

17A Albany and Greenhithe Structure Plans

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17A. Albany and Greenhithe Structure Plans

17A.1 Introduction

17A.1.1 Albany Structure Plans:

The Albany Structure Plans deal with land within the Albany Basin zoned Residential Expansion on Planning Maps 7, 12 and 13. This land is identified in [Section 17.4](#) and [Section 17.5](#) of the Plan as requiring, prior to urbanisation, the preparation and incorporation of Structure Plans into the District Plan (refer to Plan Maps 6, 7, 12 and 13).

The land involved lies on the edge of residential suburbs adjacent to North Shore City's northern boundary with Rodney District. It lies within the broader area of the Albany basin, at the head of Lucas Creek, which drains to the upper Waitemata Harbour. To the east lie the largely developed, seaside suburbs of East Coast Bays; to the south, the rapidly developing business and residential areas in the vicinity of Rosedale Road; to the west, Albany Village, the developing Albany sub-regional centre and the campus of Massey University; and to the north, rural land within Rodney District.

The land comprises an area of approximately 400 hectares. Of this, the Albany North-East area (north of Oteha Valley Road) comprises approximately 170 hectares, the Albany North-West area (west of the proposed extension to the Northern Motorway) 130 hectares, and the Albany South area (south of Oteha Valley Road) 100 hectares.

17A.1.2 Greenhithe Structure Plans:

The Greenhithe Structure Plans deal with land on the western edge of the city zoned Residential Expansion on Planning Maps 18, 19 and 23. This land is identified in [Section 17.4](#) and [Section 17.5](#) of the Plan as requiring, prior to urbanisation, the preparation and incorporation of Structure Plans into the District Plan.

The land is largely greenfield land and drains into Lucas Creek and thence into the Upper Waitemata Harbour. It is bounded to the east by the residential suburb of Glenfield and one of the major industrial estates of the Albany Basin. It is relatively close to the developing Massey University campus and the planned sub-regional centre of Albany.

The land consists of approximately 440 hectares. Greenhithe North comprises some 120 hectares and Greenhithe South 320 hectares.

17A.1.3 General:

The Urban Expansion Issues set out in [Section 17.2](#) have been addressed in the structure plan process. In conformity with the requirements of [Section 17.4](#), the Albany Structure Plan: Land Analysis Background Report, April 1995, has been prepared and is available for inspection at Council offices. The report provides a comprehensive analysis of the physical, environmental, landscape and cultural characteristics of the area. The data is summarised and coordinated into a major constraints map, which identifies land within the 1% AEP flood plain, overland flow paths, areas of regenerating native bush, land with significant geotechnical constraints and slopes over 15°. Also included is an opportunities map, which identifies stream and bush habitats, and strategic connections. Both of these maps have a landscape zones overlay, which indicates the more sensitive landscape areas and those with the greatest landscape attributes.

The Land Analysis Report has been used as the basis for a broad programme of public consultation, undertaken as part of the process of preparing the Structure Plans, and for preparing objectives and policies to guide the management of urbanisation. The level of detail provided in the surveys which form the basis of the report is considered to be, in the main, sufficient for the purpose of preparing the Structure Plans.

The objectives and policies set out below provide for the development of this area in a comprehensive manner. The objectives, policies and explanations provide a

development concept for the area. They form the basis for the Structure Plans, and the zoning provisions relating to subdivision and development.

17A.2 Albany and Greenhithe Structure Plans: Objectives and Policies

17A.2.1 Sedimentation and Water Quality

17A.2.1.1 Objective

1. To minimise the adverse effects of urbanisation on water courses and receiving environments.
2. To protect the values of the natural environment of Area A: Environmental Protection and Area B: Large Lot Residential zones of the Albany Structure Plan, including protecting the water quality and associated ecological values and the particular sensitivities of the Lucas Creek, its headlands and the upper Waitemata Harbour.

17A.2.1.2 Policies

17A.2.1.2.1 General:

1. By ensuring that the potential for sediment generation during development is minimised by limiting the intensity of development on steeper land and within riparian margins, and keeping natural vegetation cover on steeper slopes, esplanades and other reserve areas.
2. By ensuring that the extent of earthworks proposed as part of any subdivision application is assessed on the basis of slope, length of slope, soil type, vegetative cover, proximity to watercourses and erosion control measures proposed within any sub-catchment, and restricted where necessary.
3. By ensuring that in the case of lots on steeper land the location of building platforms and vehicular access is selected to minimise earthworks.

17A.2.1.2.2 Albany Structure Plans:

1. By ensuring that satisfactory means within subcatchments of achieving long-term water quality in adjacent waterways, are developed before subdivision is approved.

17A.2.1.2.2.1 Areas A and B:

1. The quality of water in the Lucas Creek catchment shall be maintained through improved stormwater techniques.
2. Unmodified tributaries to the Lucas Creek shall be retained in their natural state and riparian vegetation should be maintained and enhanced.
3. All development, including buildings, accessways, roads and other facilities including infrastructure, shall incorporate principles of Low Impact Design and adopt on-site stormwater mitigation techniques that manage both stormwater quantity and quality and which keep post development conditions as close as practical to greenfield conditions. Sites shall not rely on communal off site stormwater management facilities such as wetlands or treatment ponds.
4. 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.
5. Development is to utilise appropriate 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 Lucas Creek and upper Waitemata receiving environments.
6. To minimise risks to Lucas Creek from excessive sediment generation from earthworks and impervious areas, large-scale earthworks shall be confined to

Areas C and D.

7. Large-scale earthworks, where there are identified geotechnical issues and important landform and ecological constraints, shall be avoided and development is to be limited to low densities in Area A and low-medium densities in Area B.
8. The scale and location of site works associated with subdivision and development should ensure that adverse effects on watercourses, Significant Landscape Features, areas of ecological value and neighbouring properties arising from changes to landform, vegetation modification and/or clearance and from the generation of sediments are avoided.
9. Siteworks and earthworks should be managed so as to minimise risks associated with sediment generation, including the risks associated with multiple earthworking areas in the catchment at the same time.

17A.2.1.2.3 Greenhithe Structure Plans:

1. By ensuring that satisfactory means within subcatchments of achieving long-term water quality in adjacent waterways, without environmental damage, are developed before subdivision is approved.

17A.2.1.3 Methods

Policy 1 (General, Albany, Greenhithe) will be implemented by the Structure Plans, rules and education.

Policy 2 will be implemented by rules.

Policy 3 will be implemented by rules and education.

17A.2.1.4 Explanation and Reasons

17A.2.1.4.1 General:

The Lucas Creek (stream) is 16.3 kilometres long with a contributing catchment of some 600 hectares. The stream flows approximately northeast to southwest and discharges into the low energy Lucas Creek (estuary), along with streams from eight other stormwater catchments. The Lucas Creek southwest of the Albany Expressway to the Waitemata Harbour provides the best example of the muddy, mangrove lined inlets of the inner Waitemata Harbour. The Albany Structure Plan area north of Oteha Valley Road feeds directly into the Lucas Creek just northeast of the Albany Expressway.

The District Plan identifies the adverse effects of sediment run-off in areas being earthworked as a significant issue in the city. There is evidence to show considerable sedimentation of Lucas Creek and the upper Waitemata Harbour has already occurred. The above objective and policies are designed to respond to the obligation imposed by the Resource Management Act 1991 (RMA) to minimise adverse effects.

The respective functions of North Shore City Council and Auckland Regional Council under the RMA, in terms of the discharge of sediment and contaminants into receiving waters, are set out in Section 9 of this Plan.

The potential for large quantities of sediment to be generated during the earthworks phase of development has been confirmed by surveys both in New Zealand and overseas. A generally accepted approach to predicting soil loss during earthworks is to calculate it on the basis of rainfall, soil type, slope length and steepness, vegetative cover and erosion control factors. In the case of Albany and Greenhithe the land generally comprises Waitemata clays, which are relatively impervious. There is little flat land within the area.

While Albany South contains mainly gentle slopes and there are few areas of steeper slopes (over 15°), Albany North-East, and North-West, in particular, contain a series of ridges and gullies with extensive areas of slopes over 15°. In Greenhithe North and South, there are areas of gentle slopes as well as areas of ridges and gullies with extensive slopes over 15°. A standard intensity of residential development on some of this land would require extensive recontouring. While the Auckland Regional Council requires sediment control systems to be put in place during the period of any significant earthworking, the Council acknowledges that such systems may well only retain approximately 50-70% of sediment generated.

