensure that future buildings and cleared outdoor living areas do not encroach on these areas.

9A.4.6.4 Long Bay 3 Zone: Urban Neighbourhood

a) Site Area Requirements

Either
i)

Minimum Net Site Area:	220m^2
Maximum Net Site Area:	350m^2
Average Net Site Area:	240m^2 to 280m^2 (excluding any lots of 1500m^2 or greater)

Or

ii) the Net Site Area is 1500m^2 or greater; or
iii) subdivision where a land use consent has been granted in respect of a development. In such cases, the number, size and location of all sites must be in accordance with the land use consent granted in respect of the development.

b) Rear Lots

Rear lots are not permitted in the Long Bay 3 zone.

c) Landscape Protection Area

Sites may incorporate land identified as Landscape Protection Area where the provisions of Rule 9A.4.5.4 are met. In such cases at least 220m^2 of the site must be clear of the Landscape Protection Area. Where sites incorporate land identified as Landscape Protection Area, the maximum net and average net site areas specified above shall not apply.

Explanations and Reasons

The Long Bay 3 zone is intended for medium density housing, and as such, it is essential that the subdivision layout and design is supportive of the housing that will ultimately be built on the land. Two principal alternative forms of subdivision are provided for within the zone, one of which allows for the establishment of small sites upon which a single house may be built, while the other allows for the establishment of larger sites to be developed comprehensively. Subdivision once a land use consent has been obtained is also provided for.

Rear lots are not permitted in the zone in order to assist in achieving a safe and private environment for all residents, as well as a positive relationship between houses and adjacent streets. Controls over lots depths and widths, as set out in Section 9A.7.3.2 also play a significant role in this respect.

Where land identified as Landscape Protection Area is located within a proposed site, an area of at least 220m^2 is required to be clear of this land in order to ensure that future buildings and outdoor living areas do not encroach onto the Landscape Protection areas.

9A.4.6.5 Long Bay 4 Zone: Urban Village

a) Site Area Requirements

Either:

i) Minimum Net Site Area: 1500m^2;

Or

ii) Subdivision where a land use consent has been granted in respect of a development. In such cases, the number, size and location of all sites must be in accordance with the land use consent granted in respect of the development.

b) Minimum Site Frontage

Each site must have a minimum road frontage of 50 metres.

c) Rear Lots

Rear lots shall not be permitted in the Long Bay 4 zone.

d) Landscape Protection Area

Sites may incorporate land identified as Landscape Protection Area where the provisions of Rule 9A.4.5.4 are met. In such cases at least 1500m^2 of the site must be clear of Landscape Protection Area.

Explanations and Reasons

The Long Bay 4 zone is generally intended for apartment buildings, of three to four storeys. It is expected that the housing within this area will be developed comprehensively. The

subdivision standards therefore reflect the need to create sites of a sufficient size to allow for innovative design solutions.

As with the Long Bay 3 zone, rear sites are not permitted within the zone in order to assist in achieving a positive relationship between development and the adjacent street.

Where land identified as Landscape Protection Area is located within a proposed site, an area of at least 1500m^2 is required to be clear of this land in order to ensure that future development does not encroach onto the Landscape Protection areas.

9A.4.6.6 Long Bay 5 Zone: Village Centre

a) Site Area Requirements

Minimum Net Site Area:	1500m^2

Explanations and Reasons

It is expected that the Long Bay 5 zone will be the focal point for development in the lower part of the Structure Plan area, with small-scale business, mixed use and apartment developments provided for in the zone. A minimum lot size of 1500m^2 has been specified to enable sites to be developed comprehensively.

9A.4.6.7 Long Bay 6 Zone: Stormwater Management Zone

Council will only approve the subdivision of land within the Long Bay 6 zone if it is needed to provide for infrastructure in general accordance with the Plan maps, including stormwater management facilities or roading.,

Explanations and Reasons

The Stormwater Management zone is intended to provide for those works associated with stormwater control and treatment. It is anticipated that stormwater and wetland treatment ponds and ancillary structures will be constructed in this area. It is also intended that two proposed roads will be constructed through the zone as indicated on the Plan maps. Subdivision within this zone is limited to the creation of the stormwater management areas and proposed roads.

9A.4.6.8 Long Bay 7 Zone: Heritage Protection

a) Site Area Requirements

No minimum site area is specified

b) Council shall only consider an application for the subdivision or development of land within the Long Bay 7 zone if it is accompanied by the results of a full investigation of the archaeological and other cultural heritage resources within the zone. The investigation shall include detailed information about the extent, nature and significance of archaeological sites, and identify possible areas that may be developed without damage or modification to these sites.

c) Subdivision and development in the Long Bay 7 zone shall only proceed following preparation of a comprehensive development plan for the zone. The development plan shall take full account of the results of a full investigation of archaeological and other historic heritage values, including any recommendations relating to possible areas that may be developed, and means by which adverse effects to heritage values in the zone can be avoided, remedied or mitigated .

d) Covenants in perpetuity, as approved by Council, shall be registered against the titles of the lots to be created through subdivision. These covenants shall require that any identified sites of archaeological value are protected and remain undisturbed.

Or

A consent notice under section 221 of the Resource Management Act shall be entered into and registered against the title in order to secure compliance with the conditions of consent.

Explanations and Reasons

It is expected that subdivision and development in the Long Bay 7: Heritage Protection Zone will be limited. Subdivision proposals will only be considered if investigation of the historic heritage resources determines more definitely the extent, nature and significance of archaeological sites, and areas of possible development. No minimum lot size has been defined because of the lack of certainty about the extent and nature of historic heritage sites, and because it is considered inappropriate to raise expectations about the development potential of the zone. Should a subdivision be considered appropriate within the zone, a covenant or consent notice under section 221 of the Resource Management Act will be registered against the title of lots created in order to ensure that further development is sensitive to any archaeological and other historic heritage resources identified on these.

9A.5 Rules: Reservations and Restrictions

Rule 9.5 shall apply.

9A.6 Rules: Information Requirements

9A.6.1 General

Rule 9.6 shall apply.

9A.6.2 Planting Plan

Every application for subdivision or development which requires that a planting plan be prepared, shall include the following information:

a) Identification of the area of land within the Landscape Protection Area to be set aside for planting, including riparian areas to be planted.
b) Identification of all existing areas of native and exotic bush and vegetation.
c) Species types, source of plant material, maturity of planting and density of planting.
d) Details of noxious weed, pest and animal control.
e) Details of timing of planting and possible staging of planting.
f) Details of maintenance programme to be implemented.
g) Details of any fencing or alternative stock proof methods proposed.
h) Proposed means of ownership and ongoing management.
i) Identification of areas of land on which archaeological sites are located, and details of appropriate planting, fencing and ongoing management of those areas.

9A.7 Assessment Criteria

9A.7.1 Assessment Criteria for Controlled, Limited Discretionary Activities and Discretionary

9A.7.1.1 General Assessment Criteria

The criteria of Rule 9.7.1.1 shall apply.

9A.7.2 Additional Assessment Criteria for Discretionary Activities

Without restricting the exercise of Council's discretion, the assessment of applications for Discretionary activity subdivision and site works shall be assessed against the following criteria in addition to the objectives and policies of the Plan. Subdivision that is consistent with the land use strategy and pattern of development illustrated in the Plan maps may be deemed to satisfy the criterion in full or in part.

9A.7.2.1 Overall Urban Form, Layout and Design

a) Whether the proposed subdivision creates a settlement pattern that respects and maintains the key landscape elements of the area, including the rural back drop to the Regional Park, a central green corridor and protection of the landscape values associated with the steeper, bush-clad land of the upper catchment.
b) Whether the proposed subdivision helps create a legible and functional urban pattern that provides for neighbourhood focal points, efficient roading connections and a new Regional Park entrance.
c) Whether the settlement pattern provides for a high quality public realm through an interconnected street pattern that is integrated with a range of accessible, quality open spaces.
d) The achievement of an average density in the lower catchment which supports a basic level of passenger transport use, a village centre and the efficient use of urban land.
e) The incorporation of a range of housing densities, with higher intensity land uses (housing densities in excess of one unit per 350m^2) located adjacent to reserves and open spaces, close to passenger transport routes and where they can support the proposed village centre.
f) The integration of stormwater mitigation devices with the urban form to ensure that the stormwater devices add to the amenity of the area, while the urban form provides the space for both on-site and off-site stormwater mitigation areas.

9A.7.2.2 Proposed Roads

Where Proposed Roads are not provided in accordance with the alignments and design standards specified in Section 9A.4.5, the following assessment criteria should apply:

a) Whether an alternative alignment will better serve the area, while still ensuring that the proposed road provides the same function as that intended in the Structure Plan. That is, the alternative roads provide the same level of connectivity between land uses as that shown on the Plan maps, while meeting transport efficiency and safety standards.
b) The design of the road achieves a high standard of amenity, in particular through the provision of appropriately designed footpaths, cycleways, berms and street trees.
c) The design of the road achieves appropriate mitigation of stormwater and the integration of devices for this mitigation with driveways, parking areas, utility space, and pedestrian and vehicle movement.
d) Stormwater treatment devices, utilising the best practicable option, should be provided to mitigate within the road reserve, the majority of stormwater generated by the road. The best practicable option should include the following:

i) rain gardens, biofiltration trenches and pervious paving for shallow grades less than 5% parallel to the roadway.

ii) Inclusion of check dams and other flow control methods with rain gardens, biofiltration trenches and pervious paving for grades between 5% and 8%.

iii) Off-line treatment for grades greater than 8%.

e) The roads should be located so that the majority of public network infrastructure (water, wastewater, stormwater pipes) can be accommodated within the road reserve. Where this cannot be achieved, then access to this infrastructure should be protected through an easement, covenant or similar.

Note: “Best Practicable Option” is as defined in section 2.1 of the Resource Management Act 1991.

9A. 7.2.3 Preferred Roads

a) Alignment

The Preferred roads shown in the Plan maps should be provided generally in accordance with the alignments shown. For the purpose of this rule, generally in accordance shall mean compliance with all of the following:

i) The Preferred road connects with the Proposed road within 20 metres of the location shown.
ii) The road is maintained as a through road where this is shown.
iii) The road continues to provide frontage to reserves where this is shown.
iv) The block created by the street is of sufficient depth to accommodate the minimum and maximum lot sizes and dimensions of the relevant zone, without creating the need for rear lots in the Long Bay 3 and 4 zones.

b) Design Standards

Preferred roads should be constructed in accordance with the standards below. Compliance with the typical road cross-sections and specifications set out in the Long Bay Practice Notes shall be deemed to satisfy these standards. The widths of roads should be as set out in the Plan maps.

i) All Preferred Roads should have a design speed of 30 to 40km/hr.
ii) All Preferred Roads should be designed to enable cyclists and vehicles to safely share the same carriageway.
iii) On-street parking should be provided to satisfy the on-street parking requirements.
iv) Street trees, to include groves of trees, should be provided on both sides of the road at intervals no greater than 15 metres.
v) Grass berms of at least 1.5 metres in width should be provided along both sides of the road.
vi) Footpaths of at least 1.4 metres in width should be provided along both sides of the road.
vii) Stormwater treatment devices, utilising the best practicable option, should be provided to mitigate within the road reserve, the majority of stormwater generated by the road. The best practicable option should include the following:
    I. rain gardens, biofiltration trenches and pervious paving for shallow grades less than 5% parallel to the roadway.
    II. Inclusion of check dams and other flow control methods with rain gardens, biofiltration trenches and pervious paving for grades between 5% and 8%.
    III. Off-line treatment for grades greater than 8%.

Note: "Best Practicable Option" is as defined in section 2.1 of the Resource Management Act.

viii) Driveways and vehicle crossings should be located so that they integrate with on-road stormwater treatment devices and on-street vehicle parking areas.

c) Alternative Alignments or Designs

Where the alignments of Preferred Roads do not meet the above criteria, the following should apply:

i) A high degree of connectivity should be achieved within the land to be subdivided and within the Structure Plan area as a whole. Block (i.e. the distance between intersections) should be designed to facilitate safe and efficient movement around the neighbourhood by foot, cycle, bus and car to schools, reserves, community facilities and passenger transport routes. Culs-de-sac should only be incorporated into the design of the subdivision where it is impracticable for reasons of topography, streams, natural features or traffic safety standards eliminate the ability to have a connected public street network.
ii) Road layouts should ensure that most, if not all, development has the ability to front a street (there should be limited use of rear lots in the Long Bay 2 zone and no rear lots in the Long Bay 3 and 4 zones).
iii) Blocks should provide sites with dimensions that ensure subsequent development has the opportunity to provide good on-site privacy and amenity and a positive relationship to the street. In the Long Bay 3 zone, block depths should be between 40 and 55 metres (i.e. about 60 to 75 metres road centre line to centre line) and no more than 200m long. In the Long Bay 2 zone, block depths should be between 50 and 70 metres. In the Long Bay 1 zone, roading should be minimised (i.e. limited to that shown on the Plan maps).
iv) The altered road alignment should create logical boundaries between zones. Blocks created by streets should provide for zone boundaries to run between the backs of properties or along street frontages. In general, lots should not be split by zones (see Rule 9A.4.5 for minor changes to zone boundaries).
v) The overall street layout should be designed to give maximum frontage possible to reserves with a community and neighbourhood function.
vi) Streets should be designed to ensure linkages with future streets on adjoining land.
vii) The design of the road still achieves appropriate mitigation of stormwater and the integration of devices for this mitigation with driveways, parking areas, utility space, and pedestrian and vehicle movement.
viii) The design of the road achieves a high standard of amenity, in particular through the provision of appropriately designed or selected footpaths, berms and street trees.
ix) The roads should be located so that the majority of public network infrastructure (water, wastewater, stormwater pipes) can be accommodated within the road reserve. Where this cannot be achieved, then access to this infrastructure should be protected through an easement, covenant or similar.

9A.7.2.4 Cycle and Pedestrian Only Routes

a) Preferred Location and Design

Cycle and pedestrian only routes shown in the Plan maps should be provided and designed to comply with the following:

i) They should be illuminated at night.
ii) They should have a minimum width of 5 metres.

iii) They should be landscaped to ensure that stormwater generated from paths can be mitigated.

b) Alternative Designs

Where alternative routes and designs are proposed for cycle and pedestrian only routes, the following should apply:

i. Adjacent roads and reserves should provide for good pedestrian and cycle connections through the area.
ii. The provision of the link is in an alternative position where it would provide better likely movement patterns.

9A.7.2.5 Proposed Reserves

a) Preferred Location

Proposed reserves should be established generally in accordance with those shown in the Plan maps. For the purpose of this rule, generally in accordance shall mean the reserve is located within 20metres of the location shown on the Plan maps and is at least 90% of the size shown.

b) Alternative Locations

Where reserves are not provided generally in accordance with those shown in the Plan maps, the following should apply:

i) Whether 80% of homes in the Long Bay 2, 3 and 4 zones are within 500 metres of an existing or proposed neighbourhood reserve at least 2000m^2 in area.
ii) Whether the proposed reserve or existing reserve provide for a community focal point.
iii) Whether the proposed reserves retain a central valley link between the upper catchment and the lower catchment and the Regional Park.
iv) Whether the reserves have a recreational function. Reserves which have a solely stormwater function or a landscape protection function should not be vested as recreation reserve.
v) Whether reserves with a neighbourhood or community focal point function are located where there is sufficient road frontage to provide for passive surveillance (on at least 2 sides for neighbourhood reserves, and providing frontage for at least 50% of the reserve).

9A.7.2.6 Earthworks and Landform Modification

a) The subdivision should involve no or very limited earthworks in the upper catchment to avoid adverse effects from siltation/sediment run-off.
b) In the lower catchment, earthworking of land, which has been identified as being unstable should be avoided, unless needed to remedy instability to achieve safe access and building sites on land that is zoned for urban activities (Long Bay 2,3 and 4 zones). In areas identified for low density development (Long Bay 1 zone), subdivision design should ensure that each lot has within it a building platform that does not require substantial earthworking to access the platform and/or make it stable for building.
c) In other areas of the lower catchment zoned for urban type development (Long Bay 2,3 and 4) more substantial earthworks are possible, provided that the adverse effects of these earthworks on watercourses and receiving environments are avoided or mitigated.
d) All sediment and erosion control ponds should be flocculated in order to achieve greater efficiencies in retaining fine-grained sediment.
e) Once earthworks have been completed, reconditioning of surface soils should occur to ensure that areas outside of building platforms and driveways retain the ability to absorb rainfall. In general the minimum depth of reconditioning should be 400mm.

f) There should be no bulk earthworks (cut/fill/waste) undertaken outside the period 1 October to 30 April unless expressly authorised by the Auckland Regional Council and/or North Shore City Council as appropriate.
g) The cumulative effects of all earth working activities in the catchment should be assessed to avoid adverse effects, or potential adverse effects, from sediment runoff that may arise from having (on a single or cumulative basis) large areas of earth working occurring at any one time.
h) Earthworks should only alter or disturb a secondary flow path where a satisfactory alternative flow path is available.

Note:

The Long Bay Practice Notes set out appropriate erosion and sediment control measures and site management plans should refer to these provisions.

Refer to Section 21 of the Plan for definitions of siteworks and land disturbance/earthworks

9A.7.2.7 Landscape Protection Area

Upon subdivision of land which has been identified as either containing or as being linked to a Landscape Protection Area, the following assessment criteria shall apply:

1. Subdivision of Sites Containing Landscape Protection (Conservation) Areas

a) The design of the subdivision should provide for the protection of the entire area of Landscape Protection (Conservation) Area by way of a covenant in perpetuity, or similar mechanism approved by Council.
b) The Landscape Protection (Conservation) Area should be effectively kept free from stock.
c) All buildings, structures and vehicle accessways should be kept wholly outside the Landscape Protection Area (Conservation) Area.
d) All placement of infrastructure including electricity, wastewater, water supply, stormwater and wastewater disposal areas for wastewater and stormwater should be kept outside the Landscape Protection (Conservation) Area.
e) The subdivision should provide for the ongoing ownership, management and maintenance of land within the Landscape Protection (Conservation) Area by methods approved by Council.

2. Planting of Landscape Protection (Enhancement) and (Ecological/Stormwater) Areas

In addition to the criteria above, any subdivision or development of lots (including site works) identified in the Plan maps as either containing or being linked with land identified as Landscape Protection (Enhancement) or Landscape Protection (Ecological/Stormwater), the following assessment criteria shall apply:

a) Revegetation of the area of Landscape Protection (Enhancement) area should provide a landscaped backdrop to the adjacent zone to which it has been linked.
b) All riparian areas that are within areas identified as Landscape Protection (Ecological/Stormwater) Area should be planted and maintained to protect and enhance the stream environment and fenced to a stockproof standard (unless the Council approves an alternative proposal which effectively excludes all livestock from the area).
c) A planting plan should be provided containing the information required in Rule 9A.6.2.
d) Species selected should be consistent with the planting guide provided in the Auckland Regional Council Riparian Zone Management (Technical Publication 148) and 'eco-sourced' from the local area within the Tamaki Ecological District where possible.
e) Planting should include native trees and shrubs that attract native birds, lizards and insects and should be appropriately linked to existing native plantings to create ecological corridors for fauna to move along. Reference should be made to the Auckland Regional

Council web site on Natural Environments for planting guidance on the preferred native plants.

f) Planting should be appropriately spaced to ensure rapid shade cover and to protect against ongoing weed problems.
g) The proposed planting and maintenance programme should seek to ensure plant survival and should make provision for replacement planting where necessary
h) The pest and weed management programme for the area should protect the planting against damage.
i) Planting should be undertaken in the planting season immediately following the issuing of the subdivision consent.
j) The subdivision should provide for the ongoing ownership, management and maintenance of land within the Landscape Protection (Ecological/Stormwater) Area by methods approved by Council.
k) Appropriate ownership mechanisms should be set up which ensure the ongoing protection and maintenance of the Landscape Protection (Enhancement) area as approved by Council.

3. Development in the Landscape Protection (Ecological/Stormwater) Areas

a) Development, including access and building sites, should not result in the removal of any native vegetation.
b) Proposed building platforms should be located at least 50 metres from neighbouring houses and building platforms.
c) Development in the Landscape Protection (Ecological/Stormwater) Area should only occur provided there is no loss of riparian vegetation and watercourses are not adversely affected or unless it is related to infrastructure identified on the Plan maps.

9A.7.3 Additional Assessment Criteria for Specific Zones

9A.7.3.1 Subdivision in the Long Bay 1 Zone: Large Lot Residential

1. Access

The following criteria apply to all roads and private accessways in the Large Lot Residential zone:

a) Access should be located as close as practical to a formed legal road or served by an existing formed vehicle access.
b) Access should avoid areas of Landscape Protection identified in the Plan maps.
c) Access should be designed to follow the existing landform and causing minimal land disturbance.
d) Access should be designed in such a way that it incorporates low impact stormwater mitigation techniques such as swales, filter strips and dual strip driveways.
e) The design of the access should not accentuate stormwater runoff, erosion or increase the potential for land instability.
f) The gradient of the accessway should not exceed 1:8.
g) There should be no direct discharge of stormwater to the street.

2. Stormwater

The design and layout of the subdivision should ensure that the site is capable of achieving full stormwater mitigation on site in accordance with Rule 17B.6.1.10 Maximum Impervious Surfaces.

3. Wastewater Disposal

The design and layout of subdivision in the upper part of the catchment to the west of Ashley Avenue should ensure that each site is capable of on-site disposal of wastewater as an interim solution until such time as it is possible to connect to the public wastewater network.

9A.7.3.2 Subdivision in the Long Bay 2 Zone: Suburban Neighbourhood, Long Bay 3 Zone: Urban Neighbourhood and Long Bay 4 Zone: Urban Village

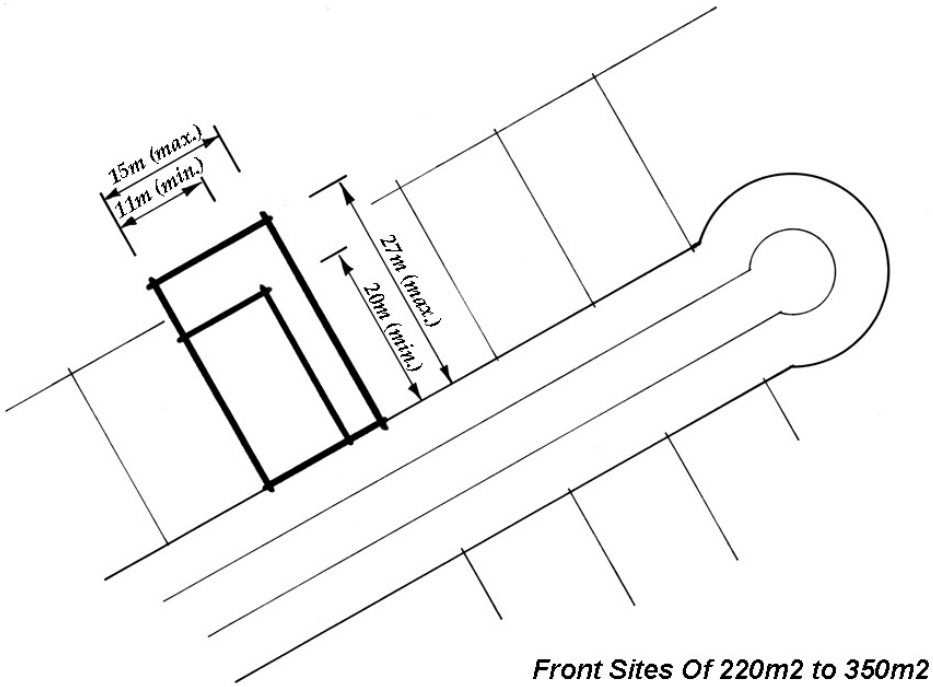
x)

1. Lot Dimensions

i) For front sites other than corner sites, of 220m^2 to 350m^2 inclusive, the following shall apply (refer diagram below):

Minimum road frontage:	11 metres (8 metres for sites around the head of a cul de sac)
Maximum road frontage:	15 metres
Minimum depth:	20 metres
Maximum depth:	27 metres (35 metres for sites around the head of a cul de sac)

Lot depths shall be measured at right angles to the road frontage



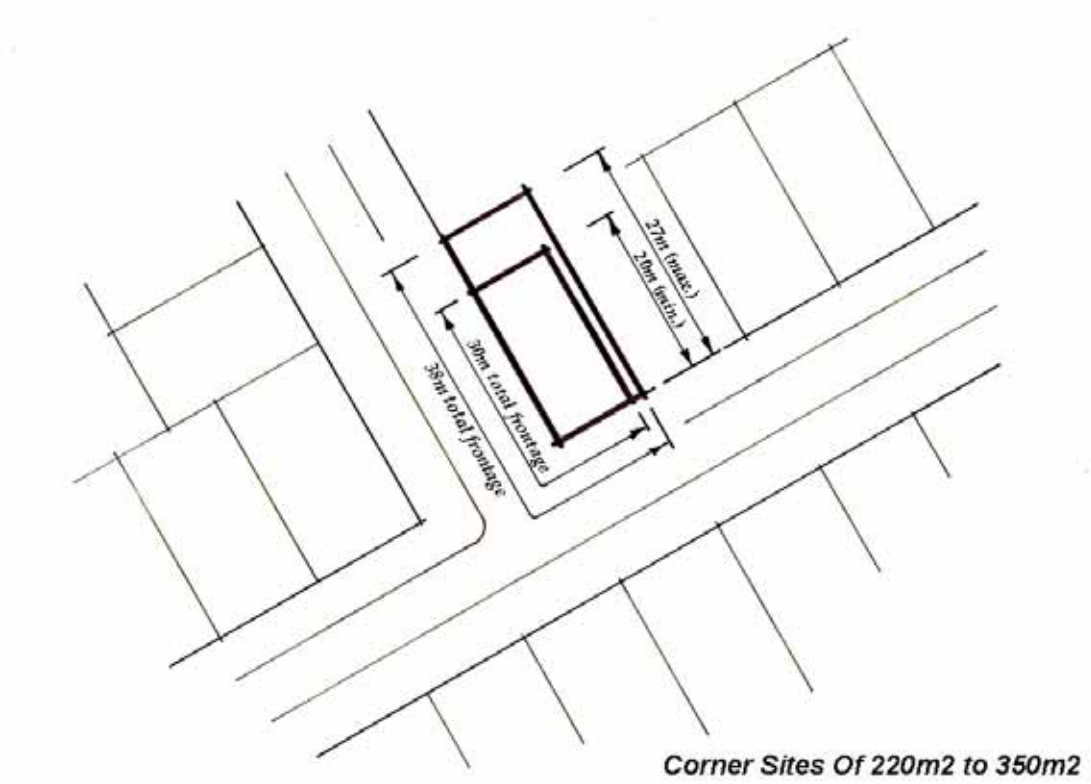
Front Sites Of 220m2 to 350m2

ii) For corner sites of 220m^2 to 350m^2 inclusive, the following shall apply (refer diagram below):

Minimum total road frontage:	30 metres
Maximum total road frontage:	38 metres
Minimum depth:	20 metres
Maximum depth:	27 metres

Each road frontage shall measure at least 11 metres, excluding corner splays.

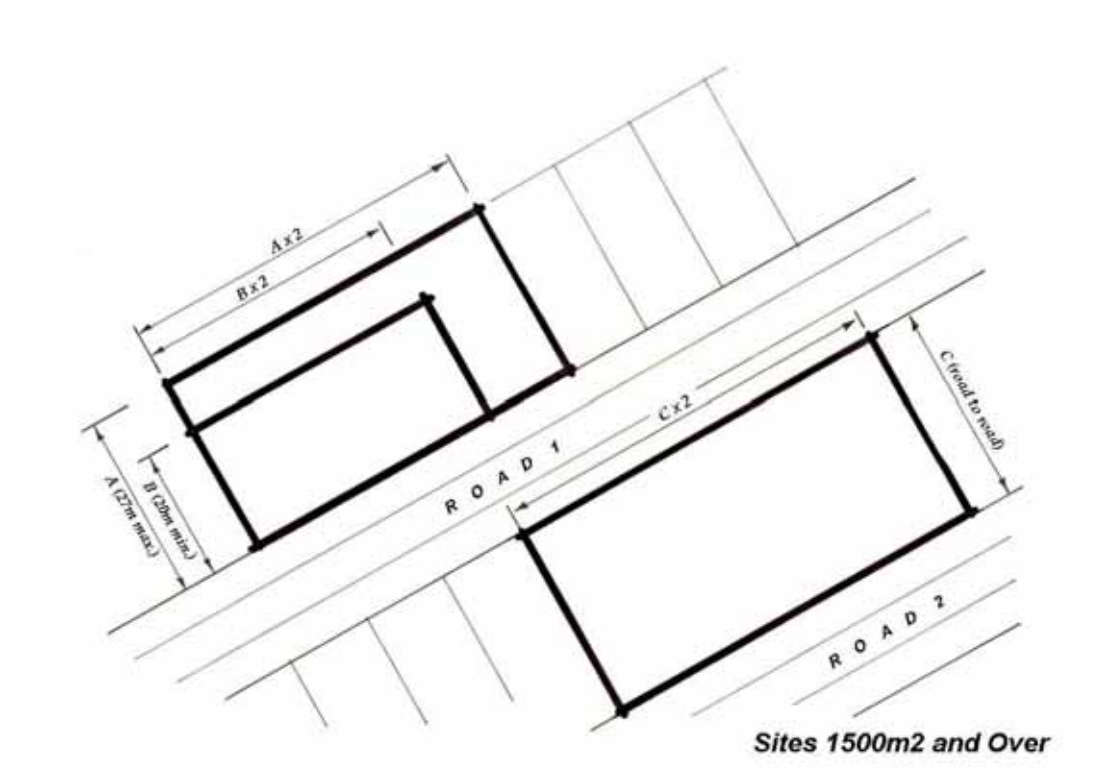
Lot depths should be measured at right angles to the road frontage.



Corner Sites Of 220m2 to 350m2

iii) For sites 1500m^2 or greater, the following shall apply (refer diagram below):

Minimum road frontage:	A minimum of 2 metres of road frontage shall be provided for every 1 metre of lot depth
Minimum depth:	20m
Maximum depth:	Either 27 metres, or if the site fronts two approximately parallel public roads, the full depth between road frontages.



2. On Street Parking

a) Standard On-Street Parking Requirement

Subject to the exception below, on-street parking should be provided at a rate of not less than half an on-street park per lot.

In the case of lots of greater than 1500m^2 created within the Long Bay 3 zone, on-street parking should be provided at a rate of one on-street park for every 500m^2 of subdivided land (excluding roads or reserves to be vested).

Driveways and vehicle accessways are not permitted to cross on-street parking bays.

Note: Development on lots will still be subject to the on-site parking rules in section 12 of the District Plan.

b) Reduction of on-street parking requirements

Where on-street parking is not provided in accordance with the above, the following assessment criteria shall apply:

i)The extent to which site and visitor parking demands can be accommodated on-site, or in other locations.
ii)The safety of the on-street parking area and whether on-street parking will cause a hazard to pedestrians, cyclists or other road users.

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3. Stormwater Management

Where stormwater management is not in accordance with Section 9A.4.5.3, the following assessment criteria shall apply:

a) Whether the subdivision needs to be redesigned so that adequate provision can be made for on-site management of stormwater from the site.
b) Whether there is a need to restrict the scale of development to ensure that the stormwater mitigation rules can be complied with.
c) Whether there are alternative ways to manage stormwater that comply with all the relevant policies and achieve the same or better environmental outcomes.
d) Whether mitigation of stormwater, can occur close to source through low impact treatment approaches including swales, rain gardens, catch pits and revegetation areas.

Reference should be made to the Long Bay Practice Notes for an explanation and further description of relevant stormwater management techniques.

4. Landscape Protection Area

Where applications for site works, development or subdivision of sites which contain land identified as containing Landscape Protection Area are not in accordance with Section 9A. 4.5.4, the following assessment criteria shall apply:

a) Whether adequate provision is made for the protection of the Landscape Protection Area from inappropriate development.
b) Whether appropriate steps are to be taken to manage the land within the Landscape Protection Area, including ongoing pest and weed management and the maintenance of any revegetation areas.
c) Whether a landscaped planted backdrop has been provided for sites linked to the Landscape Protection (Enhancement) Area.
d) Whether planting within riparian areas is prioritised for the protection of fish habitats, protection of stream habitats and as a stormwater mitigation technique.

9A.7.3.3 Subdivision in Long Bay 7: Heritage Protection Zone

Where applications for subdivision and site works are proposed, the following assessment criteria shall apply:

a) The provisions of Section 9A.4.6.8, 17B.7.5.3 and Chapter 11, as relevant.

b) Whether a comprehensive development plan has been prepared that includes methods for ensuring the long term identification, protection and management of the scheduled archaeological sites and heritage resources in the zone.

c) The design of the development should ensure a high degree of sensitivity to the protection of archaeological landscape in the area.

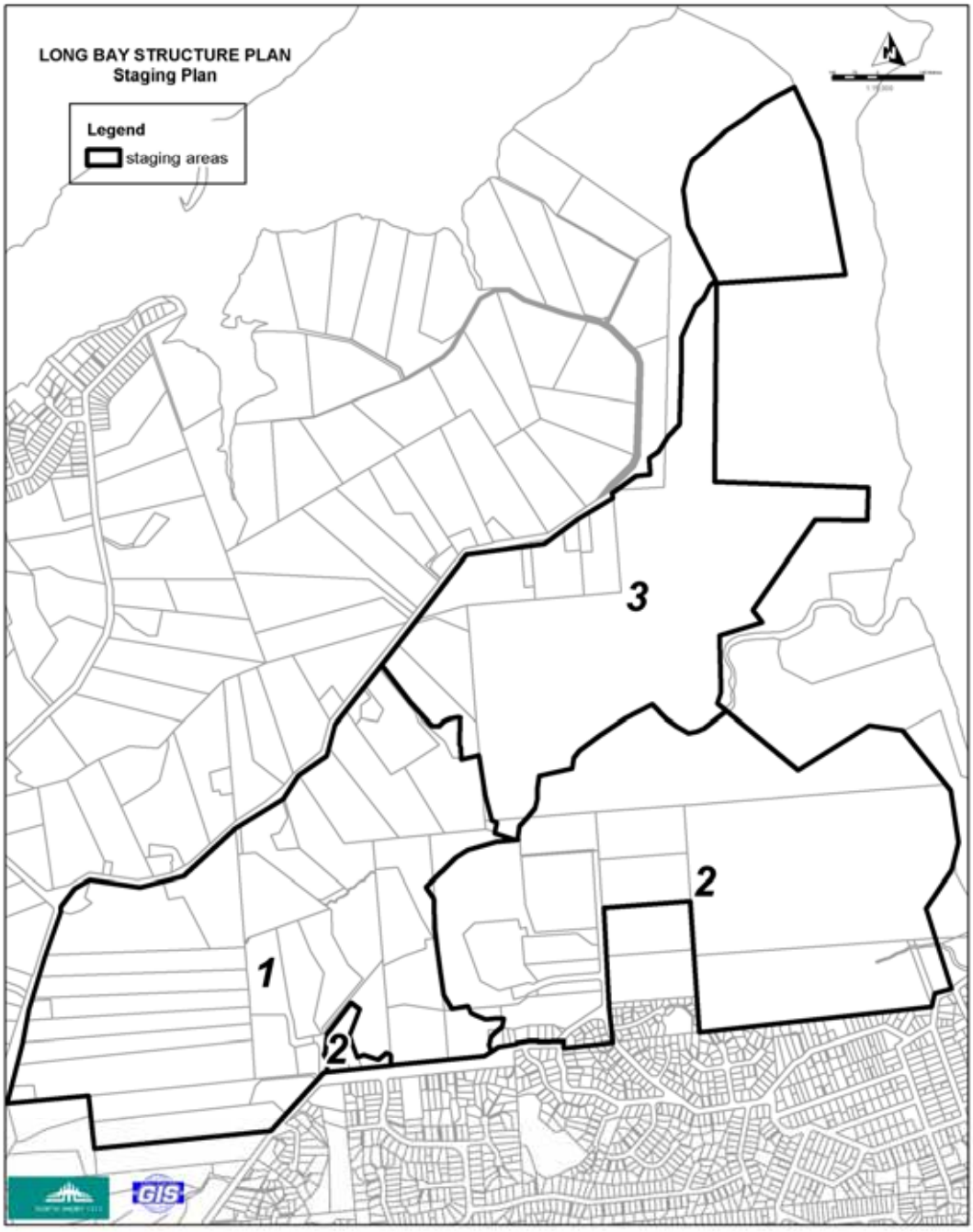
d) The location of building platforms, roads, accessways, driveways, underground and surface infrastructure, stormwater mitigation techniques, landscaping, planting and fencing should be designed in such a way that they do not affect the archaeological sites identified through a full investigation as having heritage significance.

e) The design of development should recognise the proximity of the zone to the Regional Park and avoid, remedy or mitigate adverse effects to the visual, amenity and recreation values of the Park

f) Development should involve minimal siteworks and should protect scheduled archaeological sites.

g) If planting is proposed as part of an application for site works, development or subdivision a landscape plan shall be prepared. The planting plan should be sensitive to the heritage values of the zone, and demonstrate that there will be no adverse effect on any archaeological resources.

PROPOSED VARIATION 66
APPENDIX 9A/A



2. Add the following section after Section 17A: Albany and Greenhithe Structure Plans:

17B Long Bay Structure Plan

17B.1 Introduction

This section deals with land within the Long Bay Structure Plan area. It is a companion section to Section 9A. Section 9A details the objectives, policies and rules that apply to subdivision and development, including site works, in the Long Bay Structure Plan area. This section details the objectives, policies and rules that apply to land use activities within the Long Bay Structure Plan area. Section 9A and 17B and the Plan maps form the Long Bay Structure Plan.

17B.1.1 Development of Long Bay Structure Plan

The Long Bay area contains natural and physical resources, including historic heritage resources, that are of local, regional and national significance, particularly the popular Long Bay Regional Park and beach, the Okura/Long Bay Marine Reserve, and the historic heritage landscape on and behind the southern headlands overlooking the Regional Park As one of the few remaining catchments within North Shore City with minimal urban development, Vaughans Stream has retained natural characteristics of riparian vegetation, stream substrate and natural flows. The upper stream reaches in particular retain high ecological values, largely resulting from the intact regenerating native bush and fewer impacts from the existing pastoral land use. The lower catchment, on the other hand, exhibits modifications resulting from the pastoral land use including little native riparian vegetation, increased bank erosion and a streambed of fine sediments. However these lower sections have the potential to be significantly upgraded and improved. A number of wetland areas exist within the catchment, particularly in the main stem of the lower reaches. The lower sections are of particular importance as they are the last remnant of lowland tidally inundated waterway and also support large inanga populations as well as being an important inanga spawning site for the region. Long Bay is also a coastal area in which inappropriate development can be avoided and a new community developed that will be marked by high standards of urban design and the integration of the significant natural environment with the built environment.