17A.2.1.4.2 Albany Structure Plans:

For these reasons the above policies pursue a precautionary approach which involves a strongly differentiated pattern of zoning designed to respond to the physical characteristics of the land.

In Areas C and D the extent of earthworks permitted at subdivision will be limited by the requirement to retain stream valleys in their natural state and to protect water quality, landscape features and areas of regenerating bush. Within this overall constraint, roads should be located so that the need for earthworks is minimised, consistent with other objectives for the structure plan area. Moreover, areas of steeper to moderate slopes should generally receive little, if any, earthworking, while areas of lesser slopes, which are zoned for moderate to higher intensities of residential development, may need more earthworking to ensure full utilisation of the land. It is accepted that earthworks will be required for road formation and access to properties, in accordance with the Council's engineering standards, and for remedying instability in areas of moderate to higher intensity development. However, the retention of natural vegetation on steeper slopes and valley systems will significantly assist in minimising sedimentation effects on Lucas Creek.

Any subdivision application will be required to indicate the extent and nature of any earthworks proposed, and will be assessed on the basis of policy 2 (General) and Policies 1-9 (Area A and B) as above, to ensure that water courses are protected from adverse, short-term sedimentation effects. The Lucas Creek Catchment Management Plan specifies the long-term stormwater control measures required, including the ponding areas indicated on the Structure Plans, and these or equivalent measures will be required to be implemented.

To supplement this, other factors need to be followed through at a finer level of detail. These include the need to retain as much vegetation as possible during the process of earthworking and development, whether the vegetation comprises areas of trees or grassed areas.

Over the last five years, the grassed or bush areas within the catchment have been significantly reduced as large areas are developed for commercial and residential use. The remaining bush and open space areas are to be retained, and the protection of existing environmental features is a significant role of Areas A and B within the catchment.

An effective impervious area standard of 10% throughout the catchment is required to ensure good stream health, with a more significant decline in stream health being experienced where the effective impervious area is between 10% and 15%. In the Lucas Creek catchment the effective impervious area will be less than 15%. Having regard to development across the catchment, and to the particular sensitivities and importance of the receiving environment, the approach adopted in Areas A and B is to require the management of all areas of impervious surface, and to also require stormwater management of roads and accessways. Onsite stormwater mitigation is important for protecting stream health and is more effective than catchment based facilities. On a catchment basis, it will assist in protecting the remaining and important stream tributaries and in enhancing water quality and natural amenity of the Lucas Creek.

In Areas A and B large scale earthworks are to be avoided. Earthworks required for development (including building, access and roading) shall be avoided in areas of geotechnical sensitivities, or where slopes exceed 15 degrees, notwithstanding that there might be an engineering solution to such limitations. Earthworks on other land within these areas shall otherwise be minimised, in order to both avoid sedimentation and to ensure that the character and contour of the land is maintained. Vegetation should be retained within these areas, both for amenity and character reasons and to ensure achievement of stormwater and sedimentation outcomes.

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 techniques and materials need to be used in the construction of the wastewater network to minimise stormwater ingress.

17A.2.1.4.3 Greenhithe Structure Plans:

For these reasons the above policies pursue a precautionary approach which involves a strongly differentiated pattern of zoning, designed to respond to the physical characteristics of the land. The extent of earthworks permitted at subdivision will be limited by the requirement to retain stream valleys in their natural state, to protect water quality, landscape features which have at least local significance, and areas of regenerating bush. Within this overall constraint, roads should be located so that the need for earthworks is minimised, consistent with other objectives for the structure plan area. However, it is accepted that some earthworking will be necessary during the process of subdivision. In areas of steeper to moderate slopes, earthworking should be minimised. In areas of lesser slopes where surface erosion is much less of a problem, and which are mostly zoned for moderate to higher intensities of residential development, more earthworking may be required to ensure full utilisation of the land. In general, it is acknowledged that earthworks will be required for road formation and access to properties, in accordance with the Council's engineering standards and for remedying instability in areas of moderate to higher intensity development. However, the retention of natural vegetation on steeper slopes and valley systems will significantly assist in minimising sedimentation effects on Lucas Creek.

Catchment Management Plans for the structure plan areas specify the minimum long-term stormwater control and water quality measures required. Ponding areas and riparian strips indicated in the catchment management plans have been shown on the structure plan map to ensure that these matters will be addressed at subdivision stage. However, these catchment management plans are at a draft stage only. Until such time as they are adopted by North Shore City Council and approved by the Auckland Regional Council, with the issue of comprehensive discharge consents to North Shore City Council, discharge permit applications will be required to indicate how the sedimentation and water quality objective can be met within each application site.

17A.2.2 Landscape Protection**17A.2.2.1 Objective**

1. To maintain significant landscape features of the area for their intrinsic and landscape character value and as a basis for enhancing the identity and future residential amenity of the area.
2. To protect and preserve the integrity and values of Significant Landscape Features in Areas A and B from the effects of the subdivision of land and use and development of natural resources.

17A.2.2.2 Policies**17A.2.2.2.1 General:**

1. By retaining and enhancing significant native fauna and flora within the area.
2. By retaining significant ridgelines, stream valleys and native bush as the structuring framework for development.
3. By ensuring that the cumulative effects of development do not result in the degradation of landscape features as a consequence of extensive recontouring.

17A.2.2.2.2 Albany Structure Plans:

1. By ensuring that the visual impacts of motorway and arterial routes through the area are mitigated.
2. By ensuring that the roading pattern conserves landscape values, by minimising the need for extensive recontouring and earthworks, and where appropriate, taking advantage of landscape opportunities.

17A.2.2.2.2.1 Areas A and B

1. To protect the scale and vertical relief, the physical extent, continuity and cohesion of vegetation cover and the lack of development of the extensively vegetated escarpment rising up from Lucas Creek, and to ensure that it continues to form a natural backdrop to the visually contrasting urban and rural residential development.

2. To retain the key characteristics of the slopes above the Lucas Creek escarpment, which includes isolated stands of exotic trees, extensive areas of indigenous planting in the gullies, and amenity trees and shrubs.
3. To maintain the visual and landscape integrity and significance of the prominent Lonely Track Road ridgeline.
4. Significant Landscape Features as identified on the District Plan maps shall be protected and preserved in perpetuity.
5. Large Lot developments with limited impervious cover shall be required to facilitate the retention of existing landforms and landscapes in their current state.
6. To require a low and low-moderate density form of development to provide a transition from the higher intensity development close to the Albany centre, to the more natural patterns and themes of the Albany hills and the rural land north of the city boundary and in respect of allotment 37 Parish of Paremoremo the typical 1960's residential development on the western side of East Coast Road, adjacent to the corner of Lonely Track Road Albany.
7. A stable building platform and access route, requiring only minimal land disturbance and/or modification, including the removal of native vegetation shall be provided for each site. To achieve this, sites may need to be larger than the minimum site area especially where they contain Significant Landscape Features.

17A.2.2.3 Greenhithe Structure Plans:

1. By ensuring that the visual and acoustic impacts of arterial routes through the area are mitigated.
2. By ensuring that the roading pattern conserves landscape values, by minimising the need for extensive recontouring and earthworks, and where appropriate, taking advantage of landscape opportunities.
3. By ensuring that development occurs in a manner which avoids further clearance and damage to native vegetation, particularly high quality regenerating bush.

17A.2.2.3 Methods

Policy 1 (General, Albany, Greenhithe) will be implemented by the Structure Plans, rules and requirements for reserve contribution in the District Plan.

Policies 2 and 3 (General, Albany and Greenhithe) will be implemented by Structure Plans and rules.

Policies 1-7 (Albany - Areas A and B) will be implemented by Structure Plans and rules.

17A.2.2.4 Explanation and Reasons

17A.2.2.4.1 Albany Structure Plans:

The landscape analysis carried out on the area identified a clear division into two distinct sub-areas either side of Oteha Valley Road and the upper reaches of Lucas Creek and Stream. The southern area is characterised by relatively open slopes, located between the existing urban fringe along East Coast Road and the alignment of the future extension to the Northern Motorway.

The northern area remains a mixture of pastoral lots and small holdings, interspersed with remnant native forest and scrub. This area contains a number of significant landscape elements including: the vegetated escarpment and alluvial flat of Lucas Creek; the more strongly segmented landscape, with a series of north-south oriented gully systems filled with manuka, pines and some native canopy species; the convex form of lower slopes with contrasting ridges, especially the Lonely Track ridgeline, which provide a platform for views towards the Auckland isthmus and Rangitoto; and a more diverse landscape of scrub and gully vegetation in the vicinity of Gills Road. Existing development along Lonely Track Road has partially compromised the landscape potential of that ridgeline. Other development is scattered, with some concentration along Fairview Avenue.

If the significant landscape elements are to be protected from the effects of urbanisation, so that they can contribute to the identity and amenity of the new suburbs, then the Lucas Creek escarpment, the gully systems and the steeper western parts of the area need to be protected.

A further landscape analysis carried out in 2000 identified 9 landscape units within Areas A and B that are of particular significance. This information has now been incorporated into the District Plan for the Albany Structure Plan area. Significant Landscape Features will be required to be protected and preserved in perpetuity from the adverse effects of subdivision and subsequent development by both the larger lot size and, upon subdivision, by requiring permanent protection. This could be achieved by way of covenant in perpetuity being registered against the titles of all affected lots to be created through the subdivision or consent notice under Section 221 of the RMA 1991 being registered against the title in order to secure compliance with the conditions of consent.

On a broader basis, there is opportunity to respond to the inherent character of different parts of the area and to the nature of surrounding development by permitting significant residential consolidation in Albany South and varied densities in the north. This will provide a transition from land close to the Albany Centre, to the more natural patterns and themes of the Albany hills and the rural land north of the city boundary.

At the subdivision stage more detailed landscape assessments may be required to identify local landscape attributes prior to subdivision occurring. This will assist in determining where roads and reserves are best located and the extent to which more subtle landscape elements should be retained, helping to provide a sense of local identity and interest.

The development of the Northern Motorway across the Albany Structure Plan area has the potential to have significant adverse acoustic effects on the area. Transit New Zealand has undertaken some noise mitigation and further mitigation may be required at the time of subdivision and/or development.

17A.2.2.4.2 Greenhithe Structure Plans:

The landscape analysis carried out for the Greenhithe area found that the intrinsic value of its mostly valley landscape is associated with a mixture of elements which are typically found at the micro rather than the macro level. Key components of the landscape that should either be safeguarded or incorporated as structuring elements within urban development are:

- *The Lucas Creek margins, including the lowland esplanade fringe*
- *The water courses and gully vegetation (mostly belts of manuka) that run up the Greenhithe Valley from Te Wharau Creek and the adjacent escarpment with its forest remnants. Where these pockets are without invasive weed species, they are categorised as high quality regenerating bush. This meandering web of vegetation and streams has the potential to break urban development up into a series of cells, and alleviate the potential for en masse urban development throughout the valley*
- *Pockets of native forest and regenerating material that lie mostly mid-slope from the Greenhithe Road eastwards. This includes some large pockets of manuka and emerging canopy species. While these pockets/stands of vegetation would help to retain a sense of identity for the locality, some of them lie in the path of proposed State Highway 18*
- *The vegetated core of the watercourse north of Schnapper Rock Road and the North Shore Cemetery.*

These elements could provide both structure and identity, and soften the general profile of development.

At the subdivision stage, more detailed landscape assessments may be required to identify local landscape attributes, prior to subdivision occurring. This will assist in determining where roads and reserves are best located, and the extent to which more subtle landscape elements should be retained, helping to provide a sense of local identity and interest.

The development of State Highway 18 across Greenhithe South, which is planned as a four lane divided carriageway, has the potential to have significant adverse visual and acoustic effects on that part of the structure plan area. In particular, it is likely to result in the loss of some areas of regenerating native bush. These issues will all be addressed in the Assessment of Environmental Effects which Transit New Zealand is having prepared to support a revised requirement for the land. Transit has not yet indicated the final width of land required for the route, and proposed visual and acoustic mitigation measures. It is essential that Transit undertakes appropriate measures along the route.

17A.2.3 Residential Development

17A.2.3.1 Objective

1. To enable the land to be developed for residential purposes having regard to the environmental capacity of the land.
2. To pursue a precautionary approach which involves a differentiated pattern of zoning designed to distinguish the low and low/moderate densities in Areas A and B from higher densities in Areas C and D and based on the need to protect the natural and physical characteristics of the land and to maintain amenity values.

17A.2.3.2 Policies

17A.2.3.2.1 Albany Structure Plans:

1. By using the environmental constraints and opportunities identified as being inherent in the land as the basis for determining the type and intensity of development in different parts of the area.
2. By enabling areas without significant environmental constraints the Areas C and D Sub-zones, to be developed for higher intensity residential development.
3. By requiring that the provision of infrastructure for individual subdivisions is planned in a manner which takes account of the servicing and roading of the locality.

17A.2.3.2.1.1 Areas A and B:

1. By defining subdivision opportunities based on the natural and physical characteristics of Areas A and B and irrespective of an ability to provide infrastructure services to the land.
2. Subdivision should create a settlement pattern that respects and maintains the landscape elements of the area, including the protection of the landscape values associated with the steeper, vegetated land of the upper part of the catchment. The density of development should remain low to reflect the environmental and landscape conditions present, and development should be confined to already cleared areas where little further earthworks or modification of the landform is required.
3. To maintain the character, aesthetic value and integrity of Area A by allowing a low density of subdivision and thereby protecting:
 - a) The spacious and non-urban character, notably the contrast it offers to subzones C and D and its proximity to and relationship with rural zoned land to the west and north;
 - b) The dominance of the vegetated valley system and stream corridors traversing the slopes down towards the Lucas Creek and which provide strong topographic relief and form important ecological corridors within the wider valley;
 - c) The subservience of housing to the more natural characteristics of the area, such that housing is visually unobtrusive and continues to be restricted to an extent by the steeper terrain.
4. To maintain the character, aesthetic value and integrity of Area B by allowing a low-moderate density of subdivision. The character, aesthetic value and integrity of Area B is described below:
 - a) To the west of the motorway, the landscape characteristic is more gently undulating grassed slopes with stands of exotic trees including pines and

eucalypt and a greater degree of built development, buffered from the Albany Town Centre by the Lucas Creek escarpment. The area also includes the east facing grassed slope which overlooks the motorway, is more visually exposed than other land in the area and which provides visual relief from the intensively developed retirement complex on the eastern side. Dwellings along Lonely Track Road are typically located towards the road on the more elevated and flatter land in a fairly linear fashion and surrounded by grass and planting.

- b) To the east of the motorway, the landscape characteristic is a more uniform terrain, undulating down in a series of minor gullies from Lonely Track Road towards Oteha Valley Road. Vegetation is less extensive but importantly provides visual relief from the rapidly encroaching residential development and is largely associated with significant and sometimes steep stream corridors, including remnant stream course vegetation and feeder channels. Many of the dwellings along Lonely Track Road are typically located towards the road on the more elevated and flatter land in a fairly linear fashion interspersed by exotic and indigenous tree planting.
5. To maintain the transitional function that the Area A and B land plays between the Albany Centre and the rural land north of the City boundary and in respect of Allotment 37 Parish of Paremoremo the typical 1960's residential development on the western side of East Coast Road, adjacent to the corner of Lonely Track Road Albany.

17A.2.3.2.2 Greenhithe Structure Plans:

1. By using the environmental constraints and opportunities identified as being inherent in the land as the basis for determining the type and intensity of development in different parts of the area.
2. By enabling areas without significant environmental constraints to be developed for higher intensity residential development.
3. By ensuring that the pattern of development is integrated with the servicing and roading of parts of the area.

17A.2.3.3 Methods

17A.2.3.3.1 Albany Structure Plans:

Policy 1 and Policies 1-4 (Albany - Areas A and B) will be implemented by the Structure Plans and rules.

Policy 2 will be implemented by rules, by financial contributions set in the District Plan and by Council works through service provision in the Annual Plan.

Policy 3 will be implemented by the Structure Plans and rules.

17A.2.3.3.2 Greenhithe Structure Plans:

Policy 1 will be implemented by the Structure Plans and rules.

Policy 2 will be implemented by rules, by financial contributions set in the District Plan and by Council works through service provision in the Annual Plan.

Policy 3 will be implemented by the Structure Plans, rules and education including promotional initiatives.

17A.2.3.4 Explanation and Reasons

17A.2.3.4.1 Albany Structure Plans:

The Albany Structure Plans area has a number of strategic advantages. It lies close to the developing employment base of the Albany basin, and the Northern Motorway, adjacent to the developing Albany Centre and to the expanding Albany campus of Massey University. It is an area with easy access to the East Coast Bays. Despite this there is also a need to promote the maintenance and enhancement of certain natural resources and amenity values from the potential effects associated with physical development, including urban intensification.