The Structure Plan contains a set of rules and activity controls that have been tailored to the particular environmental conditions of the area. The Structure Plan also responds to the experience of implementing the Albany and Greenhithe Structure Plans, where generalised statements about outcomes in these Structure Plans have lead to significant debate at later stages in the development process as to what was intended by the Structure Plans. The Long Bay Structure Plan is also the result of extensive public consultation and signals a significant change in the way that the District Plan manages development.

Important legislative and statutory planning provisions that have been taken into account in the development of the Structure Plan include:

- Auckland Regional Policy Statement
- Auckland Regional Plan: Coastal
- Auckland Regional Plan: Air, Land and Water (Proposed)
- Hauraki Gulf Marine Park Act.
- Marine Reserves Act 1971

Also relevant is the 1996 Environment Court decision relating to the location of the metropolitan urban limit line in the Long Bay/Okura area and the conditions placed on development within this line.

Particular sections of the Resource Management Act 1991 (RMA) which are fundamental to the management approach adopted in this section are as follows:

⇒ Section 5: the sustainable management purpose of the RMA

⇒ Section 6: preserving the natural character of particular features of the environment from inappropriate subdivision and development; the protection of significant indigenous vegetation and habitats; protection of historic heritage from inappropriate subdivision, use and development

⇒ Section 7: efficient development of resources; amenity values; intrinsic values of ecosystems; enhancing the quality of the environment.

The Auckland Regional Policy Statement contains a number of policies which the Council is required not to be inconsistent with in this section of the Plan. These are as follows:

- Objectives dealing with development which reflect the requirements of Sections 5, 6, 7 and 8 of the RMA

- Objectives aimed at protecting the coastal environment and in particular requiring a precautionary approach to evaluating proposals for subdivision and development in coastal areas.

- Objectives aimed at the efficient use of land in future urban areas, subject to consideration of environmental and infrastructural issues. Any new growth areas must be subject to a structure planning process to resolve tensions between these outcomes.

The Proposed Auckland Regional Plan: Air, Land and Water contains a number of policies on the need for greenfield urban development to attain higher environmental standards than found elsewhere in the Auckland Region. The Air, Land, Water Plan refers to the need for the application of the principles of low-impact design to ensure that the adverse impacts of urban development are minimised. In the Long Bay context changes to the pre-development hydrology and the discharge of contaminants should be minimised. This implies the need for on site measures so that the adverse effects of stormwater runoff and associated contaminants on streams and coastal water are avoided or mitigated.

Section 7 of the Hauraki Gulf Marine Park Act recognises the national significance of the Gulf, while Section 8 provides direction for the management of the Gulf, including its catchment. The Marine Park Act stresses the need to protect the ecological values of the Marine Reserve area and not subject it to unlawful discharges of contaminants and pollutants.

Non-statutory documents that shed further light on the provisions of the Structure Plan include:

- Auckland Regional Growth Strategy
- North Shore City Blueprint.

Sections 5 and 6 of the Plan should be referred to for a description of the relevance of these documents to the management of subdivision and development (including land use activities) in Long Bay.

The Long Bay Structure Plan is also the result of detailed investigation into:

- the ecological values of the catchment and related distribution of habitats and native vegetation
- stream course and corridor values

- historic heritage values
- geotechnical constraints and distribution of different sub-soil strata that affect both stability and development potential
- stormwater management strategies for the catchment related to stream location, slope angles and soil structure
- the sedimentation implications of different development strategies
- riparian zone management
- the interface with Long Bay Regional Park
- roading strategies and capacities
- housing preferences
- design of medium density housing in the Albany Structure Plan area.

17B.1.2 Design Principles

The Structure Plan is based on the following key design principles:

- the integration of the natural and built environment to achieve the sustainable development of the area. In particular the integration of low impact stormwater design with urban design-based development approaches that seek to provide more liveable communities and enhanced environments for future residents
- the concentration of higher development densities in areas that are more capable of sustaining this and where the adverse effects of landform modification can be mitigated, with much lower densities in more environmentally sensitive and physically 'fragile' parts of the Structure Plan area where there is a need to protect key environmental resources, such as the streams and native bush areas.
- the effective extension of an 'arm' of the Regional Park up the Vaughans Stream valley to provide a central focus for residential development, a major ecological link through the catchment and physical connection and access via walkways and cycleways
- the retention and protection of all significant habitats, stands of remnant forest, historic heritage and landscape features, with particular emphasis upon both conservation and long term enhancement of the upper valley
- the avoidance of conventional or higher density development in all areas that indicate potential geotechnical problems, combined in most cases with slope angles greater than 15 degrees, are in close proximity to remnant habitats, close proximity to the Rural 2 zone (near East Coast Road) and the margins of the Regional Park, and the potential to create problems in terms of stormwater and sediment run-off
- the reliance upon on-site stormwater management techniques for all development in the catchment. This is to ensure that stormwater generation is minimised and that there are multiple opportunities to treat stormwater, while retaining as much as possible of the Vaughans Stream system in its natural state
- the creation of a flexible urban structure: location of the village centre and village green in close proximity to each other, together with a concentration of higher density residential development around the periphery of both (to create an 'amphitheatre'), to establish an area of communal activity in and around the village green that provides a strong focus and area of congregation for the new residential community at Long Bay
- the use of reserve acquisition and application of land management controls (such as building covenants) to protect the immediate escarpment backdrop to the most heavily used part of the Regional Park - Long Bay itself - from urban encroachment and development
- the use of tree planting, building setbacks and zoning to create a soft interface between an 'urban' Long Bay and 'rural' Okura
- the development of a primary road network designed to support a new main entry to the Regional Park, and to facilitate access to the adjoining village centre, the 'village green' and both existing and new schools
- development of a secondary roading network that, in addition to ensuring a high level of permeability and connectivity, would create a comprehensive network of links for pedestrians and cyclists focusing upon the Regional Park, village green and other local reserves, local schools and the village centre

- the structuring of development so that it has a high level of internal amenity and utility, and makes the most of the local area's landscape assets, including seaward views, a northerly aspect (in the vicinity of Long Bay College and Primary School), and protection from the prevailing winds.

17B.1.3 Land Use Strategy

The application of these design principles has resulted in the following proposals for land use and activities:

The Upper Valley (generally west of Long Bay Primary School)

- this area is to be subject to low density rural and rural-residential development for landscape, stormwater, and geotechnical reasons
- development is to retain large areas of open space and greenery between individual buildings and areas of residential activity
- 'rural-residential' development (minimum lot sizes of 2500m^2 or 5000m^2) is available depending upon specific site conditions and the protection of specific features
- a Landscape Protection area indicates features to be protected. Three areas are proposed:

    - conservation: the protection of existing habitats and areas of ecological significance, landscape features, stream corridors (forming part of the catchment's stormwater management areas) and areas of significant geotechnical instability
    - ecological/stormwater: land that should be used for revegetation to extend areas of native bush and as a stormwater mitigation and ecological measure, to off-set impervious areas within physically contiguous 2500m^2 and 5000m^2 sites
    - enhancement: areas subject to revegetation as a direct amenity to soften and mitigate the effects of the higher density development located against the lower fringes of the upper valley area

- roading will mainly comprise private accessways and driveways. In order to facilitate a reasonably even distribution of traffic loadings in and out of the 'lower valley' and to enhance vehicle, cycle and pedestrian access to Long Bay Primary School, the nearby college, Regional Park, the 'village green' and local commercial centre, a primary and secondary road is to be developed on the southern side of the valley
- all development is to mitigate all stormwater runoff on-site.

The Lower Valley (south of Vaughans Road)

- conventional suburban type development is to be confined to near Vaughans Road and on the ridgeline that bisects part of the Regional Park, with the minimum site size for 'conventional' lots in this area set at 1000m^2 to maximize opportunities for on-site stormwater mitigation
- 5000m^2 lots (minimum) are to be used on the more central slopes and gullies dictated by physical carrying capacity and geotechnical considerations
- concerns about stormwater flows directly into the margins of Long Bay Regional Park, together with a desire to maintain a reasonably 'soft' interface with that park, has resulted in proposals for 2500m^2 (minimum) and 5000m^2 (minimum) lots against the park boundary, down to Vaughans Flats and Stream
- the effects of development on the Vaughans Road ridgeline are to be partly off-set by comprehensive tree planting along the length of Vaughans Road and Okura River Road
- more intensive development is to be set against the margins of Vaughans Flats, abutting both the new main road into Long Bay Regional Park (via Ashley Ave) and the proposed 'village green' on the actual flats. Apartment type development is to be tucked in against the steep escarpment. This development will support the 'village green', have ready access to the Regional Park, and make use of a local neighbourhood centre. This centre

is to have a mixed use character, with a strong focus upon pedestrian amenity and allow for a residential component
- development against the steep escarpment, together with other pockets of more conventional residential development towards Vaughans Road are to be enhanced and mitigated by requirements for revegetation of escarpments and nearby stream margins.

The Lower Valley (Vaughans Flats)

- the 'village green' is to provide a focus for passive recreation, as an essential link in the corridor extending inland from Long Bay to the upper valley, and will be a major visual focal-point for development both sides of the valley
- the proposed commercial centre and the 'village green' will also afford a focus for social and community activities and interaction. They will become the core of the newly developed Long Bay catchment
- at the same time, the village centre will be on the route for both visitor and local trips to the Regional Park, reinforcing physical links, as well as the 'spinal' nature of the combined regional and local parkland within Long Bay's central valley system.

The Slopes Around Long Bay Primary School and Ashley Avenue

- land that is gently sloping is to accommodate conventional residential development. Some of this development will be off-set and softened by amenity planting within Landscape Protection areas close to the school
- within steeper parts of this sector, most notably at the junction with the 'upper valley' and just below Glenvar Road, 2500m^2 (minimum) and 5000m^2 (minimum) lots will be developed.

The Slopes Below Long Bay College and Awaruku Catchment

- there is to be a concentration of conventional to medium density housing on most of the ridge crest and recontoured slopes directly below Long Bay College and an area for a local commercial centre (village centre) facing northwards - towards Vaughans Stream and the 'village green', with intensive terraced, town house and apartment development concentrated around the edges of Vaughans Stream, the village centre and the 'village green'
- limited development densities are provided for on the slopes within the Awaruku catchment so as to prevent the need for mass earthworks in this area and disturbance of underlying strata - with most lots limited to a minimum of 5000m^2
- on the coastal escarpment at the back of Long Bay, a combination of reserve acquisition by the ARC (up to the 20 metre contour) and restrictive development covenants above this level - to the point of 'roll-over' from escarpment into ridge crest (roughly at the 30 metre contour line) – is to be used to limit the encroachment of residential development on the Regional Park and on the archaeological sites on the southern headland(s) adjacent to the Regional Park
- development opportunities will be limited in the area where significant historic heritage sites are located on the southern headland(s) behind the Regional Park and any development in this area is to be sensitive to heritage values and the significant visual, amenity and recreation values of the adjacent Regional Park.
- three primary roads will run through the area, increasing its overall accessibility and permeability, extending northwards from Ashley Avenue and Beach Road towards the village green, village centre and new entry to Long Bay, while the upper valley road (off Glenvar Road) will connect with both of these - running roughly parallel with the valley floor - just below both the primary and secondary school
- secondary roading permeating all residential areas is to generally run with the contours linking into all three primary roads
- the layout of this roading is to minimise the number of rear lots created and internalised medium density developments, and is to create an interface with Vaughans Stream and

the 'village green' to promote access into the reserve land, the nearby Regional Park and the commercial centre

- both the primary and secondary roads are to be wide enough to accommodate 'boulevard' scale planting and to create the strong feeling of a pedestrian and cyclist friendly environment, along with meeting the needs of vehicle traffic, parking and where approporiate, buses.

17B.2 Resource Management Issues

The following resource management issues relevant to land use activities have been identified during the preparation of the Long Bay Structure Plan (Note Section 9A contains Resource Management Issues that are relevant to subdivision and development in the Long Bay area):

- How to ensure that development contributes to the enhancement of the natural environment.

It is a commonly accepted standard that development should not make the environment worse than it already is. However, this standard fails to recognise that often the environment is in a degraded state, and that enhancement is needed for the environment to be sustainable. It also fails to recognise the benefits to the community of living in a natural environment that is of a higher standard than at present. This is certainly the case in Long Bay – the natural environment needs to be improved, while an upgraded environment will offer a superior living environment. Development should assist in this process. A critical issue is stormwater management and the need to maintain and enhance the water quality of the Marine Reserve, as well as water quality of the Vaughan and Awaruku streams and their tributaries. These stream networks are important ecological resources, while they can be key amenity features if they are enhanced. To this end on-site stormwater management is critical.

- The need to make efficient use of the land resource.

The Structure Plan area is one of a limited number of greenfield areas in the Auckland region that have been identified as an appropriate location in which to accommodate a share of the region's projected population growth. Provision for a range of housing types, including the provision of medium to higher density developments in appropriate locations, will ensure that efficient use can be made of the available land resource.

- The need to promote high standards of building design.

The overall liveability of communities is becoming an important issue. People are seeking living environments that are safe, convenient to activities, easy to get around, not dominated by traffic, and where there is close proximity to green areas. Meeting these demands requires high standards of urban design – for both on-site developments and in the design of pubic spaces. Recent developments in other greenfield areas in the City have only partly met these needs, principally through the partial application of urban design principles. On-site development needs to be managed to avoid adverse effects on the amenity of neighbouring properties. Buildings and structures can cast shadows, affect privacy, generate stormwater and demand for parking on roadsides, as well as influence the quality of the streetscape and other public areas. Development controls are needed to mitigate these effects. Controls on certain types of activities are also needed to ensure that they do not create a neighbourhood that lacks cohesion and coherence.

- The need to provide for a range of housing choices and lifestyle options.

Housing preferences are rapidly changing and there is a need to recognise and provide for this by providing for a range of housing types, mirroring the growing diversity within the wider North Shore community. The design of the Structure Plan has recognised the need to protect the environmental resources of the upper catchment by providing for large lots in this

area, and to provide more intensive development in the lower catchment, which because of its environmental characteristics is able to absorb more development, with suitable mitigation.

- The need to recognise and protect historic heritage resources from inappropriate subdivision, use and development.

The Structure Plan area contains significant archaeological sites that together form a historic heritage landscape of local, regional and perhaps even national importance. A critical issue for this resource is its appropriate identification, protection and long term management. In recognition of the significant heritage values of the archaeological sites in the area the Structure Plan departs from the usual protection accorded to archaeological sites throughout the rest of the city. For the area of extensive archaeological sites on and behind the southern headlands overlooking the Regional Park, the Structure Plan provides a Heritage Protection Zone. A wide buffer is provided as additional protection for scheduled archaeological sites located in the area of the Vaughans Stream.

17B.3 Long Bay Structure Plan: Objectives and Policies

The following objectives and policies relate to the establishment of activities and buildings in the Long Bay area. The objectives and policies contained in Section 9A of the Plan (which cover subdivision and development of the area) may also be relevant.

17B.3.1 Natural Environment (including landscapes and land forms)

Objective

The natural environment, including the water quality of the coastal areas, the ecological values of streams and water courses and terrestrial habitats, is to be protected from the adverse effects of development and enhanced where possible. Landscape and landform modification is confined to areas where adverse visual effects on the Regional Park backdrop and on the environment are avoided.

Policies

1. The streams and their associated catchments are classified as being Type A or B, depending upon their ecological values and sensitivity to the effects of development:

   Stream Protection A Area

   These are streams and tributaries which are required to be protected due to their existing high values or potential for restoration. The primary focus in the Stream Protection A area is to maintain and where practical, enhance the health of the natural stream ecosystems. This will in turn help protect, and enhance the water quality of the Marine Reserve. Land use activities in the Stream Protection A area will be controlled to ensure that all stormwater discharges into these streams will be managed in terms of quantity and quality. Quality should be managed by removing a minimum of 75% of total suspended sediment on a long term average basis. Quantity should be managed by ensuring that post development peak flow rates and average run-off volumes are limited to pre-development peak flow rates for a range of rainfall events.

   Pre-development means the state of the catchment, from a stormwater run-off perspective, prevailing when the catchment comprised predominantly pasture and pockets of bush.

   Stream Protection B area

   This area includes the stream mouth, Inanga spawning areas, the wetland area and the lower Vaughans Stream tributaries including a number of ephemeral streams. The

tributaries discharge into the low gradient, low flow velocity region of the Vaughans Stream that is less susceptible to erosion. Accordingly, stormwater quantity is a secondary consideration in this area and the primary focus of stormwater management is to sustain the water quality of the main Vaughans Stream and the Marine Reserve. This stormwater management strategy provides an opportunity for some of the ephemeral tributaries in the lower catchment to be structurally modified, piped or earthworked to provide for smaller lots and higher density development with minimal adverse environmental effects.

2. Stormwater management is to be based on a treatment train approach, where an emphasis is to be placed on the mitigation of stormwater effects at source with the provision of constructed, off-line ponds and wetlands at the foot of sub-catchments providing a second tier of stormwater management.

3. Development in Stream Protection A areas is to be designed to mitigate, on-site, the majority of stormwater generated from the site. This is to be achieved through the use of rain tanks for the reuse of roof water as a non-potable water source in addition to other techniques such as pervious paving, bioretention and revegetation. For large lot development (Long Bay 1 zone) stormwater from all constructed impervious areas on the site shall be mitigated on site. For other zones, stormwater run off from not less than 80% of the total constructed impervious area on site is required to be fully mitigated by on-site stormwater management techniques, before stormwater is discharged to a stream or watercourse.

4. Development in the Stream Protection B areas is to be designed so that stormwater run-off is mitigated before it enters the Vaughans Stream. This is to be achieved through the use of a combination of on-site and off-site measures such as rain tanks for the reuse of roof water as a non-potable water source and constructed, off-line ponds and wetlands that will provide centralised water quality treatment and peak flow attenutation. . For large lot development (Long Bay 1 zone) all stormwater run-off shall be mitigated on site.

5. Roads and other public services and areas (such as walkways and cycleways) shall be designed to limit stormwater run off by reducing widths and impervious areas as far as practicable while still providing facilities that are “fit for purpose” and to manage stormwater prior to discharge to streams and water courses. Stormwater treatment devices, utilising the best practicable option, shall be provided to mitigate within the road reserve, the majority of stormwater generated by the road. The best practicable option should include of the following:

    - rain gardens, biofiltration trenches and pervious paving for shallow grades less than 5% parallel to the roadway.
    - Inclusion of check dams and other flow control methods with rain gardens,,biofiltration trenches and pervious paving for grades between 5% and 8%.
    - Off-line treatment for grades greater than 8%.

6. The density of development on steeper land (greater than 15 degree gradient), or land that is identified as being unstable is to be limited to rural-type development to avoid significant earthworks that will generate sediment run–off from these areas. Building platforms and accessways are also to be carefully located in these areas. Siteworks/earthworks associated with building platforms shall be carefully managed to avoid adverse effects from sediment runoff.

7. Development should protect areas of native bush that are identified as being of local and regional significance, as well as those which can be joined together through revegetation programmes to form continuous corridors.