17A.2.3.4.2 Greenhithe Structure Plans:

The Greenhithe Structure Plans area lies adjacent to the western boundary of the city. It has a number of locational advantages in terms of urbanisation. It lies close to the developing employment base of the Albany basin, particularly the North Harbour Industrial Estate. It is relatively close to the future Albany Centre and to the expanding Albany campus of Massey University. Many parts of the area have good development potential, having extensive views across Lucas Creek to the north-west and west, and lying well to the sun.

17A.2.3.4.3 General:

For a city approaching the limits of land able to be developed without severe environmental and servicing implications, the potential to maximise the household capacity is compelling. Against this must be balanced the environmental constraints of the area, with its undulating to steep topography and drainage to a waterway already suffering from the effects of sedimentation. Planning on the basis of a wide variation in densities is the appropriate response to these factors.

Some aspects of conventional suburban development, when assessed against the principle of sustainable management, are found to be deficient. It fails to make efficient use of the land resource without the need for later infilling, fails to encourage use of public transport, walking and cycling as against use of the private car, and often lacks an integration and sense of identity. Providing an opportunity for more intensive development on areas best suited to development, allows for the housing potential of areas to be fully utilised at the outset, enables a choice in housing forms and assists the viability of public transport. To assist in identifying possible interest in higher density housing, the Council commissioned a survey entitled 'Preference and Demand for Higher Intensity Housing on the North Shore' 1996. The survey indicated a significant level of preference for higher density housing in the city, with a small part of that preference being identified for the Albany and Greenhithe areas.

Because the areas are large, the Albany Structure Plans being approximately 400 hectares, and the Greenhithe Structure Plan areas 440 hectares, there is scope to have parts of the area available for a range of moderate to higher intensities. This gives the opportunity to respond to an immediate demand for moderate sized lots but allows some potential for clustered higher intensity development to meet other sectors of the market in the medium term. However where land has physical characteristics that afford it a lower development potential, urban intensification to a moderate to high intensity has the potential to cause adverse effects on the environment. Such effects include increased stormwater runoff into vulnerable waterways, effects on amenity values, damage to natural and cultural heritage, incompatibility of activities between adjoining properties and between adjacent zones, and increased traffic congestion. The weighting given to intensity of development and to protection of the environment needs to be determined having regard to the particular circumstances.

In Areas A and B of the Albany Structure Plan lot layout and building design are integral components of the strategy to protect the natural environment. Priority is given to retaining and enhancing valued natural and physical features through a less intensive level of development than is permitted in other parts of the Albany Structure Plan. Care has been taken to ensure the integrity of the Lonely Track Road ridgeline at the interface between North Shore City and Rodney District. That ridgeline forms an important visual and vegetated buffer below which rural-residential development sites (with the exception of development within some Area C zoned land on Gills Road). Further, in order to maintain the character of the area, development must not compromise the existing natural characteristics prevailing and Significant Landscape Features - including the valley and stream corridors and associated vegetation patterns, the Lucas Creek escarpment and extensive belt of lowland forest and the physical and visual separation from built development afforded by those natural features. Accordingly, in Area A and B subdivision standards have been determined having regard to the need to maintain a low (Area A) - moderate (Area B) density of development, and further subdivision is not envisaged.

17A.2.4 Design and Mobility

17A.2.4.1 Objective

To achieve a form and standard of design which will promote community safety and well-being, and choices for residents in respect of mobility.

17A.2.4.2 Policies

17A.2.4.2.1 Albany Structure Plans:

1. By planning for a roading pattern which facilitates the servicing of Areas C and D by public transport with good linkage to the North Shore busway.
2. By ensuring that areas identified as subject to general geotechnical constraints are subject to more detailed investigations.

17A.2.4.2.1.1 Areas A and B

1. Appropriate stormwater management features such as raingardens, swales and pervious paving are to be incorporated into the design of accessways and roads so that stormwater generated from the road surfaces is managed within the road reserve.
2. Development, including building platforms, accessways, roads and other facilities including infrastructure shall be located so as to maintain the character and landscape features of Areas A and B, and shall avoid a location within Significant Landscape Features. The size of a site may need to be above the minimum site size in order to ensure that development, including building platforms, access routes and on-site infrastructure, does not encroach into the Significant Landscape Feature.
3. Any private accessways, serving more than 10 lots shall be upgraded to the requisite standards of the District Plan and shall be vested as public road before any additional development rights can be realised.
4. Any road upgrading required to mitigate the adverse effects of additional traffic volumes shall be completed before any additional development rights can be realised.
5. Private access should:
 - i) Utilise existing accessways where feasible and practicable.
 - ii) Be located as close as practical to a formed legal road or served by an existing formed vehicle access.
 - iii) Avoid Significant Landscape Features identified at the time of subdivision and/or development.
 - iv) Be designed to follow the existing landform and to cause little or no land disturbance.
 - v) Be designed in a way that it incorporates low impact stormwater mitigation techniques such as swales, filter strips and dual strip driveways.
 - vi) Be designed to not accentuate stormwater runoff, erosion or increase the potential for land instability, and to mitigate against the direct discharge of stormwater to the street.

17A.2.4.2.2 Greenhithe Structure Plans:

1. By ensuring the roading pattern facilitates the servicing of the area by public transport with good linkage to the North Shore busway.
2. By ensuring that activities do not locate in areas identified as subject to general geotechnical constraints, unless it can be determined that the activity can occur without unacceptable geotechnical risk.

17A.2.4.2.3 General:

1. By identifying traffic routes for which the traffic function is paramount, and for which a range of restrictions relating to access to residential lots will be required, in contrast to residential streets, whose major function is providing access to

residential lots.

2. By enhancing the viability of public transport through the opportunity for higher density housing and mixed activity nodes on more accessible land within residential areas.
3. By discouraging the movement of through traffic from outside the area on all residential streets, while achieving a high degree of connectivity and access to community facilities for internal traffic.
4. By requiring that the residential street network, as a whole is designed to achieve low traffic volumes and speeds so that pedestrians and cyclists may enjoy safe and convenient movement through the area.
5. By ensuring that pedestrian and cycle linkages are provided primarily on the road network, supported by additional recreational linkages based on destinations' analysis, recreational opportunities and ensuring maximum exposure to public view for personal safety reasons.
6. By avoiding the potential for buildings to locate on land defined as being within the 1% AEP flood plain.
7. By requiring that the authority responsible for the construction of the Northern Motorway and State Highway 18 mitigate the effects of motorway noise.

17A.2.4.3 Methods

Policy 1 (Albany) & 1 (General) will be implemented by the Structure Plans.

Policies 2, 3, (Albany) and 1, 2, 3 (Greenhithe) will be implemented by the Structure Plans, and by education, including information on Council's Hazards Register.

Policies 2, 3, 4, 6 & 7 (General) and Policies 1-5 (Albany - Areas A and B) will be implemented by the Structure Plans, rules and the Urban Design Code.

Policy 5 (General) will be implemented by the Structure Plan's reserve/open space zoning and the Council's Stormwater and Flood Protection Manual.

17A.2.4.4 Explanation and Reasons

17A.2.4.4.1 General:

While there are many factors which contribute to the frequency and quality of public transport services, it is clear that our current low to moderate suburban densities are not generally supportive of public transport. The recurring pattern of moderate intensity development, poorly served by public transport systems with decreasing patronage, is placing demands on the roading network which are becoming increasingly difficult to respond to. This problem is intensified in the city with the peak period congestion of the Northern Motorway and the Harbour Bridge. Overseas research indicates that to be public transport-supportive, residential densities need to be quite high and that those densities need to be close to public transport stops, since the maximum distance which will encourage residents to walk to public transport stops is 400 metres. The Auckland Regional Council Passenger Transport Supportive Land Use Guidelines, suggests 250 metre intervals between bus stops, and that standard will be used in the area. The clustering of higher intensities of development around community focal points likely to be well served by public transport routes has the potential to reduce dependence on the private car for commuting and local trips.

Residential streets serve a variety of functions relating to mobility, service location, and social and activity space. There is a strong element of conflict between the motor vehicle as a street user and other street users. In the conventional suburb primacy has been given to the motor vehicle to the detriment of the pedestrian and the cyclist. In the interests of the safety, economy, amenity and convenience of all street users, and the community generally, a better compromise needs to be found in the design of the roading network. Fundamental to this approach is the distinction between traffic routes, whose function is to carry through traffic, and residential streets, whose function is to provide access to the lots which front them. This distinction is the basis on which provisions within the Urban Design Code for the design of the roading network have been prepared.

It is recognised that the relationship of the Structure Plan areas to the surrounding road network requires that some of the roads within the area will have to serve a through-traffic function. Where traffic levels are likely to exceed 3000 vehicles per day, various restrictions to frontage access to adjacent lots will be imposed for traffic and amenity reasons. In the case of traffic routes anticipated to clearly exceed 3000 vehicles per day, some restrictions on vehicular access may be required in the form of access to an adjoining street, amalgamated accessways or restrictions on the ability to reverse off the site or other traffic management measures. Where traffic levels are likely to be closer to 3000, provision for on-site manoeuvring will be required so that reversing on to the roadway is avoided. In contrast, residential streets will be required to be designed in a manner which restricts both the volume of traffic and the speed of traffic. On these streets the potential for through traffic, with origin and destination outside the area, will be required to be strongly discouraged within each of the Structure Plan areas. The design speeds set are based on a balance between safety and convenience.

Within this framework, the resulting residential streets are considered to be suitable for safe use by pedestrians and cyclists, and therefore to largely satisfy the need for pedestrian/cycle networks. There may, however, be a need for some short pedestrian and cycle-only linkages, additional to the residential streets network, for improved access to identified destinations or for recreational routes, particularly through the gully systems. Where possible these pathways should be located for maximum visibility. Routes adjacent to the rear and side boundaries of private property will be discouraged in the interests of security and safety.

For safety reasons and to protect the integrity of the flood plain it is not desirable to locate buildings within the 1% AEP flood plain (refer to Rule 8.4.9). This area is identified on the Structure Plans for reserve or open space. For similar reasons, sites within the Structure Plans, which have been identified as being subject to geotechnical constraints, will require more detailed geotechnical investigation prior to development.

17A.2.4.4.2 Albany Structure Plans:

The extension to the Northern Motorway is a high noise route. Section 10 of the District Plan places some of the responsibility on developers by requiring dwellings adjacent to high noise routes to be insulated for this purpose.

The Structure Plan provides an opportunity to indicate the preferred location of key routes through the area. However, all land may not be able to be subdivided immediately, until access is provided to adjacent land. It is the Council's responsibility to ensure that, on subdivision, all lots have provision made for vehicular access and that is achieved by conditions on subdivision consents. Roading, lot layout and building design are all integral components of residential areas. Multiple lots should have adequate access to and be properly served by the road network. While shared access is encouraged, to prevent a multitude of 'urbanised' driveways, there is a practical limitation to the number of houses served by each accessway.

Land in Areas A and B has the greatest instability and steepest slopes and contains large areas of vegetation, including some Significant Landscape Features. There is a need to maintain the natural landscape and ecological values of the land and to protect the Significant Landscape Features. This will assist in achieving hydrological neutrality for stormwater purposes and in maintaining amenity values.

17A.2.4.4.3 Greenhithe Structure Plans:

The extension of State Highway 18 has resulted in significant noise impacts on adjacent areas. Transit New Zealand has adopted mitigation measures to reduce these effects. Section 10 of the District Plan also places some of the responsibility with developers by requiring dwellings adjacent to high noise routes to be insulated for this purpose.

Some of the adverse effects of living in urban areas which are frequently mentioned by residents relate to fears for personal safety and worry about the security of properties, both of which can be considered to be part of amenity values in relation to the environment. The Structure Plan zone rules and assessment criteria requires dwellings to be designed in a way which enables visibility of front doors from external viewpoints and discourages the location of public pedestrian and cycle-only pathways along rear and side yards and, in the case of the Greenhithe Structure Plans, restricts the height of front fencing to ensure visibility to and from the street.

17A.2.5 Residential Amenity

17A.2.5.1 Objective

To ensure a high level of residential amenity.

17A.2.5.2 Policies

1. By ensuring that the layout and design of residential lots and buildings achieve a high standard of security, visual and aural privacy, and usable public and private open space, particularly in the case of higher intensity development.
2. By enhancing the amenity values of arterial and collector routes through appropriate street planting.

17A.2.5.3 Methods

Policy 1 will be implemented by the Structure Plan rules and assessment criteria.

Policy 2 will be implemented by the Structure Plan rules and assessment criteria.

17A.2.5.4 Explanation and Reasons

The ability to achieve a higher intensity of development at the outset in parts of the Structure Plan areas can avoid some of the problems which occur with a second wave of development, for example a poor relationship between buildings themselves and between buildings and the street, and reduced levels of privacy. Development of smaller sites entails less opportunity for on-site open space to reduce adverse visual, noise and shadowing effects on neighbouring properties. Good design is required if these effects are to be mitigated. The manner in which buildings front the street is considered to be a critical element in achieving a good overall layout. This, and other aspects of layout, are controlled by Structure Plan zone rules and assessment criteria.

Some of the adverse effects of living in urban areas which are frequently mentioned by residents relate to fears for personal safety and worry about the security of properties, both of which can be considered to be part of amenity values in relation to the environment. The Structure Plan zone rules and assessment criteria requires dwellings to be designed in a way which enables visibility of front doors from external viewpoints and discourages the location of public pedestrian and cycle-only pathways along rear and side yards and, in the case of the Greenhithe Structure Plans, restricts the height of front fencing to ensure visibility to and from the street.

17A.2.5.4.1 Greenhithe Structure Plans:

Many developers do carry out street planting to improve streetscapes. A landscape plan will be necessary with all subdivision applications which include key routes, and the planting may be computed as part of reserve contribution liability on subdivision.

17A.2.5.4.2 Albany Structure Plans:

A comprehensive plan of the road reserve for existing and/or proposed roads should be prepared on subdivision, showing the design of the road reserve and the location of services and landscaping features to ensure an optimum relationship between the various elements which are located in the road reserve. In particular, the plan should ensure that there is sufficient berm space for trees and that such trees do not disrupt network utility operations or compromise traffic safety. It is expected that where practicable Network Utility Operators will liaise with one another and the Council to ensure utilities are installed and landscaping undertaken in accordance with NZS 4404:1981 - Code of Practice for Urban Land Subdivision.

17A.2.6 Reserves

17A.2.6.1 Objective

To achieve an open space and reserve network which protects significant environmental and landscape features and contributes to the residential amenity of the area.

17A.2.6.2 Policies

1. By ensuring that the areas shown on the structure plan as reserves/open space are protected by inclusion in the reserve contribution liable on subdivision or

development, protected by private covenant or purchased by Council for inclusion in the reserve network.

2. By protecting the more significant valley bottoms from earthworks and piping, other than that required for stormwater ponding, the laying of necessary utility services and essential roading.
3. By ensuring that the reserve contribution which would be liable in each Structure Plan area is used to achieve the following needs, in an optimum combination for that Structure Plan area: protecting regenerating native bush, protecting landscape features, contributing to water and soil conservation measures, providing green corridors along valley bottoms, and providing neighbourhood reserves in accordance with the Council's Parklands Strategy.
4. By locating any utility services and pedestrian paths/track and cycleways which need to run through reserve areas or along valley bottoms in a manner which results in minimal disturbance to regenerating native bush or mature trees, followed by reinstatement of vegetation.
5. By encouraging the enhancement of reserves for amenity and ecological reasons, according to the purpose of the reserve, through planting of appropriate native species.

17A.2.6.3 Methods

Policy 1 will be implemented by the Structure Plan and rules.

Policy 3 will be implemented by rules and the Council's Parklands Strategy.

Policies 2 and 4 will be implemented by rules.

Policy 5 will be implemented by Council works allowed for in the Annual Plan.

17A.2.6.4 Explanation and Reasons

17A.2.6.4.1 General:

A wide range of purposes has been identified on which reserves and open space areas need to be determined. The best way of protecting individual areas of land with particular environmental characteristics needs to be addressed in an area-specific manner. While there are advantages in public acquisition for reserve purposes, particularly because it facilitates public access, in some cases the costs to Council of maintaining certain areas may outweigh any advantages.

The overall approach which has been adopted in the Structure Plans is that areas which lie within moderate to higher intensity areas should generally be reserve areas, whereas in areas of very low intensity, such as much of the Albany North-West Structure Plan, private covenants are preferable. In addition, the reserve contribution required on development may be insufficient to ensure the acquisition of all areas and decisions will have to be taken as to the desirability of Council purchase.

When land is subdivided, all land vested as reserve would be given a Recreation zoning. Other areas within the open space network, which are not taken as reserve, would be required to be covenanted for protection.