8. Development is to contribute to the revegetation of selected areas of the catchment so as to enhance the landscape, extend ecological linkages and to reduce the dominance of buildings in the landscape.

9. Development adjacent to the Regional Park boundary shall be designed and located to avoid, remedy or mitigate adverse effects on the visual, amenity and recreation values of the Regional Park. Housing is to be located so that it is set back from the boundary with gaps between structures to allow for trees and vegetation to establish and to avoid the creation of a line of housing along the Park interface.

10. Development along the Vaughans Road ridgeline should be managed so that buildings do not dominate the ridgeline. This shall be achieved by setting back buildings from the road boundary and through council planting within the road reserve.

11. Wastewater from development is to be disposed of to the public wastewater network. All development is to utilise appropriate technologies and materials for wastewater infrastructure to restrict stormwater inflow-and-infiltration into the system. This is to minimise wastewater overflow events and contamination of the stream and marine receiving environments.

Methods

Policies 1 to 9 and 11 will be implemented through rules. Policy 10 will be implemented through rules and capital works programmes.

Explanation and Reasons

The natural environment is an important component of the character of the Long Bay area. Development that protects and enhances the streams and bush areas of the catchment will help create an area of high amenity.

The streams in the catchment have been surveyed in terms of their ecological values and development controls have been designed to retain and improve these ecological values. An emphasis on on-site management of stormwater is proposed. This emphasis reflects the fact that experience with the piping of stormwater to catchment-based facilities like wetlands and stormwater treatment ponds demonstrates that such facilities are not, in isolation, that efficient in treating stormwater, while such approaches usually see important stream tributaries lost to development. On site management of stormwater will help to ensure that the water quality of the Marine Reserve is protected and enhanced, while a greater proportion of Vaughans Stream can be kept in its natural state. This will assist with ecological protection, while ensuring that the stream can be a key amenity feature of the area. Under this approach to stormwater management, a train of treatment devices is to be provided, starting with the collection and reuse of stormwater at site, followed by devices that help to absorb stormwater close to development. Pond and wetlands are to be provided adjacent to the main stream corridor for final treatment of stormwater and for flood control purposes.

On-site stormwater management of roads and other public facilities is equally important, and a range of road designs are proposed to ensure that as much stormwater as possible is managed on-site. Where on-site treatment is not practical for technical reasons such as steep grades, stormwater will be routed through off-site treatment options prior to discharge into the receiving environment.

The Structure Plan also carefully identifies areas of native bush considered worthy of protection and enhancement, with rules developed to ensure the achievement of this outcome.

Stormwater inflow-and–infiltration is a major cause of wastewater overflows resulting in contamination of stream and marine receiving environments and posing a risk to public health. Accordingly, appropriate modern technologies and materials need to be used in the construction of the wastewater network to minimise stormwater ingress.

17B.3.2 Historic Heritage

Objective

To ensure that the historic heritage resources, including scheduled sites of archaeological, historic or cultural significance, and particularly those that are located on the southern headlands overlooking the Long Bay Regional Park, are protected from the adverse effects of inappropriate subdivision, use and development.

Policies

1. Historic heritage sites, including scheduled sites, are to be protected from the adverse effects of development.
2. Development will only be considered when it does not detract from, and avoids damage to or modification of historic heritage sites, including scheduled sites.
3. Any siteworks are to be kept to a minimum and should avoid damage to archaeological resources.
4. The design and placement of buildings, accessways, supporting infrastructure and planting must avoid any disturbance to archaeological sites and be sensitive to other heritage values of the Structure Plan area.

Methods

Policies 1 to 4 will be implemented through rules.

Explanation and Reasons

A number of significant archaeological sites that are of significance to Maori have been identified on the southern headlands overlooking Long Bay Regional Park. Development will only be considered if investigation of the archaeological and other heritage resources provides greater detail about the extent, nature and significance of sites, and identifies areas for possible development. Development will be limited to that which will allow sites of heritage significance to be protected and sustainably managed in the long term.

17B.3.3 Building Design and Development

Objective

To ensure there is a sense of place and a high level of residential amenity in the Structure Plan area.

Policies

1. The bulk and location of development (including building height and set back from boundaries, and the height of boundary fences) should protect the amenity of neighbouring properties, as well as creating a pleasant streetscape. In the Long Bay 3 zone (Urban Neighbourhood) development may build up to one storey in height on the side boundary to make efficient use of the land in this zone.

2. Development is to provide a high level of on-site amenity (including space for landscaping and outdoor recreation) through the provision of on-site open space and limitations on maximum building coverage. In the Long Bay 4 and 5 zones, upper level apartments can provide for on-site open space needs through a mix of communal areas and the use of balconies and roof-top areas, but for development in the Long Bay 1, 2 and 3 zones, ground level on-site open space areas should be provided for each unit.

3. Development is to provide for car parking demands on-site, both for visitors and residents. Driveways should be located to minimise impacts on streetscape, avoid the

loss of berm space for street trees and the loss of on-street car parking bays where these are provided.

4. Buildings and structures in the higher density areas (Long Bay 3 and 4 zones) and the village centre (Long Bay 5 zone) should be well designed. They should enhance the streetscape and minimise adverse effects (such as overlooking and loss of privacy) on adjacent sites. Apartment buildings in the Long Bay 4 zone should be broken into a number of distinct building units, with building facades and roof lines modulated and articulated to provide a visually rich face to the street. Car parking should be either to the rear or side of buildings, or below ground.

5. Non-residential activities in the residential areas should be limited to those which are compatible with a residential living environment. Small-scale workplaces for commercial, service and other office-based activities are considered appropriate on the ground floor of the apartment type development possible in the urban village (Long Bay 4 zone).

6. In the Long Bay 5 zone, residential development is to be above the ground floor. Commercial and business activities should be compatible with the neighbourhood function of the centre.

7. Mixed uses should be encouraged in the Long Bay 5 zone. Service Stations should not be located in the zone due to their adverse effects on amenity, and due to the small size of the centre.

8. Buildings and other development should take into account the on site stormwater mitigation requirements of the particular zone and Stream Protection Area. The design and placement of buildings should aim to limit impervious surfaces and ensure that stormwater from hard surfaces can be directed to rain water tanks and other stormwater mitigation devices.

9. Development proposals that depart from the development standards set out in the Plan should be considered against all of the provisions of the Plan.

Methods

Policies 1 to 9 will be implemented through rules.

Explanation and Reasons

Higher standards of building design are a key response to the perceived lack of quality of some recent urban developments in the City. The local community has expressed concern about low standards of development and in response to this concern, the Structure Plan provides considerable direction on desired outcomes and qualities. Only limited areas of control flexibility are provided for, with modifications to development controls assessed as Discretionary or Non-complying activities to allow for a full evaluation of development modifications. In the more intensive zones (Long Bay 3 to 5 zones) all development requires a resource consent and a range of assessment criteria is applied to ensure high standards of urban design are achieved.

17B 3.4 Housing Choice and Efficient Use of Land Resources

Objective

To ensure a diverse range of housing opportunities are available within the Structure Plan area, and efficient use is made of the limited amount of land that is suitable for urban-type development, taking into account the environmental constraints present.

Policies

1. A range of zones is created enabling a range of housing options to be provided so that the Structure Plan area can accommodate a reasonable proportion of projected city-wide growth pressures, with the Structure Plan area ultimately accommodating, at build out, a population of approximately 4,500 to 5,000 people.

2. Development in medium to high intensity development zones should achieve average densities that reflect the need to accommodate sufficient homes in these areas to reduce pressure for additional homes in lower density development zones. Development should also generate the types of densities needed to support bus-based passenger transport services and a viable village centre. A target of an average of 15 dwellings per hectare is to be achieved across the Long Bay 2, 3 and 4 zones in the lower part of the catchment. Development in the Long Bay 3 zone therefore should achieve average densities of between one unit per 250m^2 and one unit per 350m^2 or average lot sizes between 240 and 280 m^2 per unit.

Explanation and Reasons

There is no target population figure for the Structure Plan area. It is expected that the zoning pattern proposed by the Structure Plan will accommodate a population in the order of 4500 to 5,000 people when the area is fully developed. There is a need to plan for a range of housing types, both to ensure that Long Bay can contribute, in a modest way, to accommodating city-wide growth pressures, and to ensure that different types of households have the opportunity to live in the future Long Bay community. The development of Long Bay is based on a principle of accommodating the bulk of future population in the lower part of the catchment. This means the important ecological features of the upper part of the catchment can be protected. To achieve this balance, a range of living environments need to be provided in the lower part of the catchment. The target of an average of 15 dwellings per hectare across the Long Bay 2,3, and 4 zones is designed to achieve this mix.

17B.4 Zoning Framework

17B.4.1 Long Bay 1A Zone: Large Lot Residential

Objective

To provide for semi-urban development in areas where slope and landform allows this.

Policies

1. The zone is to be applied to areas with some land instability, or which have moderate slope characteristics or where landform modifications need to be minimised. Development is to be of a low intensity (minimum lot sizes of two hectares). Smaller lot sizes are possible, to a minimum lot size of 2500m^2, provided that development sets aside and protects areas of bush from further development and they are kept free of stock, weeds and pests. The potential for revegetation of land between adjacent areas of bush should also be maintained.

2. Full on-site mitigation of stormwater is required.

Explanation and Reasons

Development of land with moderate slope and/or with some instability issues associated within it needs to be controlled to avoid or mitigate adverse effects from earthworks on streams and watercourses. The zone allows for development to a minimum lot size of 2500m^2, provided that bush areas are protected from future development (covenanted) and development can be provided with stable building platforms. Areas have also been identified

as having the potential to form connections between existing areas of bush. These areas should be avoided or extensively planted.

17B.4.2 Long Bay 1B Zone: Large Lot Residential

Objective

To protect the special landscape and environmental values of the steeper areas of the catchment.

Policies

1. The zone is to be applied to land with moderate to severe constraints in terms of land instability and slope. Development is to be of a low intensity (minimum lot sizes of two hectares) to ensure that only minor earthworks and landform modification occurs, unless it can be demonstrated that closer development can be designed and located so that landforms are not altered, and areas of bush are set aside and protected from stock, kept free of weeds and pests and cannot be developed in the future. A minimum lot size of 5000m^2 is possible under this approach. The potential for revegetation of land between adjacent areas of bush should also be maintained.

2. Development and accessways are to be confined to already cleared areas, where building sites and driveways can be constructed in a way that does not require substantial earthworks or modification of the landform.

3. Full on-site mitigation of stormwater is required.

Explanation and Reasons

Unless carefully controlled, development on the steeper land in the catchment will see high sediment loads in the local streams, a loss of bush cover and significant changes to the landform. This zone allows for large lot development where it can be demonstrated that such development will assist in the protection of bush areas, an extension of the bush cover and that the development can be provided with stable building platforms.

17B.4.3 Long Bay 2 Zone: Suburban Neighbourhood

Objective

To provide the opportunity for stand alone housing in a high quality suburban setting.

Policies

1. This zone is to allow for suburban-type housing. A maximum of one dwelling per site is possible to ensure that a suburban character is retained.

2. Development should achieve a reasonable standard of on-site amenity, where there is a set-back between buildings and the buildings sit within a grassed and landscaped environment

3. The range of non-residential activities established in the zone should be those that are compatible with a residential environment.

4. Development is to mitigate on-site, the stormwater generated from buildings and impervious surfaces, to the extent needed to satisfy the policies set out under 17B.3.1.

Explanation and Reasons

The Long Bay 2 zone is similar to other suburban zones in the city. Development is expected to take the form of one or two storey stand-alone houses that cover no more than 35% of the site. The minimum lot sizes reflect the particular stormwater and landform issues associated with the different catchments where the suburban neighbourhood areas are located.

17B.4.4 Long Bay 3 Zone: Urban Neighbourhood

Objective

To provide opportunities for a high quality living environment of moderate intensity.

Policies

1. This zone is to allow for terraced housing and some stand-alone houses on small lots. The average density of housing within the zone should be between one unit per 250m^2 and 350m^2 or average lot sizes between 240m^2 and 280m^2.

2. Development can occur on individual lots or through the comprehensive development of larger blocks of land e.g five or more units developed at the same time on a site of 1500m^2 or greater.

3. Individual developments are to be well designed. Development should be sensitive to surrounding development. Dwellings should relate positively to the street, with garage doors and other large blank surfaces modulated to reduce their visual impact, as viewed from the street. Single story development on side boundaries is possible, but taller buildings should be stepped back from these boundaries to reduce dominance of adjacent sites. Greater than single storey development should be set back from rear boundaries at the upper levels to avoid the overlooking of adjacent rear yards.

4. Where comprehensive development is proposed, in addition to the matters set out in Policy 3 above, the development should be designed to ensure good public linkages to other sites and open spaces are provided, and that a high quality living environment is achieved within the site.

5. All Development is to mitigate on-site, the stormwater generated from buildings and impervious surfaces, to the extent needed to satisfy the policies set out under 17B.3.1.

Explanation and Reasons

The Long Bay 3 zone is an important part of the overall strategy for the development of the Long Bay area as increased housing densities can be achieved in this zone which is located in the lower part of the catchment where landform modification is anticipated and where the adverse effects of landform modification can be mitigated. The zone also recognises the growing demand for smaller housing formats. The location of the zone and the development controls are designed to create an area of medium density that is to a high standard of design. The zone provides for either single dwelling development or housing that is part of a comprehensive development. There is a close associated between the rules of the zone, and the subdivision requirements contained in Section 9A, particularly in terms of creating sites that enable high quality urban design outcomes to be achieved.

17B.4.5 Long Bay 4 Zone: Urban Village

Objective

To provide the opportunity for well designed higher density housing in close proximity to the village centre and open space areas.

Policies

1. This zone is to allow for higher density housing of up to four storeys in height for apartment buildings. The average density of development should be around one unit per 150 m^2in the case of apartment buildings. Terraced housing should only occur to the north of Vaughans Stream, and only on sites that ensure each residential unit fronts a public street. Where terraced housing is proposed the policies in respect of the Long Bay 3 zone shall apply in place of the policies below.

2. A mixture of compatible unobtrusive non-residential activities is acceptable on the ground floor of the apartment buildings, such as small workplaces.

3. Development is to be subject to design controls to ensure that development is attractive and well landscaped. The street-façade of apartments should be appropriately modulated, and architectural interest provided through the careful design and placement of doors, windows and balconies. Surface car parking areas are to occur either to the side or rear of the development, or below ground level, in a manner that avoids expansive car parking areas. Development should be designed to rely on more than just landscaping to break up any parking space mass. This is required to ensure that parking areas do not visually dominate a site or development.

4. Development on the north side of Vaughans Stream should contribute to the revegetation of the slopes immediately behind the zone. This is so the buildings will sit within a vegetated back drop.

5. Development is to mitigate on site, the stormwater generated from buildings and impervious surfaces, to the extent needed to satisfy the policies set out under 17B.3.1.

Explanation and Reasons

The Urban Village zone recognises that there is a sector of the market which desires to live in higher density housing. The location of the zone has been carefully selected so that it offers a high quality living environment in close proximity to the Village Centre and Village Green, while ensuring that development in the zone will not disrupt other residential areas, nor dominate the landscape. Design controls and revegetation controls are imposed to ensure that the development achieves these outcomes.

The zone has been applied to two discrete areas on either side of Vaughans Stream. To the south of Vaughans Stream, apartment buildings should be established rather than terraced housing to maximise intensity in close proximity to the Village Centre. Terraced housing may be established to the north of Vaughans Stream, but only on sites that enable each residential unit to front a public street. Experience in other parts of the City has shown that terraced houses that do not front directly onto public streets typically produce poor outcomes in design and amenity terms, with houses looking into the backs of other houses or failing to provide a good interface with the street.

17B.4.6 Long Bay 5 Zone: Village Centre

Objective

To provide for a neighbourhood centre to meet the day-to-day needs of residents living in the area.

Policies

1. Development should ensure that a high quality centre is developed which relates positively to the street and the adjacent reserve areas.

2. Development is to avoid having blank walls facing the street and reserve areas in the vicinity. The design of buildings, open space and parking areas should ensure that a visually rich and vibrant neighbourhood centre is created.

3. A range of compatible activities, including apartments (except at ground floor level) and small scale workplaces, are to be encouraged to locate in the centre so that a mixed use focal point for the community is created.

4. All Development is to mitigate on-site, the stormwater generated from buildings and impervious surfaces, to the extent needed to satisfy the policies set out under 17B.3.1.

Explanation and Reasons

A small neighbourhood centre will add to the liveability of the wider suburban area. It is also likely to be used by visitors to the adjacent Regional Park and this will complement the experience offered by the adjacent Regional Park. The centre is expected to accommodate three to four storey developments with shops and workplaces on the ground floor and apartments on the upper floors.

17B.4.7 Long Bay 6 Zone: Stormwater Management

Objective

To manage stormwater in a manner which protects and enhances the water quality and ecological values of the streams and the Long Bay/ Okura Marine Reserve and which enhances the open space character of the zone in recognition of the visual amenity it provides.

Policies

1. Stormwater management in this zone should comprise protection and enhancement of the existing wetlands and stream corridor and the construction of additional off-line stormwater ponds and wetlands for flood control and final treatment before the stormwater from the adjacent developments enters the main stream.

2. Development in the zone is to be avoided. Only that infrastructure identified on the Plan maps, which includes stormwater treatment facilities and their associated development, water, wastewater, roads and their associated bridges and accessways is appropriate. These facilities are to be placed where areas of ecological significance are avoided.

3. Where development within the zone is indicated on the Plan maps, it shall be carefully managed so that the stream environment and riparian margins are protected.

4. The zone should provide an enhanced level of amenity and open space which ensures a strong linkage and transition between nearby residential development, reserves and the Regional Park.

5. Development within the zone should be generally consistent with the Long Bay Catchment Management Plan as at the date of notification of this variation.

Explanation and Reasons

The stormwater management zone is designed to ensure that the stream valley is kept free of development, to provide sufficient space for the construction of off-line stormwater treatment ponds and wetlands, to maximise valuable natural habitat, to provide access for amenity opportunities and to allow those activities associated with stormwater management. Other structures are limited to water and wastewater infrastructure, roads, accessways and bridges, as detailed on the Plan maps.

17B.4.8 Long Bay 7 Zone: Heritage Protection

Objective

To protect the significant historic heritage landscape along the southern headland overlooking the Long Bay Regional Park.

Policies

1. Development in the zone is not to be considered unless a detailed archaeological investigation has been conducted, that identifies the extent and nature of sites, and indicates areas where development may occur.

2. Development shall be carried out in accordance with a comprehensive development plan for the zone. The development plan shall take full account of the results of archaeological and other historic heritage investigation and recommendations made for avoiding, remedying or mitigating adverse effects to heritage values in the zone.

3. Development is to be carried out in a way that minimises earthworks or modification of the landform, and avoids, remedies or mitigates any adverse effects on historic heritage resources.

4. Development is to be limited to residential and community activities.

5. Development layout and the bulk, form and design of buildings and structures shall recognise, and be sensitive to the historic heritage values of the area.