17A.2.6.4.2 Albany Structure Plans:

Significant gully systems in this area need to be protected, not only for water quality reasons but also to ensure that this characteristic landscape feature is utilised and enhanced to achieve high standards of amenity and legibility within the suburban environment.

17A.2.6.4.3 Greenhithe Structure Plans:

Significant gully systems in this area, particularly those which have significant areas of native bush, need to be protected, not only for water quality reasons and the protection of regenerating bush, but also to ensure that this characteristic landscape feature is utilised and enhanced to achieve high standards of amenity and legibility within the suburban environment.

17A.2.6.4.4 General:

While, sometimes utility services and pedestrian paths/track and cycleways will need to run along these gullies, and roads will need to cross them, adverse effects will need to be minimised and mitigated. Because of these considerations it is intended that the gully systems be given a Recreation 1 zoning when the land is vested in the Council for reserve purposes.

17A.2.6.4.5 Greenhithe Structure Plans:

Where the co-ordination of works between different agencies is necessary, as for example to provide for a walkway or cycleway in a reserve on land reinstated after the provision of a utility service, each agency will be responsible only for its own works. Therefore, in the example given, the Council will be responsible for the provision of the walkway or cycleway, not the agency installing the utility service.

17A.2.7 Intensive Residential Development

The provisions of [Section 16.3.8](#) *Intensive residential development* apply.

17A.3 Zoning Framework

17A.3.1 Structure Plans Zone

17A.3.1.1 Objective

To ensure that the development of the Structure Plans area occurs in an integrated and sustainable manner, which takes account of the environmental constraints of the land, but maximises residential development potential in areas where there are few constraints.

17A.3.1.2 Policies

1. By using the environmental surveys carried out on the area to differentiate between five intensities of residential development and an associated range of activities and rules within an overall Structure Plans zone.
2. By distinguishing between low to moderate density development, where the size of lots is relatively effective in mitigating adverse effects on amenity, and higher density development, where residential amenity needs to be more comprehensively protected and enhanced.
3. By providing for areas of mixed use development which are highly accessible within each residential area where business and community activities may locate.
4. By recognising that some non-residential activities which serve the needs of the local community may locate outside Mixed Use Overlay Areas, provided that effects on residential amenity and on the operation of mixed use areas as the focus of integrated development are not significant.

17A.3.1.3 Methods

Policies 1 and 2 will be implemented by the Structure Plans and rules.

Policy 3 and 4 will be implemented by rules.

17A.3.1.4 Explanation and Reasons

The Structure Plans zone will apply to all the residential areas within the Albany and Greenhithe Residential Expansion zones. The development concept underlying the zone is explained in [Section 17A.2](#). Within the zone, different density areas, will be applied. The manner in which the different areas are provided for has some similarity to other residential zonings in this Plan and, where possible, reference is made to other zone rules, rather than repeating them for this zone.

The Structure Plans also indicate an open space network for the area. Where this land is intended as reserve land in public ownership, an appropriate Recreation zoning will eventually be adopted for the land.

In the case of subdivision, the area requirements for lots are tailored to suit the sustainable management objectives for the zone. Where there are opportunities for higher intensity development, and it is important that those opportunities are capitalised

on, lot size is dependent on the intensity of development. Conversely, where there are natural and physical constraints to land development, a low and/or moderate density is appropriate. The design of the roading network throughout the area is controlled to achieve a variety of resource efficiency, safety and convenience objectives.

The range of activities provided within the zone varies from most restrictive in areas of lowest density to most permissive in highest density areas, where a wide range of different types of residential development and associated services is provided for. A number of activities have been given Discretionary status only. This is the case in the Large Lot Residential Area (Area B) in Albany, mainly because the ability of the site to accommodate on-site sewage disposal will need to be assessed. The rules for low to moderate density development are similar to those in many of the residential zones in the Plan. In the case of higher density development, additional rules have been applied to achieve a high standard of environmental amenity.

17A.3.1.5 Mixed Use Overlay Area

Objective

To enable a mix of residential, business and community purpose activities to establish in nodes to support the growth of new residential areas.

Policies

1. By defining mixed use areas with high accessibility within developing residential areas so that residential, business and community facilities can establish in an integrated way with good accessibility for local residents, and consequent reductions in local vehicle trip generation and good access to public transport.
2. By ensuring that development within mixed use areas, while reflecting a more urban, street-orientated form of amenity, is of a scale appropriate to the adjacent residential areas and does not adversely affect the residential amenity of those areas.
3. By ensuring that, at subdivision stage, the layout of streets within mixed use areas is designed in a manner which assists the legibility of these nodes, which responds to potential parking, loading and access needs of business and community activities to ensure the safe and efficient operation of the streets.
4. By ensuring that mixed use areas develop as areas with a high amenity, pedestrian-orientated character, where development is well integrated with public spaces.
5. By providing recognition for on-street parking areas which make significant contributions to the functioning and amenity of focal points.
6. By ensuring that nuisance effects of business activities both within the focal points and across the boundary on adjacent residential development are appropriately avoided or mitigated.

Note:

Applications for a resource consent for a business activity will be subject to the objectives and policies of Section 15 of the Plan, as well as those listed above.

Methods

Policy 1 will be implemented by the Structure Plans and rules.

Policies 2 and 3 will be implemented by rules.

Policy 4 will be implemented by rules and Council promotional initiatives.

Policies 5 & 6 will be implemented by rules.

Explanation and Reasons

A 'mixed use overlay area' has been identified on the Albany North East, Albany South and Greenhithe South Structure Plan areas. It overlays the Area D: Varied Residential Zone and provides bonus provisions that enable additional building height, higher density housing, business activities and community facilities in return for enhanced street amenity and a wider road reserve. The Mixed Use Overlay Area fronts the intersection of two key routes. Some of these key routes such as Fairview Ave and Kyle Road exist already while others are yet to be built. The Structure Plans identify the indicative

location of these unbuilt key routes. It is not until the land is subdivided that the precise location will be determined. The Mixed Use Overlay Area therefore may shift its location with any change in the location of the key routes. The Area D: Varied Residential zoning shall apply to any land should the location of the Mixed Use Overlay Area change.

By identifying Mixed Use Overlay Areas at defined points on some of the key routes in the Structure Plan areas, the opportunity is provided for the location of small retail or other businesses, workplaces close to home and community activities to establish and serve as central places to the surrounding residential areas. Defining where such activities may locate will provide a measure of certainty for residents investing in housing in these areas. Restricting the area to which they apply, will allow these areas to establish as centres with good pedestrian amenity and appropriate on-street parking. Residential development is also possible in the zone. Providing for a mix of activities will allow the market to determine which activities are more viable as the mixed use areas establish and mature over time. If the first round of development is largely residential in nature, there will be potential over time for conversion to other activities, or redevelopment.

The street environment is an important element in the successful functioning of mixed use areas. The road reserve needs to be designed in a sufficiently robust fashion to take account of the wide range of activities which may establish and change over time. The ability to plan for this at the outset is indicative of a more sustainable approach to the management of newly developing areas. Street design needs to be responsive to the intended activities and to be designed in a way which reflects the context of its zoning. It is preferable that the road reserve should signal visually that particular areas are development nodes. Not only is there scope to widen the road reserve within these areas to allow for precincts for integrated parking and landscaping, but also the relationship of adjacent buildings to public spaces is important if a high level of pedestrian amenity is to be achieved. The mixed use areas will be subject to specific requirements relating to the design of the road reserve.

Where subdividers propose widened road reserve to allow on-street parking which exceeds the minimum required, these areas should be recognised in terms of on-site parking requirements for adjacent activities. As these areas of mixed use are developed, the Council will contribute to the costs of amenity works, as a means of encouraging their establishment as central places to serve the residential areas.

It is anticipated that these mixed use areas will have a different and more urban amenity from the purely residential areas. This will be reflected in the rules which apply to such areas, as compared with those which apply along the boundary of sites with adjacent residential zones. Since the mixed use zoning is to be applied to limited areas along the frontage of key routes within the Structure Plans, many of the individual sites will abut residential zones at the rear, with the result that business activities will be subject to restrictive rules to protect residential amenities.