6. Development layout and the bulk, form and design of buildings and structures in the zone shall acknowledge and be sensitive to the visual and other amenity and recreational values of the adjacent Regional Park

Explanation and Reasons

The historic heritage resources identified on the southern headlands overlooking the Long Bay Regional Park form a heritage landscape are composed principally of very old, unique archaeological sites of particular significance to Maori. The sites are thought to be remains of pre-European encampments along the beach that were used during the shark fishing and whaling seasons, and likely have other associations, such as resting off places for groups making use of the land crossing to the Waitemata. It is considered that they could represent an extended period of human occupation of New Zealand, and appear to be unique survivors of pre-European usage, not only in the City, but the wider region. No other similar group of

sites survives along the east coast of the City, or even past Orewa, and they are relatively intact and undisturbed by modern standards. These sites are accorded the general protection given to all archaeological sites of significance by the provisions contained in Chapter 11 of the plan. However, in recognition of their importance, and in order to provide an additional level of protection to these sites, a Heritage Protection Zone has been applied over the land on which they are known to be located, as well as on a 30 metre buffer area around them. The zone provisions are designed so that development cannot be contemplated without a full investigation of the heritage values of the sites. It is anticipated that such an investigation will allow definite statements to be made about the nature, age and extent of the sites, and may also assist with indicating where there is the possibility for some development in the area. Any development is likely to be of a limited nature, and could only be contemplated with great sensitivity to the archaeological and other heritage values. In addition, the significant visual,amenity and recreational values of the adjacent Regional Park should be recognised and protected from the effects of development in the Long Bay 7 zone.

17B.5 Rules: Long Bay Structure Plan Activities

17B.5.1 Determination of Activity Status

a) Table 17B.1 specifies the activity status for activities in the Long Bay 1, 2, 3 and 4 zones within the Long Bay Structure Plan area. **The activity status of any activity may be changed by rules in Section 17B.6 and the General Sections of the Plan.**

For the purpose of this table:

P	=	Permitted activity
C	=	Controlled activity
LD	=	Limited Discretionary activity
D	=	Discretionary activity
NC	=	Non-complying activity
NA	=	Not applicable

Table 17B.1 Long Bay Structure Plan Activities – Long Bay 1, 2, 3 and 4 Zones

	Long Bay 1 Zone: Large Lot Residential	Long Bay 2 Zone: Suburban Neighbourhood	Long Bay 3 Zone: Urban Neighbourhood	Long Bay 4 Zone: Urban Village	Long Bay 7 Zone Heritage Protection
General					
Activities not specifically provided for in the Structure Plan area	NC	NC	NC	NC	NC
Activities which do not comply with Rules 17B.6.1.10 and 17B.6.1.13 and which are not provided for by Control Flexibility	NC	NC	NC	NC	NC
Activities which do not comply with Rules 17B.6.1.2 to 17B.6.1.9, 17B.6.1.11 and 17B.6.1.12 and which are not provided for by Control Flexibility	D	D	D	D	D
Activities in the Landscape Protection (Ecological/Stormwater) and (Enhancement) areas	D	D	D	D	NA
Impervious surfaces in the Stream Protection A area	C	C	C	NA	NA
Housing					
Residential Units not exceeding one per site in the Stream Protection A area	C	C	C	NA	NA
Residential Units not exceeding one per site in the Stream Protection B area	C	P	C	NC	D

Table 17B.1 Long Bay Structure Plan Activities – Long Bay 1, 2, 3 and 4 Zones					
	Long Bay 1 Zone: Large Lot Residential	**Long Bay 2 Zone: Suburban Neighbourhood**	**Long Bay 3 Zone: Urban Neighbourhood**	**Long Bay 4 Zone: Urban Village**	**Long Bay 7 Zone Heritage Protection**
Residential Units – five or more per site in the Long Bay 3 zone:Urban Neighbourhood and Long Bay 4 zone:Urban Village where the net site area of the parent site is greater than 1500m^2	NA	NA	LD	LD	NA
Additions or alterations to an existing building in the Stream Protection A area which increase the impervious area coverage or roof area	C	C	C	LD	NA
Additions or alterations to an existing building in the Stream Protection B area which increase the impervious area coverage or roof area	C	P	C	LD	D
Additions or alterations to an existing building in the Long Bay 3 Urban Neighbourhood zone, where there are five or more units per site	NA	NA	LD	NA	NA
Demolition or removal of an existing house	P	P	P	P	D
Guesthouses	C	C	D	D	D
Housing for the elderly and disabled	NC	D	D	D	NC
Resthomes accommodating not more than 10 persons, including resident manager	D	C	D	D	D
Resthomes accommodating more than 10 persons, including resident manager	NC	D	D	D	NC
Retirement Complexes	NC	D	D	D	NC
Residential Care Centre or Boarding House, housing up to five residents, including live-in support staff	D	C	D	D	D
Residential Care Centre or Boarding House, housing six or more residents, including live-in support staff	NC	D	D	D	NC
Accessory Buildings					
Accessory Buildings in the Stream Protection A area not exceeding a total of 50m^2 GFA per site except in the Long Bay 3 Urban Neighbourhood zone	LD	C	NA	NA	NA
Accessory Buildings in the Stream Protection B area not exceeding a total of 50m^2 GFA per site except in the Long Bay 3 Urban Neighbourhood zone	LD	P	NA	NC	D
Accessory Buildings in the Long Bay 3 Urban Neighbourhood zone, located in the Stream Protection A area and not exceeding a total of 25m^2 GFA per site	NA	NA	C	NA	NA
Accessory Buildings in the Long Bay 3 Urban Neighbourhood zone, located in the Stream Protection B area and not exceeding a total of 25m^2 GFA per site	NA	NA	P	NA	NA
Services and Facilities					
Community Welfare Centres with a maximum staff of two at any one time except in the Long Bay 4 Urban Village zone	NC	C	D	NA	NC
Community Welfare Centres with more than two staff at any one time except in the Long Bay 4 Urban Village zone	NC	D	D	NA	NC
Community Welfare Centres at ground floor level in the Long Bay 4 Urban Village zone	NA	NA	NA	D	NA
Dairies and Cafes not exceeding 100m^2 GFA except in the Long Bay 4 Urban Village zone	NC	D	D	NA	NC
Dairies and Cafes not exceeding 100m^2 GFA at ground floor level in the Long Bay 4 Urban Village zone	NA	NA	NA	D	NA

Table 17B.1 Long Bay Structure Plan Activities – Long Bay 1, 2, 3 and 4 Zones					
	Long Bay 1 Zone: Large Lot Residential	**Long Bay 2 Zone: Suburban Neighbourhood**	**Long Bay 3 Zone: Urban Neighbourhood**	**Long Bay 4 Zone: Urban Village**	**Long Bay 7 Zone Heritage Protection**
Health Care Centres staffed by not more than one Health Care Provider at any one time except in the Long Bay 4 Urban Village zone	NC	C	D	NA	NC
Health Care Centres staffed by more than one Health Care Provider at any one time except in the Long Bay 4 Urban Village zone	NC	D	D	NA	NC
Health Care Centres at ground floor level in the Long Bay 4 Urban Village zone	NA	NA	NA	D	NA
Hospitals	NC	D	D	NC	NC
Home Occupations	P	P	P	P	P
Offices not exceeding 100m^2 GFA at ground floor level in the Long Bay 4 Urban Village zone	NA	NA	NA	C	NA
Childcare Centres catering for up to five children except in the Long Bay 4 Urban Village zone	D	P	P	NA	D
Childcare Centres catering for 6 –10 children except in the Long Bay 4 Urban Village zone	D	C	D	NA	D
Childcare Centres catering for more than 10 children except in the Long Bay 4 Urban Village zone	NC	D	D	NC	D
Childcare Centres catering for up to five children at ground floor level in the Long Bay 4 Urban Village zone	NA	NA	NA	C	NA
Childcare Centres catering for 6-10 children at ground floor level in the Long Bay 4 Urban Village zone	NA	NA	NA	D	NA
Schools	NC	D	D	NC	NC
Schools (additions and alterations to an existing school)	NC	C	C	NC	NC
Churches	NC	D	D	NC	NC
Community Facilities except in the Long Bay 4 Urban Village zone	NC	D	D	NA	NC
Community Facilities at ground floor level in the Long Bay 4 Urban Village zone	NA	NA	NA	D	NA
Show Homes	C	C	LD	LD	D
Travellers' Accommodation	NC	D	D	D	NC
Commercial Breeding/ Boarding of Animals	D	NC	NC	NC	NC
Riding Trails and Horse Jumping Courses for non commercial purposes	D	NC	NC	NC	NC
Garden Centres	D	NC	NC	NC	NC
Stormwater Ponds	D	D	D	D	D
Farming					
Pastoral Farming	C	C	C	C	NC
Horticulture	P	P	P	P	NC
Glasshouses not exceeding 50m^2 per site	LD	P	P	D	NC
Glasshouses in excess of 50m^2 per site	D	D	D	D	NC
Sale of produce grown on the property	D	D	D	D	NC
Subdivision and Site Works					
Refer to Rule 9A.4.1 Classification of Activities: Site Works and Subdivision in Section 9A: Subdivision and Development – Long Bay Structure Plan Area.					

b) Long Bay 5 Zone: Village Centre

With the exception of service stations, activities in the Long Bay 5 zone shall have the same status as they would in the Business (Local) 1 zone (refer Section 15.5.1). Provided that:

- New buildings are a Limited Discretionary activity.
- Alterations and additions that change the gross floor area of a building are a Limited Discretionary activity.

- Alterations and additions that change the external appearance, but not the gross floor area of a building are a Controlled activity.

Service stations shall be Non-complying activities in the Long Bay 5 zone.

c) Long Bay 6 Zone: Stormwater Management

Stormwater management facilities, water and wastewater infrastructure, roads and associated structures, boardwalks and tracks shall be Discretionary activities in the Long Bay 6 zone. All other activities shall be Non-complying activities.

17B.6 Rules: Development Controls

17B.6.1 General Development Controls

17B.6.1.1 Compliance

a) All Permitted, Controlled and Limited Discretionary activities in the Long Bay 1 to 6 zones and Discretionary activities in the Long Bay 7 zone shall comply with the controls listed in sections 17B.6.1.2 to 17B.6.1.14.

b) Where terraced housing is proposed in the Long Bay 4 zone north of Vaughans Stream the controls and associated explanations and reasons in respect of the Long Bay 3 zone shall apply in place of those in respect of the Long Bay 4 zone.

17B.6.1.2 Maximum Height

Development shall comply with the maximum permitted heights set out in Table 17B.2:

Table 17B.2

Zone	Maximum Permitted Height
Long Bay 1 zone	8 metres
Long Bay 2 zone	8 metres
Long Bay 3 zone	9 metres
Long Bay 4 zone	12.5 metres
Long Bay 5 zone	12.5 metres
Long Bay 6 zone	N/A

Explanation and Reasons

The maximum height controls aim to protect the amenity of adjacent sites, particularly in respect of sunlight, daylight and privacy. They also seek to protect the character of particular neighbourhoods and the visual qualities of the wider landscape. A variety of height limits have been established within the Structure Plan area to enable the establishment of a range of development types, while taking into account the physical characteristics of the land.

Long Bay 1 and 2 Zones: *The 8 metre height limit in the Long Bay 1 and 2 zones allows for two-storey conventional detached houses, while taking into account the potential adverse effects of taller buildings on neighbouring sites and on the visual backdrop to the Regional Park. The height limit also helps ensure a visual transition into the more rural landscape of the Okura catchment to the north and west of Vaughans Road.*

Long Bay 3 Zone: *The 9 metre height limit in the Long Bay 3 zone allows for two to three-storey town houses, terraced houses and low-rise apartment buildings, while taking into account the potential adverse effects of taller buildings on neighbouring sites and on the visual backdrop to the Regional Park.*

Long Bay 4 Zone: *The 12.5 metre height limit in the Long Bay 4 zone allows for the establishment of four storey apartment buildings. .The zone has been applied to two distinct parts of the lower valley, one to the south of Vaughans Stream, adjacent to the Village Centre zone, and one to the north. Both areas are considered to be at the core of the Structure Plan area. The height limit allows for the establishment of apartment buildings as an alternative to terraced and detached housing provided for elsewhere in the Structure Plan area. The principal reason for this is to encourage a range of housing options for those wishing to live in the area. Buildings exceeding 12.5 metres could potentially have adverse effects on the visual backdrop to the Regional Park and the amenity of other parts of the Structure Plan area.*

Long Bay 5 Zone: The 12.5 metre height limit allows for the establishment of apartments above ground floor level at the core of the Structure Plan area. As with the Long Bay 4 zone, the height limit assists in providing a range of housing opportunities and encourages the establishment of a vibrant mixed-use hub in close proximity to the proposed village green and main routes into and out of the Regional Park. Buildings exceeding 12.5 metres could potentially have adverse effects on the visual backdrop to the Regional Park and the amenity of other parts of the Structure Plan area.

17B.6.1.3 Height in Relation to Boundary

a) Long Bay 1 zone: Rule 16.6.1.3 shall apply

b) Long Bay 2 zone: Rule 16.6.1.3 shall apply

b) Long Bay 3 zone:

i) Rule 16.6.1.3 shall apply along any boundary with the Long Bay 2 zone or a recreation zone.

ii) For sites with a net site area of between 220m^2 and 350m^2 that adjoin other sites in the Long Bay 3 zone, 3 metres on the side boundary, plus 3 metres in height for every 1.2 metres in from the boundary, except that this shall not apply to the boundary between adjoining dwellings established concurrently on adjoining sites and joined at a common wall on the boundary.

iii) For sites 1500m^2 or greater, Rule 16.6.1.3 shall apply to the external boundaries of the parent site.

c) Long Bay 4 zone: Rule 16.6.1.3 shall apply around the perimeter of the zone

d) Long Bay 5 zone: Nil

e) Long Bay 6 zone: Nil

Control Flexibility

Unrestricted in the Long Bay 1 and 2 zones by means of a Limited Discretionary activity application.

Explanation and Reasons

In relation to the Long Bay 1 and 2 zones, the Explanation and Reasons given under Rule 16.6.1.3 apply. With respect to the Long Bay 3 zone, a Height in Relation to Boundary control has been applied to single dwelling development to enable houses to be built to a single storey on the side boundary, rising to two storeys when a 1.2 metre side yard is achieved. This will allow for the establishment of two and three-storey zero lot line housing while maintaining a reasonable amenity for adjoining properties. No control is applied to internal boundaries of developments on sites of 1500m^2 or greater, or to the common boundary between dwellings established concurrently and with a common wall at an existing side boundary, in order to allow for the establishment of terraced housing and low-rise apartment

buildings. With respect to the Long Bay 4 and 5 zones, the form of development sought within these areas is generally more intensive than the detached and terraced houses anticipated within the other Structure Plan zones. A greater degree of flexibility is therefore required to allow apartment buildings and apartments above businesses to establish. The amenity of apartments within these zones is protected through alternative means.

17B.6.1.4 Yards

a) Development shall comply with the controls of Table 17B.3:

Table 17B.3 Yards

	Long Bay 1 Zone	Long Bay 2 Zone	Long Bay 3 Zone	Long Bay 4 Zone	Long Bay 6 Zone
Front Yard	7.5m	5m	2m	5m	Nil
Side Yard	6m	1.2m	Nil	Nil	Nil
Rear Yard	6m	3m	1.2m	Nil	Nil

b) For developments of two or more storeys in the Long Bay 3 zone, a minimum separation distance of 6 metres from the rear of the upper floor to the nearest part of the rear boundary shall be achieved.

Control Flexibility

By means of a Limited Discretionary Activity application:

Front Yards

Within the Long Bay 2 zone the front yard may be reduced to 1.5 metres, provided that not more than 30% of the area which lies between 1.5 metres and 5 metres back from the front boundary of the site is covered by buildings.

No flexibility is provided in relation to the remaining zones.

Side Yards

Unrestricted within the Long Bay 1 and 2 zones.

No flexibility is provided in relation to the remaining zones.

Explanation and Reasons

A range of housing opportunities are sought within the Structure Plan area for reasons outlined earlier in this part of the plan. This is reflected in the various yard controls imposed. In general, front yards provide separation between the road and residential buildings, allow for an attractive streetscape through landscaping and the retention of trees, and provide for a more spacious visual character in areas of conventional suburban housing and larger lots. Side and rear yards provide for separation between buildings to enhance visual and aural privacy, to provide for adequate daylight access, and to allow for maintenance and storage. Similar yard controls have been imposed in the Long Bay 1 and 2 zones to other residential zones in the City in recognition of the more conventional residential character sought in these areas. In the more intensive zones, greater flexibility has been provided to allow for the establishment of semi-detached, terraced housing and apartment buildings.

Long Bay 1 Zone: *Side yards of 6 metres are required to encourage wide shaped lots and a spacious rural residential environment which provides privacy and adequate room for planting. Side yards may reduced under circumstances which would improve the landscape amenity, result in the protection of mature trees or is required because of geotechnical, topographical difficulties, or is necessary for stormwater mitigation purposes.*

Long Bay 2 Zone: *Side yards of 1.2 metres and a 3 metre rear yard are required in recognition of the desire to ensure a similar residential character and amenity to zones such as the Residential 4 zone, which is applied to the largest proportion of the city's residential areas.*

Long Bay 3 Zone: *No side yards are proposed, to allow for the establishment of semi-detached, terraced housing and low rise apartment buildings. A six metre minimum setback from the rear boundary is required for the upper floors of residential units to ensure an appropriate degree of privacy between neighbouring units.*

Long Bay 4 Zone: *No side yards are proposed, to allow for the establishment of apartment buildings.*

Long Bay 5 Zone: *No side yards are proposed to allow for the establishment of business and mixed-use developments that abut one another.*

17B.6.1.5 Maximum Building Setback

A minimum of 50% of the length of the street elevation of any building in the Long Bay 4 zone shall be within 7 metres of the street.

17B.6.1.6 Swimming Pools

Swimming pools may be situated in any required front yard, provided they are at least 1.5 metres from the front boundary and do not exceed a height of 0.5 metres above natural ground level. They shall comply with any side and rear yard requirements.

Explanation and Reasons

The purpose of this control is to provide opportunities for design flexibility. It permits swimming pools to be established close to the front boundary in order to provide opportunities for more private open spaces to be created to the rear of the dwelling. The rule is designed to ensure that the amenities of the street and adjacent properties are protected.

17B.6.1.7 Special Setbacks

a) Arterial Roads

Rule 16.6.1.6 shall apply to all sites that adjoin an arterial road identified on Appendix 1 of the Plan maps. This includes sites that adjoin Beach Road.

b) Ridgeline Protection Corridor

All buildings on sites subject to the Ridgeline Protection Corridor shown in the Plan maps shall be set back a minimum of 7.5 metres from the common boundary with the road reserve.

Control Flexibility

Unrestricted by means of a Limited Discretionary activity application.

Explanation and Reasons

The Ridgeline Protection Corridor is aimed at maintaining the natural character of the Vaughans Road ridgeline. It is designed to protect the ridgeline from being dominated by houses when viewed from the Regional Park, and assists in providing a transition into rural Okura. The set back from the road is combined with the planting of a boulevard of trees along the ridgeline to achieve these objectives.

The front yard control for sites affected by the Ridgeline Protection Corridor may be relaxed in accordance with Control Flexibility provisions to a small extent generally, and to a larger

extent only in exceptional circumstances. Such circumstances may include extreme topographical or geotechnical problems which impede the establishment of an adequate building platform or appropriate stormwater mitigation, vehicle access and parking. The combined effect of height, width and extent of building projection on the ridge will be assessed to determine the effect it has on the park backdrop when viewed from the Regional Park and upon the rural amenity of Okura.

17B.6.1.8 Maximum Building Coverage

Development shall comply with the maximum building coverage controls set out in Table 17B.4:

Table 17B.4 Maximum Building Coverage	
Zone	**Maximum Net Site Coverage**
Long Bay 1 zone	10%
Long Bay 2 zone	35%
Long Bay 3 zone	50%
Long Bay 4 zone	80%
Long Bay 5 zone	N/A
Long Bay 6 zone	N/A

Explanation and Reasons

The maximum building coverage controls ensure that in large and medium lot areas, the intensity of development is restricted. This provides opportunities for landscaping, the retention of trees, provision of open space and reduced stormwater runoff.

In the more urbanised areas, the need to achieve a more intensive form of development precludes the opportunity to ensure a substantial proportion of open site area. Notwithstanding this, limits have been set in the Long Bay 3 and 4 zones to ensure that the built form does not become overly dominant, and that there are opportunities for the establishment of trees.

17B.6.1.9 Building Length Control

a) Rule 16.6.1.10 shall apply to the Long Bay 1 and 2 zones.
b) Within the Long Bay 4 zone, no single building shall be greater than 80 metres in length. All buildings shall be separated by a distance of at least 10 metres.

Explanation and Reasons

The purpose of this control as it relates to the Long Bay 1 and 2 zones is to keep bulky buildings a reasonable distance from site boundaries in order to prevent the physical domination of adjoining sites and to prevent long, unbroken building facades.

The purpose of this control as it relates to the Long Bay 4 zone is to ensure that excessively lengthy building facades are avoided.

17B.6.1.10 On-site Stormwater Management

1. Impervious Surfaces

Development shall comply with the maximum impervious areas set out in Table 17B.5, provided that the provisions set out below related to the mitigation, on-site, of the stormwater generated from these impervious areas can be complied with in terms of both water quality and quantity:

Table 17B.5 Maximum Impervious Area		
Zone	**Stream Protection A Area**	**Stream Protection B Area**
Long Bay 1 zone	500m^2 or 15% of the site (whichever is greater)	500m^2 or 15% of the site (whichever is greater)
Long Bay 2 zone	50%(to a maximum of 500m^2)	50%(to a maximum of 500m^2)
Long Bay 3 zone	NA	70%
Long Bay 4 zone	N/A	90%
Long Bay 5 zone	N/A	100%
Long Bay 6 zone	N/A	N/A

2. On-Site Stormwater Mitigation

Rain Tanks

a) All development shall use rain tanks to store and reuse stormwater generated from roof areas. Rain tanks and associated plumbing shall be designed to ensure that water from roof areas will be used as a non-potable source of water in the dwelling.

b) In the Stream Protection A areas rain tanks should be for both attenuating peak flows and for reuse of stormwater (that is, dual purpose rain tanks). The size of the rain tank shall be determined by reference to the roof area of buildings and the nature and extent of other on-site stormwater management techniques to be used.

c) In the Stream Protection B areas, rain tanks need only be designed for the reuse of rainwater as a non-potable source of water in the dwelling. The minimum rain tank size shall be 3,000 litres per dwelling or commercial unit, or at least 3,000 litres per 150m^2 of roof area where there is more than one unit within a building.

Other On–Site Mitigation

d) In the Long Bay 1 zone, not less than 100% of the total constructed impervious area on the site is required to be fully mitigated by on-site stormwater management techniques, including the use of the rain tanks required by a) and b), as well as other on-site techniques such as pervious paving, rain gardens and revegetation. A mix of techniques shall be used.

e) In the Long Bay 2 zone within the Stream Protection A area all stormwater run off from not less that 80% of the total constructed impervious area on the site is required to be fully mitigated by on-site stormwater management techniques, including the use of rain tanks required by a) and b), as well as other on-site techniques such as pervious paving, rain gardens and revegetation. A mix of raintanks and other on site techniques are to be used.

Note: “Fully mitigated” means mitigation of the effects of increased impervious surfaces by managing stormwater quantity and quality. Quantity shall be managed by ensuring post-development peak flow rates are limited as far as practicable to pre-development peak flow rates for rainfall up to the 10% Annual Exceedance Probability (AEP) event, and average runoff volumes are limited as far as practicable to pre-development volumes by the use of rainwater reuse and revegetation. Quality shall be managed by removing a minimum of 75% of total suspended sediment on a long term average basis

f) In the Long Bay 2, 3, 4 and 5 zones in the Stream Protection B areas, no additional stormwater mitigation measures to the rain tanks required by a) above are required for the management of the stormwater generated from impervious areas specified in Table 17B.5.

Design of On-site Mitigation

The following provisions shall apply to the selection and design of on-site stormwater mitigation techniques:

g) The best practicable option (as defined in section 2.1 of the Resource Management Act) shall be applied in the choice of stormwater management techniques to be used.
h) All proposed on-site stormwater management techniques shall be subject to the approval of Council.
i) All proposed on-site stormwater management techniques shall be in place prior to impervious surfaces being formed on the site. Runoff from roof areas shall not be discharged directly on to the ground at any stage, including during construction, but shall be directed to the approved stormwater outfall or a temporary alternative outfall approved by Council.
j) No direct discharge of stormwater from impervious surfaces (including driveways) to the street will be allowed.
k) In the Stream Protection A areas, a mix of on-site techniques shall be used. Raintanks cannot be the sole form of mitigation.
l) Where the site is identified in the Designations and Special Provisions maps as containing Landscape Protection (Ecological/Stormwater) area, priority shall be given to planting in this area when designing on site stormwater measures. A planting plan shall be provided in accordance with Rule 9A.6.2.
m) A covenant capable of registration under the Land Transfer Act 1952 and approved by Council shall be registered against the title of every site required to undertake on-site stormwater mitigation in b), c), d) or e) of this rule, to ensure the efficient future functioning and ongoing maintenance of the onsite stormwater management system.

Control Flexibility

Stream Protection B area - Long Bay 2 zone

Up to 70% impervious area by means of a Limited Discretionary application for sites which are located within the Stream Protection B area only. Provided that:

a) Any stormwater run off from any additional area of impervious surface above the 50% of the site is required to be fully mitigated by on-site stormwater management techniques, so that the stormwater run-off from the site is equal to the amount of stormwater generated if 50% of the site was covered in buildings and impervious areas.
b) A covenant capable of registration under the Land Transfer Act 1952 shall be registered against the title of every such site, to ensure the efficient future functioning and ongoing maintenance of the onsite stormwater management system.

Notes:
Refer to the Long Bay Practice Notes for calculation methods and a range of possible stormwater management techniques.

It is recommended that the future development potential of the site including any future alterations to buildings, be taken into account when determining the appropriate level of stormwater mitigation, in particular the size of rain tank required.

Refer to the Plan maps to identify whether a site is located within a Type A or B Stream Protection area.

Explanation and Reasons

The maximum impervious area control is intended to provide opportunities for on-site absorption of stormwater runoff from impervious surfaces such as roofs, paved areas and other hard surfaces, and to enhance the visual amenity of the area. Impervious surfaces reduce the ability of the site to absorb rainwater. This can cause an increased volume of stormwater which can damage sensitive streams, and increase the potential for pollutants to be transported into streams and waterways. Relatively small increases in impervious surfaces (between 5 and 15%) can significantly affect stream health.

The Structure Plan area is divided into two catchment areas as illustrated in the Land Use Strategy Plan. The Stream Protection A area has been identified as containing high quality streams that should remain as natural watercourses. The Stream Protection B area covers areas where it is accepted that the streams will be modified through earthworks and the subdivision process. However, stormwater management is still required to protect (and improve) the water quality of the main stream system.

To protect stream water quality and ecological health, an integrated approach to stormwater management is adopted. Under this approach an emphasis is placed on on-site stormwater mitigation techniques as being the main form of mitigation. Measures such as raintanks, pervious paving, revegetation and raingardens can allow for reasonable levels of impervious surfaces on site while maintaining good stream health.

In the Long Bay 1 zone, in both the Stream Protection A and B areas, development is required to mitigate all stormwater run-off from impervious areas on the sites. The stormwater management objective for these zones is to achieve hydrological neutrality (i.e. the full management of runoff flow rates, volumes, time of concentration and base flows). The requirement for high standards of mitigation of stormwater in the larger lots recognises the location of the land in the steeper parts of the catchment. Uncontrolled stormwater run-off has the potential to cause significant adverse effects in these areas.

In the Long Bay 2 Zone, sites within the Stream Protection Area A are required to provide on-site stormwater mitigation for 80% of the constructed impervious surface on the site.

Any reduction in pervious area in the Stream Protection Area A will result in increased stormwater run-off. The effects of this will be required to be mitigated in accordance with approved solutions as outlined in the Long Bay Practice Notes. The Practice Notes provide a range of options for stormwater mitigation techniques as well as methods of calculation.

Stormwater run-off in the Stream Protection B area is provided for by a combination of rain water tanks and other measures such as swales in public roads, ponds and wetlands. It is recognised that the density of development in the Long Bay 3, 4 and 5 zones will result in a high level of impervious surfaces and limited space on sites to accommodate mitigation measures. For this reason, the best practicable option is to limit on-site stormwater mitigation measures to rain tanks and to provide additional treatment through off-site measures. Rain tanks provide a valuable water quality function by diverting potentially contaminated roof runoff to the wastewater system after use in the household for non-potable purposes.

17B.6.1.11 Fences, Boundary and Retaining Walls

The following shall apply to development in all zones excluding the Long Bay 5 zone:

a) A fence, boundary or retaining wall may be erected on any side or rear boundary or within any side or rear yard, provided fences or boundary walls do not exceed 1.8 metres in height, or the height (measured top to bottom) of any combined fence, boundary or retaining wall does not exceed 1.8 metres. Any such retaining wall must be a Permitted activity or have been granted a resource consent in accordance with Rule 9A.4.1. For the purpose of this control, any retaining wall which has been granted consent in accordance with Rule 9A.4.1 may be excluded from the calculation.

b) A fence, boundary or retaining wall may be erected on any front boundary or within any front yard, provided fences or boundary walls do not exceed 1.2 metres in height, or the height (measured from top to bottom) of any combined fence, boundary or retaining wall does not exceed 1.2 metres in height.

c) For sites that abut land zoned recreation or land shown as proposed reserve in the Plan maps, any boundary fences or walls within a yard shall be limited to a maximum height of 1.2 metres.

d) For sites that immediately abut land identified as Cycle and Pedestrian routes in the Plan maps, a boundary fence or wall may be constructed to a maximum height of 1.2 metres on the common boundary.

e) Fences, boundary and retaining walls shall be designed and located to avoid obstructing overland flow paths.

Explanation and Reasons

This control is intended to ensure that fences and walls are able to be established within side and rear yards, but that their scale and appearance does not detract from the amenities of the streets, reserves or neighbouring sites.

High fences and walls can have an adverse effect on the amenity and safety of streets and reserves. When residential sites front directly onto a street or reserve, a lower fence height is required. Increased opportunities for surveillance of public space contributes to an improved sense of safety and security for the community. It also adds to the attractiveness of streetscapes and reserves and improves their overall amenity.

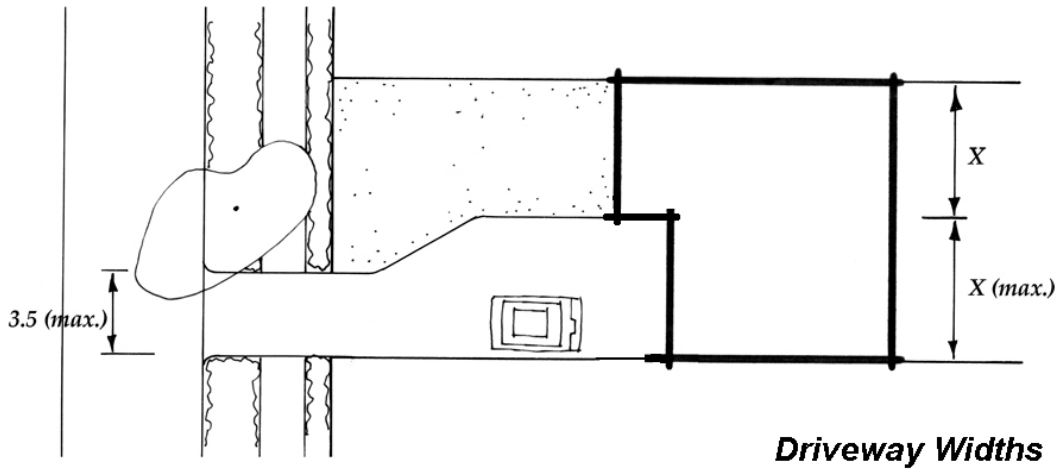
17B.6.1.12 Vehicle Access

a) Long Bay 1 zone: Rule 16.6.1.13 shall apply
b) Long Bay 2 zone: Rule 16.6.1.13 shall apply
c) Long Bay 3 zone: Rule 16.6.1.13 shall apply
d) Long Bay 4 zone: N/A
e) Long Bay 5 zone: N/A
f) Long Bay 6 zone: N/A

Provided that for lots with a net site area of between 200m^2 and 350m^2 in the Long Bay 3 zone (refer diagram below):

i) The amount of road frontage taken up by driveways, accessways or car parking areas at the front boundary shall be limited to 3.5 metres.

ii) Driveways, accessways and car parking spaces may splay from the front boundary up to a width of no greater than 50% of the total width of road frontage.



Driveway Widths

Explanations and Reasons

In relation to the Long Bay 1 to 3 zones, the explanations and reasons given under Rule 16.6.1.13 apply. Given the number of vehicle crossings required to service medium density housing fronting streets in the Long Bay 3 zone, driveways are required to be tapered and limited in terms of their width at the street frontage in order to prevent them dominating the streetscape and restricting the availability of space for on-street parking and street trees. The rule also seeks to ensure that space is available for landscaping between dwellings and the street.

17B.6.1.13 Activities within the Landscape Protection Area

a) No activity shall be permitted on land shown as Landscape Protection (Conservation) Area in the Plan maps unless permitted in Section 9A of the Plan.
b) All activities in the Landscape Protection (Enhancement) and (Ecological/Stormwater) Area and not within 20 metres of the centreline of a stream shall be a Discretionary Activity.
c) No activity shall be permitted within 20 metres of the centreline of a stream that is within a Landscape Protection Area.

Explanation and Reasons

The Landscape Protection (Conservation) Area generally lies over existing vegetated areas including steep gullies, and waterways that have been identified as worthy of protection. The land is required to be protected from all forms of development.

In the Landscape Protection (Enhancement) and (Ecological/Stormwater) Areas, development is not favoured, but in certain circumstances may be possible where no significant adverse effects are generated, and there is the ability to secure the purpose for the Areas (ecological/stormwater and landscape mitigation) on the same site, in alternative ways or alternative locations.

17B.6.1.14 Wastewater Disposal

a) All development shall use overflow relief gullies in accordance with AS/NZS 3500.2:2003 to minimise stormwater ingress into sewer pipelines.
b) Inspection points for all private wastewater drains shall be provided at each property boundary to facilitate inspections and flow monitoring.

Explanation and Reasons

Poorly constructed, maintained and located gully traps have been demonstrated to be a major source of stormwater inflow into sewer pipelines The proposed use of overflow relief gullies in place of gully traps is to ensure that inflow-and-infiltration of stormwater into the wastewater network is kept to an absolute minimum in order to avoid wastewater overflows thereby protecting public health and the sensitive stream and marine receiving environments in the Structure Plan area.

Inspection points at each property boundary will facilitate inspection and flow monitoring and enable sources of inflow-and-infiltration to be more easily identified and remedial action taken

17B.6.2 Additional Controls for Residential Units in the Long Bay 2 Zone: Suburban Neighbourhood

17B.6.2.1 Outdoor Living Space

Rule 16.6.2.4 a) shall apply as it does in the Residential 1 to 7 zones.

17B.6.2.2 Service Courts

Rule 16.6.2.5 shall apply as it does in the Residential 1 to 7 zones.

17B.6.2.3 Visual Privacy

Rule 16.6.2.6 shall apply as it does in the Residential 1 to 7 zones.

17B.6.3 Additional Controls for Residential Units in the Long Bay 3 Zone: Urban Neighbourhood and Terraced Housing in the Long Bay 4 Zone: Urban Village (North of Vaughans Stream)

17B.6.3.1 Site and Density Requirements

Where a development of five or more units is proposed on a site with a net site area of 1500m^2 or greater, the density of the development shall be between one unit per 250m^2 and one unit per 350m^2 of the net site area of the parent lot. For the purpose of this rule, any part of a site shown as Landscape Protection in the Plan maps shall be excluded from the calculation of net site area.

17B.6.3.2 Outdoor Living Space

a) Each ground floor residential unit shall be provided with a private outdoor living space which:

i) Is not less than 40m^2 in area;
ii) Is able to contain a circle with a 6 metre diameter; and
iii) Is conveniently accessible from the principal living room.

b) Each upper floor residential unit shall be provided with a balcony which:

i) Is not less than 10m^2 in area;
ii) Has a depth of not less than 1.8 metres; and
iii) Is conveniently accessible from the principal living area.

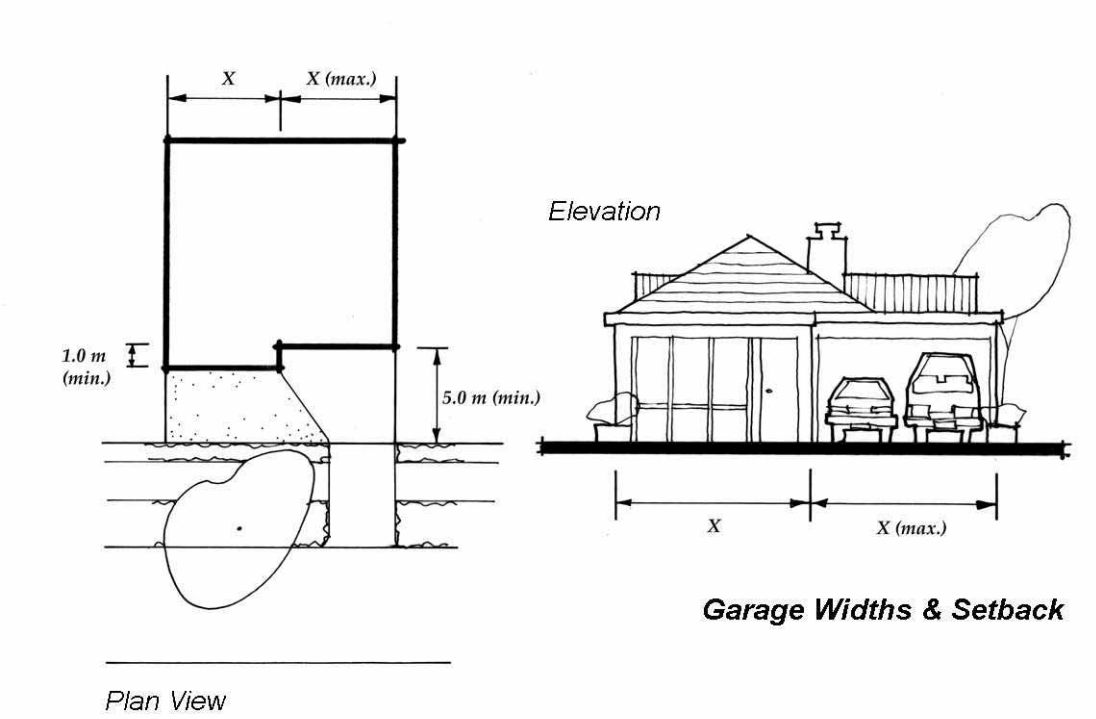
Explanation and Reasons

The outdoor living space requirement is intended to ensure that each unit has a pleasant, conveniently accessible area of open space to meet the needs of its occupants for such activities as children's play, outdoor entertaining and general relaxation. A lesser area is required than in the Long Bay 1 and 2 zones to provide for an alternative living environment, and in recognition of the close proximity of the zone to the proposed village centre, village green and the Regional Park.