17A.3.1.6 Expected Environmental Results for All Objectives and Policies

Full implementation of the Albany and Greenhithe Structure Plans

Means of Measuring

1. Five-yearly assessments of environmental effects (AEE) to measure:
 - Water quality in the Lucas and Te Wharau Creeks
 - Retention of main landscape elements as identified in the Albany and Greenhithe Structure Plans
 - Maintenance of a distinction in terms of character and amenity between Area A and B and other parts of the Albany Structure Plan area and the protection of Significant Landscape features in the Albany Structure Plan.
 - Mitigation of adverse visual effects of the motorway and arterial routes
 - Viability of ecological corridors in terms of species abundance and diversity, and extent of linkage.

2. Five-yearly land use surveys to measure:
 - Uptake of the high density option in the Albany and Greenhithe Structure Plans area
 - Conformity with the range of residential densities provided in the Albany and Greenhithe Structure Plans
 - Location of passenger transport facilities
 - Location of community facilities and services.
3. Five-yearly assessments of the roading network to measure:
 - Street connectivity and ease of access to community facilities
 - Accident levels in residential streets
 - Level of pedestrian and cycle linkages.
4. Five-yearly assessments of Statistics New Zealand journey to work data to measure:
 - Use of public transport by residents in the Albany and Greenhithe Structure Plans area
 - Development of the roading pattern to facilitate public transport provision.
5. Five-yearly residents' surveys to measure:
 - Residents' satisfaction with design, security, privacy and open space in new residential developments
 - Level of pedestrian orientation of community focal points
 - Means of travelling within the Structure Plans area.
6. Biennial noise surveys to measure:
 - The level of noise from the Northern Motorway, and from State Highway 18 received by the residents.
7. Annual assessments of subdivision consents to measure:
 - The degree of coordination of infrastructure provision for individual subdivisions with servicing and roading for the parent Structure Plan
 - Compliance with the restriction on development of land within flood plains and areas with other geotechnical constraints
 - Compliance with landscaping requirements for arterial and collector routes, and mixed use areas
 - Conformity with reserve requirements as identified in the Albany and Greenhithe Structure Plans.
8. Annual assessments of Annual Plan commitments to measure:
 - Enhancement of reserves through planting of appropriate native species.
9. Annual assessments of building consent applications to measure the rate of development of different densities of housing.
10. Annual assessments:
 - Biological inventory of the Lucas and Te Wharau Creeks.

17A.4 Rules: Structure Plans Zone Activities

17A.4.1 Determination of Activity Status

Table 17A.1 specifies the Permitted, Controlled, Limited Discretionary or Discretionary activities for the Structure Plans zone. **The activity status of any activity may be changed by Rules in the General Sections of the Plan.**

For the purpose of the table:

- P = Permitted activity
- C = Controlled activity
- LD = Limited Discretionary activity
- D = Discretionary activity

Table 17A.1 Structure Plans Zone Activities

Activities	Albany Structure Plans: Area A: Environmental Protection Greenhithe Structure Plans: Area A: Mixed Environmental	Area B: Large Lot Residential	Area C: Standard Residential	Area D: Varied Residential	Mixed Use Overlay Area
HOUSING					
Additions or alterations to an Existing Building	P	P	P	P	P
Residential Units not exceeding 1 per site	P	P			
Residential Units with a site area of 500m ² or more per unit			P	P	
Residential units on a site with a 'net site area' of at least 1500 m2 and a 'minimum net site area per residential unit' of between 150 m2 and 249 m2.				D	
Residential units on a site with a 'net site area' of at least 1500 m2 and a 'minimum net site area per residential unit' of between 250 m2 and 499 m2.				C	
Residential units on a site with a 'net site area' of at least 600 m2 and a 'minimum net site area per residential unit' less than 250 m2.					D
Residential units on a site with a 'net site area' of at least 600 m2 and a 'minimum net site area per residential unit' of between 250 m2 and 499 m2.					C

Table 17A.1 Structure Plans Zone Activities

Activities	Albany Structure Plans: Area A: Environmental Protection Greenhithe Structure Plans: Area A: Mixed Environmental	Area B: Large Lot Residential	Area C: Standard Residential	Area D: Varied Residential	Mixed Use Overlay Area
Residential Units previously located on another site	C	C	C	C	C
Minor Residential Units in Albany Structure Plans on sites with a minimum net site area of 600sqm or greater	D	D	P	P	
Minor Residential Units in Albany Structure Plans on sites with a minimum net site area of less than 600sqm	D	D	D	D	
Minor Residential Units in Greenhithe Structure Plans on sites with a minimum net site area of 600sqm or greater	P	P	P	P	
Minor Residential Units in Greenhithe Structure Plans on sites with a minimum net site area of less than 600sqm	D	D	D	D	
Guesthouses	C	C	C	C	P
Reserves	P	P	P	P	P
Demolition or removal of existing house	P	P	P	P	P
Housing for the Elderly and Disabled			D	D	C
Resthomes accommodating not more than 10 persons, including resident manager		D	C	C	P
Resthomes accommodating more than 10 persons, including resident manager			D	D	C
Retirement Complexes in Albany Structure Plans				C	C
Retirement Complexes in Greenhithe Structure Plans			D	C	C
Residential Care Centre or Boarding House, housing up to 5 residents (including live-in support staff)		D	C	C	C
Residential Care Centre or Boarding House, housing between 6 and 12 residents in Albany Structure Plans			D	D	C

Table 17A.1 Structure Plans Zone Activities

Activities	Albany Structure Plans: Area A: Environmental Protection Greenhithe Structure Plans: Area A: Mixed Environmental	Area B: Large Lot Residential	Area C: Standard Residential	Area D: Varied Residential	Mixed Use Overlay Area
Residential Care Centre or Boarding House, housing 6 or more residents in Greenhithe Structure Plans			D	D	C
In Area A1 on Part Lot 2 DP 59752 (90 Schnapper Rock Road), Greenhithe North Structure Plan (refer to Section 17A/ J): Residential Units with a density no greater than one unit per 200m ² where the parent site has a minimum net site area of 3000m ² , and associated site access.	C				
In Area A2 on Part Lot 2 DP 59752 (90 Schnapper Rock Road), Greenhithe North Structure Plan (refer to Appendix 17A/ J): Residential Units with a density no greater than one unit per 500m ² and associated site access.	C				

ACCESSORY BUILDINGS

Accessory Buildings not exceeding 50m ² GFA for the foregoing 'HOUSING' activities	P	P	P	P	P
Accessory Buildings not otherwise provided for in this table have the same activity status as the prime activity on the site, excluding Discretionary activities					
Accessory buildings where the prime activity on the site is a Discretionary activity	D	LD	LD	LD	LD

SERVICES AND FACILITIES

Community Welfare Centres with maximum staff of 2 at any one time		D	C	C	P
Community Welfare Centres, not otherwise permitted			D	D	C
Dairies and Cafes not exceeding 100m ²			D	D	C

Table 17A.1 Structure Plans Zone Activities

Activities	Albany Structure Plans: Area A: Environmental Protection Greenhithe Structure Plans: Area A: Mixed Environmental	Area B: Large Lot Residential	Area C: Standard Residential	Area D: Varied Residential	Mixed Use Overlay Area
Health Care Centres staffed by not more than 1 Health Care Provider at any one time		D	C	C	P
Health Care Centres not otherwise permitted			D	D	C
Hospitals			D	D	D
Home Occupations	P	P	P	P	P

Home Occupations which do not comply with the provisions of Rule 16.6.3.2	D	D	D	D	D
Childcare Centres catering for up to 5 children		D	P	P	P
Childcare Centres catering for 6-10 children			C	C	C
Childcare Centres not otherwise permitted			D	D	C
Schools (new) located on a site identified in a Structure Plan			C	C	C
Schools (new) not located on a Structure Plan			D	D	D
Schools (additions and alterations to an existing school)			C	C	C
Schools or Educational Institutions on sites exceeding 2ha: the following activities: school assembly halls and auditoriums, school chapels, school gymnasiums exceeding a height of <ul style="list-style-type: none"> 9m in Area D: Varied Residential Zone, but not exceeding a height of 16m 11m in the Mixed Use Overlay Area but not exceeding a height of 16m provided that no such building shall be located closer than 25m to any site boundary				C	C
Churches		D	D	D	C

Table 17A.1 Structure Plans Zone Activities

Activities	Albany Structure Plans: Area A: Environmental Protection Greenhithe Structure Plans: Area A: Mixed Environmental	Area B: Large Lot Residential	Area C: Standard Residential	Area D: Varied Residential	Mixed Use Overlay Area
Community Facilities		D	D	D	C
Show homes		D	C	C	C
Travellers' Accommodation located with frontage to Oteha Valley Road in Albany Structure Plans				C	
Travellers' Accommodation in Greenhithe Structure Plans				D	
Commercial Breeding or Boarding Establishments for Animals	D				
Outdoor Recreation based on natural resources of area, including the erection of accessory buildings	D				
Packing and Storage Facilities for produce grown on the property, not exceeding 200m ²	C				
Garden Centres in Albany Structure Plans	D				
Garden Centres in Greenhithe Structure Plans	D	D			
Riding Trails and Horse Jumping Courses	P				