17B.6.3.3 Garage Widths and Setback Requirements

Garages and carports shall comply with the following (refer diagram below):

a) They must not exceed 50 per cent of the width of the front face of the unit to which they relate.
b) They must be set back at least 1 metre behind the front face of the unit.
c) The garage door must be set back at least 5 metres from the street boundary it faces.



Garage Widths & Setback

Explanation and Reasons

The purpose of this rule is to ensure that garages do not dominate the streetscape, and that sufficient space is available between garages and the street to allow a car to be parked in this location without encroaching on the street.

17B.6.4 Additional Controls for Residential Units in the Long Bay 4 Zone: Urban Village (Excluding Terraced Housing)

17B.6.4.1 Minimum Unit Size

a) The minimum unit size for one bedroom units within the development shall be at least 40m^2, and for two bedroom units shall be at least 55m^2 This area shall exclude any common areas and parking provided within the development.
b) The minimum unit size for three bedroom units within the development shall be at least 70m^2. This area shall exclude any common areas and parking provided within the development.

Note: Refer to definition of minimum unit size in Section 21 Definitions.

Explanation and Reasons

The purpose of this control is to ensure that units are of an appropriate size and that a range of unit types are established within the zone to cater for a variety of household types. While smaller than the size of units that would be expected in other parts of the Structure Plan area, the minimum and average areas specified are considered appropriate for multi-storey apartment developments of the sort envisaged in the zone. Control over the fundamental intensity of a unit (governed by its occupancy and measured through the provision of bedrooms) has been applied to ensure that units are provided with a high standard of amenity.

17B.6.4.2 Private and Communal Outdoor Living Space

a) Each ground floor residential unit shall be provided with a private outdoor living space which:

i) Is not less than $40m^2$ in area;
ii) Is able to contain a circle with a 6 metre diameter; and
iii) Is directly accessible from the principal living room.

b) Each upper floor residential unit shall be provided with a balcony which:

i) Is not less than $10m^2$ in area;
ii) Has a depth of not less than 1.8 metres; and
iii) Is conveniently accessible from the principal living area.

c) A communal outdoor living space shall be provided as an integral part of the development. The area of this space shall be no less than $400m^2$ or $10m^2$ per unit (whichever is greater). The design of this space is subject to the assessment criteria set out under Section 17B.7.

Explanation and Reasons

The outdoor living space requirement is intended to ensure that each unit has a pleasant, conveniently accessible area of open space to meet the needs of its occupants for such activities as children's play, outdoor entertaining and general relaxation. A lesser area is required than in the Long Bay 1 and 2 zones to provide for an alternative living environment and in recognition of the close proximity of the zone to the proposed village centre, village green and the Regional Park.

Given that a high proportion of units within the zone are likely to be upper floor apartments, which require a balcony only, a communal outdoor living space is also required to ensure a high quality living environment for residents in the zone.

17B.6.4.3 Location of Parking Areas

Car parking areas in the Long Bay 4 zone shall comply with the following:

a) They must not be located within the front yard.
b) They must not be located between a building and the street..
c) Ground floor parking within any building shall not occupy that portion of the building nearest the street. Buildings shall be designed to accommodate a residential or commercial use between any ground floor parking and the front façade of the building.

Explanation and Reasons

The purpose of this control is to ensure an attractive streetscape within the zone, with parking areas located either to the rear of buildings, underground or behind an active frontage such as ground floor apartments or small-scale businesses.

17B.6.5 Additional Controls for Development in the Long Bay 5 Zone: Village Centre

17B.6.5.1 Floor Area Control

Rule 15.6.1.5 shall apply as it applies to the Business (Local) 1 zone. Any business not listed in the rule shall have a maximum gross floor area of 500m^2.

17B.6.5.2 Hours and Days of Operation and Amplified Music

Rule 15.6.1.7 shall apply as it applies to the Business 2 and 3 zones.

17B.6.5.3 Outdoor Activity on a Site

No outdoor activity (as defined in Rule 15.6.1.8) other than car parking or outdoor dining associated with cafes, bars and restaurants shall be permitted on any site within the Long Bay 5 zone.

Control Flexibility

By means of a Limited Discretionary activity application.

Explanations and Reasons

The purpose of this control is to ensure that activities within the zone do not detract from the amenity of the zone. Activities listed in the control as being subject to this control are those with the potential to cause recurrent but intermittent noise effects or to have negative visual effects.

17B.6.5.4 Residential Development

a) Each upper floor residential unit shall be provided with a balcony which:

i) Is not less than 10m^2 in area;
ii) Has a depth not less than 1.8 metres; and
iii) Is conveniently accessible from the principal living room.

b) The main glazing (i.e. glazing associated with kitchens, living rooms, dining rooms and bedrooms) of each non-ground floor level residential unit shall be provided with an outlook area of open space, unimpeded by buildings and immediately adjacent to that glazing. Any outlook area must have a minimum dimension of 10 metres, measured at right angles to the glazing. The outlook area shall comprise one of the following:

i) An area of on-site space which must be kept free of structures
ii) Areas of road reserve.

Explanation Reasons

It is expected that any residential units proposed within the Long Bay 5 zone will form part of a mixed use development. The units should generally be established at first floor or above. Due to similarities in the nature of residential development envisaged within the zone (i.e. apartments as opposed to detached or terraced houses), the standards required in terms of outdoor living space are similar to those for the Long Bay 4 zone.

17B.6.6 Additional Controls for Specific Activities

Any activities listed in this rule shall comply with the relevant controls listed below in addition to those of Rule 17B.6.1: General Development Controls.

17B.6.6.1 Resthomes Accommodating not more than 10 persons

Rule 16.6.3.6 shall apply.

17B.6.6.2 Health Care Centres

Rule 16.6.3.7 shall apply.

17B.6.6.3 Home Occupations

Rule 16.6.3.2 shall apply.

17B.6.6.4 Childcare Centres for 6 to 10 Children

a) Rule 16.6.3.3 shall apply
b) The activity shall not have direct access to Beach Road or other Proposed Roads indicated on the Plan maps.

17B.6.6.5 Schools: Additions and Alterations to Existing Schools

Rule 16.6.3.8 shall apply.

17B.6.6.6 Showhomes

All show homes shall comply with the following:

a) Only one such home may be displayed on any site.
b) The site must be a front site.
c) A minimum of three car parks shall be provided on site for the show home.

Explanations and Reasons

The purpose of the control is to ensure that the activity remains of an appropriate scale and does not detract from the character or amenity of the area, in particular by attracting traffic to a rear site.

17B.6.7 Other Relevant Rules

In addition to the controls specified in Section 17B.6, all Permitted, Controlled and Limited Discretionary activities shall comply with the relevant rules specified in the following General Sections:

Section 3: General Rules
Section 8: Natural Environment
Section 9: Subdivision and Development
Section 9A: Subdivision and Development – Long Bay Structure Plan Area
Section 10: Pollution, Hazardous Substances & Waste Management
Section 11: Cultural Heritage
Section 12: Transportation
Section 13: Signs
Section 14: Public Works and Network Utilities

For the sake of clarity, where reference is made in the General Sections to residential zones in general, these shall include the Long Bay 1 to 4 zones. Any reference made to business zones in general shall include the Long Bay 5 zone. Should there be any conflict between the provisions in the General Sections and the provisions of Section 17B, the latter shall apply.

17B.6.8 Reservations – Matters for Control

Controlled Activities

All Controlled activities must comply with the relevant rules of the Plan. In addition, the Council may impose conditions in respect of the matters specified in Sections 108 and 220 of the RMA, and any matters below over which it has reserved its control:

1. For the assessment of an activity which proposes only to increase the impervious area of a site in a Stream Protection A area i.e no buildings are proposed, Council reserves its control to matters of stormwater management.
2. For all other Controlled activities, Council reserves its control to any relevant criteria set out in Rule 17B.7.2 and 17B.7.3.

Limited Discretionary Activities

For a Limited Discretionary activity, the Council may grant or refuse consent and (if granted) may impose conditions under Section 108 of the Act in respect of the following matters over which it has restricted the exercise of its discretion:

a) Neighbourhood Integration
b) Streetscape and neighbourhood character
c) Building design and appearance
d) Outdoor living space
e) Privacy
f) Landscaping
g) Site facilities and storage areas
h) Stormwater management
i) Wastewater disposal

17B.7 Assessment Criteria

17B.7.1 Notification of Controlled and Limited Discretionary Activities

The Council will consider any application for a proposal to increase the impervious surface of a site, provided for as a Controlled or Limited Discretionary activity, and any application for a Limited Discretionary activity without the need to serve notice in accordance with Section 94D(3) of the RMA, or without notification in the case of a Limited Discretionary activity in accordance with Section 94D(2) of the RMA. If the Council considers special circumstances exist in relation to any such application, it may require the application to be notified in accordance with Section 94C(2) of the RMA, or if an applicant requests notification in accordance with Section 94C(1) of the RMA.

Explanation and Reasons

Council has provided for Controlled and Limited Discretionary resource consent applications to increase the impervious area of a site, to not be notified in accordance with Section 94D(2) of the RMA and to be considered without the need to serve notice of an application, in accordance with Section 94D(3). An application may still be notified if special circumstances exist, in accordance with Section 94C(2) of the RMA, or if an applicant requests notification in accordance with Section 94C(1) of the RMA.

17B.7.2 Assessment Criteria for Controlled Activities

17B.7.2.1 General Assessment Criteria

Any relevant criteria specified in Section 16.7.2.

17B.7.3 Additional Assessment Criteria for Specific Activities

17B.7.3.1 Stormwater Mitigation of Impervious Areas

a) Proposed stormwater management techniques that comply with an approved solution contained in Council's Long Bay Practice Notes are deemed to meet the requirements of Rule 17B.6.1.10.
b) The following principles should apply to the selection and design of on-site stormwater techniques:

i) The natural drainage patterns of the site should be retained wherever possible.
ii) There should be no direct piping of stormwater discharges to streams.
iii) Modifications to natural watercourses should be avoided.
iv) No stormwater works should be undertaken on steep or unstable slopes.
v) Runoff from the site should be discharged into the primary stormwater system and not to the street
vi) Runoff from residential driveways and parking areas should, where practicable, enter the primary stormwater system via a sump to trap silt and floatable debris.
vii) Runoff from outdoor car parking areas and vehicle accessways in the Long Bay 5 zone should be treated on-site to remove a minimum of 75% of total suspended sediment on a long term average basis prior to entering the primary stormwater system. Biofiltration practices should be used in preference to proprietary stormwater treatment systems.

c) In Stream Protection A areas, development should involve a combination of:

i) Water reuse with 'dual purpose' rainwater tanks. These tanks and their associated plumbing should be designed for stormwater peak flow attenuation and rainwater reuse by the dwelling. In general, tank sizes should comply with the sizes set out below:

Roof Area (Square metres)	Rain tank size
Up to 100 sqm	4,500 litres
100 – 250 sqm	8,500 litres
250 – 350 sqm	13,500 litres
Over 350 sqm	Specific design is required

ii) One or more of the following methods to mitigate stormwater generated by other hard surfaces (driveways, paths, patios, decks):

- Revegetation planting
- Swales and depression landscaping
- Dispersion into vegetative filters
- Dispersal trenches.

d) Planting within the land identified as Landscape Protection (Ecological/Stormwater) Area on the site, in particular any riparian areas should be prioritised over other parts of the site.
e) Appropriate ongoing maintenance and management systems should be arranged.

17B.7.3.2 Wastewater Disposal

a) On-site wastewater disposal systems, used as an interim solution on lots in the Long Bay 1 zone in the upper catchment to the west of Ashley Avenue, should be advanced secondary treatment systems with ultraviolet disinfection and surface dripper irrigation land disposal. Such systems should be designed to enable connection to the public wastewater system once it becomes available.
b) A covenant capable of registration under the Land Transfer Act 1952 and approved

by Council should be registered against the title of every site with an on-site wastewater treatment system to ensure the efficient future functioning and ongoing maintenance of the system and requiring the property owner to enter into a programmed maintenance contract to Council's satisfaction.

17B.7.3.3 Landscaping and Planting in the Landscape Protection Area

The assessment criteria of 9A.7.2..7 shall apply.

17B.7.3.4 Residential Units in the Long Bay 3 Zone: Urban Neighbourhood (Not Exceeding One Per Site)

a) Streetscape and Neighbourhood Character

The extent to which the dwelling integrates well with the immediate locality and contributes positively to the street scene.

- The development should be sensitive to the existing and anticipated residential amenity values of the zone.
- The dwelling should have a sheltered front door which faces or is clearly visible and accessible from a public street or reserve.
- Car parking and vehicle access areas should not dominate the front of the site.
- Front fences and front boundary walls should enable people in the development to see out to the street from ground floor habitable rooms.

b) Building Design and External Appearance

The extent to which the architectural qualities of the dwelling are of a high standard.

- The dwelling should achieve an appropriate degree of integration with neighbouring dwellings (existing or proposed) through consistency of façade treatments, including articulation, window and door proportions, design features and materials.
- The dwelling should also create visual character and variety through variation in building form and materials, relative to neighbouring dwellings (existing or proposed).
- The main living areas of the dwelling should be designed to achieve good sunlight access.
- Garage door position and design should ensure that it does not dominate the street elevation.

c) Outdoor Living Space

The extent to which the dwelling provides for occupants to enjoy a reasonable outlook and quality outdoor living space.

- Private outdoor living space should be well-proportioned for its envisaged use, designed to ensure good sunlight access and should act as an extension to the unit, with convenient access from the main living area.
- Private outdoor living space should not generally be positioned at ground level between the dwelling and the front boundary. If positioned in this location, it should be elevated above street level at the frontage (such as a balcony, deck or verandah).

d) Privacy

The extent to which the dwelling provides for the visual and aural privacy of residents and neighbours.

- Dwellings should be located and oriented, and windows, balconies and fences designed and placed to maintain an acceptable level of privacy for residents and neighbours. This

applies to habitable rooms (e.g. living rooms, kitchens, dining rooms and bedrooms) and private outdoor living spaces.
- Private outdoor living spaces should be located, designed and screened to ensure good privacy from other dwellings.

e) Landscaping

The extent to which landscaping has been used to enhance the overall appearance of the dwelling and provide an attractive living environment for its residents.

- Dwelling frontages should be landscaped in a manner that softens and complements their appearance. This may require the planting of specimen trees in addition to shrubs, ground cover and lawn.
- Private outdoor living spaces should be landscaped in a manner that ensures a reasonable degree of privacy and encourages their use by residents.
- Outdoor areas for parking, manoeuvring or vehicle access which serve more than two dwellings (e.g. commonly owned back lanes providing vehicle access for multiple sites) should include hard and soft landscape features that mitigate their visual impact.

f) Site Facilities and Storage Areas

The extent to which site facilities have been provided to meet the needs of residents of the dwelling.

- Appropriately sized rubbish and recycling, tool storage and outdoor clothes drying areas should be provided for the dwelling.

17B.7.3.5 Residential Units and Additions and Alterations in the Long Bay 3 Zone: Urban Neighbourhood (Five or more Per Site)

a) Neighbourhood Integration

The extent to which the development helps to provide a pervious, well connected public movement network.

- The development should provide for the Proposed and Preferred Roads, and Pedestrian and Cycle Routes shown on the Plan maps.
- Development should front reserves and public open space areas on adjacent sites.
- The layout of the development should allow for the majority of dwellings to front public streets. The use of cul-de-sacs and internalised accessways should be minimised.

b) Streetscape and Neighbourhood Character

The extent to which the development integrates well with the immediate locality and contributes positively to the street scene.

- The development should be sensitive to the existing and anticipated residential amenity values of the zone.
- The majority of units should be oriented so that they overlook, and in the case of ground floor units, have their front doors facing a public street.
- Where a common pedestrian entrance is provided to an apartment building comprising a number of units, the entrance should be clearly visible and accessible from a public street.
- Car parking and vehicle access areas should not dominate the appearance of the development.
- Extensive continuous building forms should be avoided.
- The visual impact of lengthy building forms should be relieved by setting parts of the building back and by the careful planting of specimen trees.
- Front fences and front boundary walls should enable people in the development to see out to the street from ground floor habitable rooms.

c) Building Design and Appearance

The extent to which the architectural qualities of the development are of a high standard:

- The development should achieve an integrated design theme through consistency of façade treatments, including articulation, window and door proportions, design features, materials and colours.
- The development should also create visual character and variety through variation in building form and materials.
- Where visible for public areas, blank walls should be avoided.
- In the case of housing other than apartment buildings, buildings should be designed to achieve sense of individual identity and address for each dwelling.
- The main living areas of each unit should be designed to achieve good sunlight access.
- The position of garage doors and their design should ensure that they do not dominate the street elevation.

d) Outdoor Living Space

The extent to which the development provides for occupants to enjoy a reasonable outlook and quality outdoor living space.

- Private outdoor living space should be well-proportioned for its envisaged use, designed to ensure good sunlight access and should act as an extension to the unit, with convenient access from the main living area.
- Private outdoor living space should not generally be positioned at ground level between the dwelling and the front boundary. If positioned in this location, it should be elevated above street level at the frontage (such as a balcony, deck or verandah).
- Where provided, communal outdoor living spaces should be well designed, with features that make them attractive, inviting and safe to use. They should contribute significantly to the overall amenity of the development.

e) Privacy

The extent to which the development provides for the visual and aural privacy of residents and neighbours.

- Buildings should be located and oriented, and windows, balconies and fences designed and placed to maintain an acceptable level of privacy for residents of the development and neighbours. This applies to habitable rooms (e.g. living rooms, kitchens, dining rooms and bedrooms) and private outdoor living spaces.
- Private outdoor living spaces should be located, designed and screened to maximise privacy from other dwellings.
- Where neighbouring units have common walls or floors, their design and materials should be to a standard that ensures noise does not cause a nuisance.

f) Landscaping

The extent to which landscaping has been used to enhance the overall appearance of the development and provide an attractive living environment for its residents.

- Building frontages should be landscaped in a manner that softens and complements the appearance of the development. This may require the planting of specimen trees in addition to shrubs, ground cover and lawn.
- Private outdoor living spaces should be landscaped in a manner that ensures a reasonable degree of privacy and encourages their use by residents.
- Where provided, communal outdoor living spaces should be landscaped in a manner that enhances the overall appearance of the development and encourages their use by residents.

- Outdoor areas for parking, manoeuvring or vehicle access which serve more than two dwellings should include hard and soft landscape features that mitigate their visual impact.

g) Site Facilities and Storage Areas

The extent to which site facilities (e.g. letter boxes, rubbish and recycling collection areas) have been provided to meet the needs of residents of the development, while avoiding adverse effects on neighbouring streets and property.

- Appropriately sized rubbish and recycling, tool storage and outdoor clothes drying areas should be provided for each unit within the development. This may be either in the form of a space directly associated with each unit or in the form of shared areas.
- Rubbish and recycling storage and collection areas should be easily accessible by service vehicles and workers, and should be located or designed to screen rubbish and recycling bags or bins from view.

17B.7.3.6 Residential Units in the Long Bay 4 Zone: Urban Village (South of the Vaughans Stream)

a) Residential units within the zone should be incorporated within apartment buildings of three or more floors rather than terraced housing.
b) A high standard of amenity should be provided for occupants of the development. In particular, each unit should be provided with direct access to a private outdoor living space or balcony of a generous size and in a location that enables good sunlight access.
c) A communal outdoor living area or areas should be provided for the enjoyment of the development's residents. Communal outdoor living areas should be designed in a manner that contributes significantly to the overall quality of the development.
d) The interior and exterior living areas associated with each unit should be afforded a high degree of privacy. This can be achieved in a variety of ways, however particular attention should be given to the distances between balconies and living areas that face one another.
e) The development should contain an integrated design theme and should seek to create visual character and variety through variation in building form, materials and colour. Areas of blank walls should be avoided.
f) The common walls and floors between neighbouring units should be designed to achieve a high standard of sound insulation.
g) The site should be landscaped in a manner that enhances the overall appearance of the development. Careful attention should be given to the landscaping of outdoor parking areas in order to soften their appearance.
h) Appropriate provision should be made for resident and visitor parking, without dominating the appearance of the development. This may require the construction of basement parking areas.
i) The development should be designed in a manner that provides for the safety of pedestrians when moving from one part of the site to another.
j) Rubbish and recycling collection areas should be provided and located in areas that are easily accessible to collection vehicles. They should be of a sufficient size to cater for the volume of rubbish and recycling likely to be generated by the development's residents. Where visible from public areas, they should be designed as an integral part of the development and in a manner that screens rubbish and recycling bags and bins from view.

17B.7.3.7 Residential Units in the Long Bay 4 Zone: Urban Village (North of Vaughans Stream)

a) Sites which are greater than 35 metres in depth should be developed with apartment buildings rather than terraced housing. In this situation the criteria of 17B.7.3.6 shall apply. As an exception, developments on sites greater than 35 metres may be developed with terraced housing if each residential unit within the development is able to front a public street.

b) Sites which are 35 metres or less in depth may be developed with terraced housing. In this situation, the criteria of section 17B.7.3.5 shall apply.

17B.7.3.8 Development in the Long Bay 5 Zone: Village Centre

a) The criteria specified in Section 15.7.1.1 shall apply.
b) Where residential units are proposed, the criteria of Section 17B.7.3.6: Assessment Criteria for Residential Units in the Urban Village Zone shall apply, with the exception that communal outdoor living areas are not required within the zone.
c) Buildings should be built to the street edge along Beach Road extension and Ashley Avenue extension, with car parking located underground or to the rear.
d) Buildings should incorporate ground floor uses that activate the street edge.

17B.7.3.9 Housing for the Elderly and Disabled

The criteria under section 16.7.3.10 shall apply.

17B.7.3.10 Retirement Complexes

The criteria under section 16.7.3.6 shall apply.

17B.7.3.11 Residential Care Centre or Boarding House, Housing Six or More Residents

In the case of rear lots, access to the property should be by way of an independent accessway (not right of way) solely available for use by the centre.

17B.7.3.12 Schools

The criteria under section 16.7.3.18 shall apply.

17B.7.2.13 Home Occupations

The criteria under section 16.7.3.16 shall apply.

17B.7.3.14 Travellers' Accommodation

Any relevant criteria under section 16.7.3.13 shall apply.

17B.7.3.15 Sale of Produce Grown on the Property

The site should be a front site.
The area used for sales purposes should not exceed 15m^2.

17B.7.3.16 Pastoral Farming

a) All streams should be fenced and stream crossings should be located to ensure minimal damage to stream margins and vegetation.
b) Riparian planting should be carried out along stream margins in areas identified as Landscape Protection Area in the Plan maps.
c) Stock should be excluded from land within the Long Bay 6 and 7 zones.

17.B.7.4 Assessment Criteria for Control Flexibility

Section 16.7.5 shall apply unless specific criteria are given for the activity below.

17B.7.4.1 Reduction in Rain Tank Size in a Stream Protection B Area

In Stream Protection B areas, development that involves rain tanks of less than 3,000 litres per unit should be designed so that no additional stormwater to that generated from permitted development, is possible.

17B.7.4.2 Additional Impervious Area in the Long Bay 2 zone: Suburban Neighbourhood

The assessment criteria under section 17B.7.3.1 shall apply.

17B.7.4.3 Buildings within the Ridgeline Protection Corridor

a) The site should have exceptional topographical or geotechnical constraints which require a building platform to be constructed within the Ridgeline Protection Corridor.
b) The proposal should be for small-scale development such as accessory buildings, swimming pools, decks or terraces.
c) The proposed reduction in yard should have no more than a minor effect on the ridgeline when viewed from south of the ridge and from the Long Bay Regional Park.
d) The proposed reduction in yard should have no more than a minor effect on the rural amenity and outlook of properties on the Okura side of Vaughans Road.
e) Wherever possible existing native trees and vegetation should be retained.

17B.7.5 Assessment Criteria for Discretionary Activities

17B.7.5.1 General Assessment Criteria

Without restricting the exercise of its discretion to grant or refuse consent, or impose conditions, the Council will have regard to the assessment criteria set out under Section 16.7.2 when considering an application under Sections 104 and 105 of the RMA.

17B.7.5.2 Activities in the Landscape Protection (Ecological/Stormwater) and (Enhancement) Area

a) Development including access and building sites should not result in the removal of any native vegetation.
b) Housing in the Landscape Protection (Ecological/Stormwater) Areas should be located at least 50 metres apart from neighbouring houses and building platforms.
c) Development in the Landscape Protection (Ecological/Stormwater) or (Enhancement) area should only occur provided there is no loss of riparian vegetation and watercourses are not adversely affected or unless it is related to infrastructure identified on the Plan maps.
d) Development in the Landscape Protection (Enhancement) area should only occur where the landscape values of the enhancement area will not be compromised.
e) Development of riding trails and horse jumping courses should be located where they would not result in the removal of any native vegetation and should only occur where the landscape values of the Landscape Protection Areas will not be compromised.

17B.7.5.3 Activities in the Long Bay 7 Zone: Heritage Protection

The assessment criteria in section 9A.7.3.3 and provisions contained in Chapter 11 of the District plan may also be relevant.

a) Development in the Heritage Protection Zone should only occur in accordance with a comprehensive development plan. The development plan should detail:
    i) Techniques for management and protection of identified historic heritage resources, incuding:
        - Methods for their ongoing protection and management.

- Location of any proposed earthworks, and methods for remedying or mitigating any effects on archaeological and other historic heritage resources.

ii) Development Layout and Design, including:

- The location of building platforms, roads, accessways, driveways, underground and surface infrastructure, stormwater mitigation devices, landscaping, planting and fencing.
- The bulk, form and design of proposed buildings and structures.

b) Development should be sensitive to the heritage values of the zone.

c) Roads, accessways and driveways should be designed and constructed so that the need for earthworks is minimised, and damage to scheduled heritage sites is avoided.

d) Planting and landscaping should be in accordance with the approved subdivision plan and should not damage, destroy or modify scheduled historic heritage sites.

e) Buildings and structures should be sensitive to the historic heritage values of the zone, as well as be sympathetic to the visual and other amenity values of the adjacent Long Bay Regional Park.

17B.7.5.4 Riding Trails and Horse Jumping Courses in the Long Bay 1 zone

a) Development of riding trails and horse jumping courses should be located where they would not result in the removal of any native vegetation and should only occur where they would not have any adverse effects on existing vegetation and bush areas.

b) Development of riding trails and horse jumping courses should be located so that they do not adversely affect streams and stream margins and where possible streams should be protected by fencing or additional planting from such activities.

FURTHER AMENDMENTS

3. Amend Section 8.4.6.1.1 - Permitted Activities as follows (words to be deleted struck through, words to be added underlined):

[…]

b) The following shall be Permitted activities within the Residential 1, 2C, 3, 4, 5, 6 and 7 zones, Residential Expansion zones, ~~and~~ Areas B, C and D of the Albany and Greenhithe Structure Plan zones and the Long Bay Structure Plan area except trees or vegetation protected by the Discretionary activities (Rule 8.4.6.1.3) or Notable Trees (Rule 8.4.6.2) Rules:

[…]

4. Amend Section 8.4.6.1.2 - Limited Discretionary Activities as follows (words to be deleted struck through, words to be added underlined):

a) Any alteration or clearance within the Residential 1, 2C, 3, 4, 5, 6 and 7 zones, Residential Expansion zone, ~~and~~ Areas B, C and D of the Albany and Greenhithe Structure Plan zones and all residential zones of the Long Bay Structure Plan, involving the removal of any tree branch greater than 50mm in diameter or more than 10% total foliage removal in any one year period or more than 25% total foliage removal in any three year period of:

[…]

f) Any cutting, alteration, partial or complete destruction of any exotic trees of 10 metres or more in height or 1000mm or more in girth (measured at 1.4 metres above the ground) in any Landscape Protection Area within Long Bay Structure Plan as identified in the Plan maps.

[…]

5. Amend Section 8.4.6.1.3 - Discretionary Activities as follows (words to be added underlined):

a)

[…]

iv) Any native vegetation within any Stormwater Management Zone and Landscape Protection Area within the Long Bay Structure Plan as identified in the Plan maps.

[…]

6. Insert a new Section 8.4.6.6.4 as follows and renumber existing Section 8.4.6.6.4 accordingly (words to be added underlined):

8.4.6.6.4 Works to Trees in the Stormwater Management Zone and Landscape Protection Area of the Long Bay Structure Plan

The assessment criteria of Rules 8.4.6.6.1 and 8.4.6.6.2 shall apply to all works to trees within any area of Landscape Protection Area within the Long Bay Structure Plan area as identified in the Plan maps.

7. Add the following sentence at the end of Section 9.1 – Introduction:

Note: For subdivision and development in the Long Bay Structure Plan area, refer to Section 9A.

8. Amend Section 9.4.1 – Classification of Activities: Site Works and Subdivision Controls as follows (words to be deleted struck through, words to be added underlined):

9.4.1.2 Controlled Activities

Subject to Rule 9.4.1.3 and Rule 9.4.1.4 and compliance with Rule 9.4.3 ~~to~~ and Rule 9.4.4 the following shall be Controlled activities:

[…]

f) Subdivision in ~~a~~ the Albany and Greenhithe Structure Plans zone provided for as a Controlled activity in Rule 17A.4.1

[…]

b) Any proposed road in the Albany and Greenhithe Structure Plans zone complying with a Neighbourhood Unit Plan (Appendix 17A/A – Appendix 17A/C).

9.4.1.3 Limited Discretionary Activities

Subject to Rule 9.4.1.4 and compliance with Rule 9.4.3 ~~to~~ and Rule 9.4.4 the following activities shall be Limited Discretionary activities:

[…]

l) Subdivision in the Albany and Greenhithe Structure Plans zone provided for as a Limited Discretionary activity in Rule 17A.4.1.
m) Subdivision in the Albany and Greenhithe Structure Plans zone proposing an intersection not in accordance with Rule 9.4.10.2.1: Intersections.
n) Subdivision in the Albany and Greenhithe Structure Plans zone not in accordance with Rule 9.4.10.3: Pedestrian and Cycle Facilities
o) Subdivision in the Albany and Greenhithe Structure Plans zone not in accordance with Rule 9.4.10.4: Pedestrian and Cycle Only Linkages.
p) Subdivision in the Albany and Greenhithe Structure Plans zone not complying with Rule 9.4.10.5: Service Roads and Vehicle Access/ Egress.
q) Subdivision in the Albany and Greenhithe Structure Plans zone not complying with Rule 9.4.10.6: On-Street Parking.
r) Subdivision in the Albany and Greenhithe Structure Plans zone not complying with Rule 9.4.10.7: Street Planting and Landscaping.

s) Subdivision in the Albany and Greenhithe Structure Plans zone proposing public open space not complying with Rule 9.4.10.8: Neighbourhood Reserves and Roads.
t) Subdivision in the Albany and Greenhithe Structure Plans zone not complying with Rule 9.4.10.9: Neighbourhood Reserves.
u) Subdivision in the Greenhithe Structure Plans zone proposing a street network not complying with Rule 9.4.10.10: Relationship between lots for Higher Density Housing and Open Space.

9.4.1.4 Discretionary Activities

[…]

i) Subdivision in ~~a~~ the Albany and Greenhithe Structure Plans zone provided for in Rule 17A.4.1.

9. Amend Section 9.4.4.12 as follows (words to be added underlined):

9.4.4.12 Standards for the Provision of Utility Services

[…]

Note:
NSCC maintains engineering/infrastructure policies and standards, including the Infrastructure Design Standards Manual, which should be referred to when considering the requirements of Rule 9.4.4.12.

The Long Bay Structure Plan Practice Notes should be referred to when considering subdivision and development in the Long Bay Structure Plan area.

10. Amend Section 9.4.10 as follows (words to be added underlined):

9.4.10 Subdivision Standards: Albany and Greenhithe Structure Plans Zone

11. Amend Section 9.6.5 as follows (words to be added underlined):

9.6.5 Geotechnical and Hydrological Reports

[…]

3. Stormwater Control reports

Applications for resource consent for site works or subdivision in rural, residential, business, structure plan, or urban expansion zones shall include the following information:

a) Location, design, performance and maintenance of the stormwater management features for primary and secondary flow.
b) Capacity of the stormwater system to accommodate stormwater run-off and any means to address potential flooding.
c) Likely contaminants in stormwater run-off and any means to treat or remove.

12. Amend Section 9.7 as follows (words to be added underlined):

[…]

9.7.1.2 Albany and Greenhithe Structure Plans Zone Assessment Criteria

In addition to the General Assessment Criteria for Controlled Activities listed in Rule 9.7.1.1, the Council will assess applications for subdivision listed as a Controlled Activity in the Albany and Greenhithe Structure Plans zone against the following criteria. The following criteria will also be used when assessing applications for subdivision listed as a Limited Discretionary activity in the Albany and Greenhithe Structure Plans zone under Rule 9.4.1.3.

[…]

9.7.2.10 Subdivision in the Albany and Greenhithe Structure Plans Zone

In addition to the General Assessment Criteria of Rule 9.7.1, the Council will assess applications for subdivision listed as a Limited Discretionary Activity in the Albany and Greenhithe Structure Plans zone against the following:

a) The assessment criteria of Rule 9.7.1.2: Albany and Greenhithe Structure Plans zone Assessment Criteria.

9.7.2.11 Subdivision in the Albany and Greenhithe Structure Plans Zone involving Control Flexibility

[…]

9.7.3.6 Subdivision in the Albany and Greenhithe Structure Plans Zone

In addition to the General Assessment Criteria in Sections 9.7.3.1 to 9.7.3.4, the Council will assess applications for Discretionary subdivision activities in the Albany and Greenhithe Structure Plans zone against the following:

a) The assessment criteria of Rule 9.7.1.2: Subdivision in the Albany and Greenhithe Structure Plans Zone Assessment Criteria.

13. Amend Section 10.5 - Noise: Rules as follows (words to be added underlined):

[…]

c) Business zone (including the Long Bay 5 zone)

[…]

14. Add the following sentence to the end of Table 10.1:

Note: Where reference is made in Table 10.1 to residential zones, this shall include the Long Bay 1-4 zones. Where reference is made to business zones, this shall include the Long Bay 5 zone.

15. Amend Table 10.2 as follows (words to be added underlined):

Table 10.2		
Zone	**Permitted Activity Effects Ratio**	**Discretionary Activity Effects Ratio**
Business 9 and 10 and Long Bay 5 zones	1	>1
Business (excluding 9 and 10), Long Bay 5 and Special Purpose zones, Rural	0.2	>0.2
Residential, Urban Expansion, Recreation, Structure Plans Zone: Areas A, B, C, D, Mixed Use Overlay Area~~and Recreation~~, and Long Bay 1-4 zones	0.05	>0.05

16. Amend Section 11.4.2.1 Cultural Heritage: Archaeological Sites as follows:

iii) In respect of all sites located on land within the Long Bay Structure Plan area, the same rule will apply within a 30 metre protected area from the perimeter boundary of any archaeological site.

Note: The boundary of any site in the Long Bay Structure Plan area must be identified by formal survey in order for the 30 metre buffer zone to be identified. Any scheduled site on a property shall be identified by an archaeologist and fixed by a surveyor.

17 Amend Appendix 11B as follows (sites to be added to the notified version of the plan change and variation are underlined, those to be removed are struck through:

Site Number	Site Description	District Plan Map No
984	Pits/Terraces/Midden	
985	Midden/Terraces	
986	Pit/Ditch and Bank	
~~987~~	~~Midden~~	~~8~~
988	Midden	
989	Midden	
990	Midden	
991	Midden	
1074	Historic House Site	
1076	Midden and Terraces	8
1077	Midden and Terraces	8
1078	Midden and Terraces	8
1079	Midden	8
1080	Middens	8
1081	Middens	8
1082	Middens	8
1098	Drainage Ditches	8
1120	Midden/Levelled Knoll	8
1122	Pits	7

18. Amend the sixth, seventh and eighth bullet points under Section 12.5.1.2 a) as follows (words to be added underlined):

- Whether the site is located in a residential zone (including the Long Bay 1-4 zones), Coastal Conservation Area or on a Heritage site and the provision of full car parking would detrimentally affect the specific character and features of the area or site
- Whether the site is located within a business zone (including the Long Bay 5 zone) or centre where there is a separate rating area for parking purposes and a specific site has been identified for a public car park
- Whether the site is located within a business zone (including the Long Bay 5 zone) or centre where a site has been designated for purchase and development as a public car park area

19. Amend Appendix 12I as follows (words to be added underlined):

Appendix 12I: Roading Design in the Albany and Greenhithe Structure Plans Zone: Technical Supplement

12I.1 Introduction

All roads in the Albany and Greenhithe Structure Plan areas should be designed in accordance with this Technical Supplement, in conjunction with NZS 4404: 1981 and Austroads Design Codes.

[…]

20. Amend Section 13.4.1 as follows (words to be added underlined):

[…]

13.4.1.2 Residential Zones (including the Long Bay 1-4 Zones)

The following signs are permitted in any residential zone (including the Long Bay 1-4 zones), provided that no sign shall be either illuminated, flashing or a variable message sign:

[…]

13.4.1.3 Business 1-6 [and 11] Zones (including the Long Bay 5 zone)

The following signs are permitted on any site in the Business 1-6 [and 11] zones (including the Long Bay 5 zone), provided that no sign shall be an illuminated, flashing or variable message sign, unless specifically provided for in Table 13.1:

[…]

21 . Amend Table 14.1 to the effect that:

Stormwater Ponds are a Discretionary activity in the Long Bay Structure Plan area.

22. Amend Appendix 14A to the effect that:

a) The underlying zoning of Designation Reference Number 27 (Long Bay Primary School) is noted as 'Long Bay 1A/Long Bay 2'.
b) The underlying zoning of Designation Reference Number 28 (Long Bay College) is noted as 'Long Bay 2'.

23. Amend Section 21: Definitions to insert a new definition as follows:

Impervious Area

Means any part of a site which is covered in a surface constructed of materials which are resistant to water passing through them and includes any area which:

a) Falls within the definition of building coverage.
b) Is paved with concrete, asphalt, pervious paving, roofed areas and areas covered by decks.
c) Is occupied by swimming pools.
d) Soil which has not been decompacted to a depth of 300mm.

Minimum Unit Size

Minimum unit size means the minimum interior area for each residential unit, and excludes any private outdoor living space, common areas, storage areas not within the main part of the unit and car parking areas.