BUSINESS

Any business development or activity not otherwise listed in this table and is a permitted, controlled or discretionary activity in the Business Local 1 zone					Activities shall have the same status as specified for the Business Local 1 zone in Section 15.5.1
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FARMING

Pastoral Farming	P	P	P	P	P
Horticulture	P	P	P	P	P
Forestry	C				

Table 17A.1 Structure Plans Zone Activities

Activities	Albany Structure Plans: Area A: Environmental Protection Greenhithe Structure Plans: Area A: Mixed Environmental	Area B: Large Lot Residential	Area C: Standard Residential	Area D: Varied Residential	Mixed Use Overlay Area
Glasshouses not exceeding 50m ²	P	P	P	P	P
Glasshouses in excess of 50m ²	C	C	C	C	C
Sale of Produce grown on the property, provided that the stall is not located on a State Highway or other arterial road identified on Appendix 1 to the District Plan maps	D	D	D	D	D
SUBDIVISION					
Subdivision in accordance with a Neighbourhood Unit Plan contained in Appendices 17A/A-H to site area as defined by Rule 9.4.10	D	C	C	C	C
Subdivision of land other than that covered by a Neighbourhood Unit Plan contained in Appendices 17A/A-H, to site area as defined by Rule 9.4.10	D	LD	LD	LD	LD
In Area A1 and A2 on Part Lot 2 DP 59752 (90 Schnapper Rock Road), Greenhithe North Structure Plan (refer to Appendix 17A/ J): Subdivision to minimum site area as defined by Rule 9.4.10.11.2a) and associated site access.	LD				

LPG					
Domestic LPG facilities with a capacity or combined capacity not exceeding 100kg	P	P	P	P	P
Domestic LPG facilities with a capacity or combined capacity between 100kg and 250kg	C	C	C	C	C

Table 17A.1 Structure Plans Zone Activities

Activities	Albany Structure Plans: Area A: Environmental Protection Greenhithe Structure Plans: Area A: Mixed Environmental	Area B: Large Lot Residential	Area C: Standard Residential	Area D: Varied Residential	Mixed Use Overlay Area
Access					
In Area A3 on Part Lot 2 DP 59752 (90 Schnapper Rock Road), Greenhithe North Structure Plan (refer to Appendix 17A/ J): Site access through Area A3 for the purpose of serving subdivision or development within Area A1 on Part Lot 2 DP 59752.	LD				

17A.5 Rules: Structure Plans Controls

17A.5.1 Development Controls

17A.5.1.1 Compliance

All Permitted, Controlled and Limited Discretionary activities in the Structure Plan zones shall comply with the controls listed below.

17A.5.1.2 Maximum Height

- a) **Area A: Environmental Protection in Albany Structure Plans:** 8 metres
Area A: Mixed Environmental in Greenhithe Structure Plans: 8 metres
- b) **Area B: Large Lot Residential:** 8 metres
- c) **Area C: Standard Residential:** 8 metres
- d) **Area D: Varied Residential:**
 - i) Sites containing residential unit(s) with a site area of 500m² or more per unit: 9 metres
 - ii) Sites containing residential unit(s) with a site area of 499m² or less per unit: refer [Rule 17A.5.3.4](#).
- e) **Mixed Use Overlay Area:**
 - i) Developments comprising:
 - residential units at a density of 1 unit/499m² or less : [Rule 17A.5.3.4](#) shall apply
 - a mixed development containing residential unit(s): [Rule 17A.5.3.4](#) shall apply.
 - ii) Any other development: 11 metres.

17A.5.1.2.1 Control Flexibility

By means of a Limited Discretionary activity application:

- i) Within the Environment Protection and Mixed Environmental (Area A), Large Lot Residential (Area B) and Standard Residential (Area C): Up to 9 metres.
- ii) Within the Varied Residential (Area D), on lots 500m² or greater: Up to 10 metres.

17A.5.1.2.2 Explanation and Reasons

The maximum height controls aim to protect the amenity of adjacent sites, particularly in respect of sunlight, daylight, and privacy, as well as protecting the character of the wider neighbourhood and landscape.

17A.5.1.3 Height in Relation to Boundary

- a) **Area A: Environmental Protection in Albany Structure Plans:** Rule 16.6.1.3 shall apply.
- Area A: Mixed Environmental in Greenhithe Structure Plans:** Rule 16.6.1.3 shall apply.
- b) **Area B: Large Lot Residential:** Rule 16.6.1.3 shall apply.
- c) **Area C: Standard Residential:** Rule 16.6.1.3 shall apply.
- d) **Area D: Varied Residential:**
- i) Sites containing residential unit(s) with a site area of 500m² or more per unit: Rule 16.6.1.3 shall apply.
 - ii) Sites containing residential units with a site area of 499m² or less per unit: refer Section 17A.5.3.5.
- e) **Mixed Use Overlay Area:**
- i) Developments comprising:
 - residential units at a density of 1 unit/499m² or less: Section 17A.5.3.5 shall apply
 - a mixed development containing residential unit(s): Section 17A.5.3.5 shall apply.
 - ii) Any other development: No part of any development shall exceed a height equal to 2.5 metres plus the shortest horizontal distance between that part of the building and the adjoining side or rear boundary, except that for a distance of 12 metres, measured from the front boundary along any side boundary, no part of any development shall exceed a height equal to 6 metres plus the shortest horizontal between that part of the building and the adjoining side boundary. The exception for the first 12 metres along a side boundary shall not apply where a side boundary of a site coincides with a boundary of a Structure Plan zone.

17A.5.1.3.1 Control Flexibility Height in Relation to Boundary:

Unrestricted by means of a Limited Discretionary application.

17A.5.1.4 Yards

Development shall comply with the controls of Table 17A.2 and subsection (a) below:

a) Special Provision: Side and Rear Yards

Notwithstanding the specified side and rear yard provisions contained in Table 17A.2, a building may be erected in any side or rear yard where the written consent of the property owner of the land adjacent to the affected boundary is obtained.

Table 17A.2 Yards in Structure Plans Zone

	Area A: Environmental Protection in Albany Structure Plans and Area A: Mixed Environmental in Greenhithe Structure Plans	Area B: Large Lot Residential	Area C: Standard Residential	Area D: Varied Residential: (i) Sites containing residential unit(s) with a site area of 500m ² or more per unit	Area D: Varied Residential: (ii) Sites containing residential unit(s) with a site area of 499m ² or less per unit	Mixed Use Overlay Area
Front Yard	Area A: Albany Rule 18.6.2.2 shall apply Area A: Greenhithe For lots 4000m ² or greater: Rule 18.6.2.2 shall apply For lots 3999m ² - 1500m ² : 5m minimum For lots 1499m ² - 500m ² : 5m minimum	5m minimum	5m minimum	6m maximum	Refer 17A.5.3.1	i) Developments comprising: <ul style="list-style-type: none"> residential units at a density of 1 unit/ 499m² or less a mixed development containing residential unit(s) Refer Rule 17A.5.3.1 ii) Any other development - no minimum or maximum front yard.
Side Yard	Area A: Albany Rule 18.6.2.2 shall apply Area A: Greenhithe For lots 4000m ² or greater: For lots 3999m ² - 1500m ² : 3m minimum For lots 1499m ² - 500m ² : 1.2m minimum	3m minimum	1.2m minimum	1.2m minimum	Refer 17A.5.3.2 and 17A.5.3.3	i) Developments comprising: <ul style="list-style-type: none"> residential units at a density of 1 unit/ 499m² or less a mixed development containing residential unit(s) Refer Rule 17A.5.3.3 ii) Any other development - 1.2m minimum, except for that part of any side boundary to a depth of 12m measured from the front boundary where there shall be nil requirement. The exception for the first 12m along a side boundary shall not apply where a side boundary of a site coincides with a boundary of a Structure Plan Zone.

Table 17A.2 Yards in Structure Plans Zone

	Area A: Environmental Protection in Albany Structure Plans and Area A: Mixed Environmental in Greenhithe Structure Plans	Area B: Large Lot Residential	Area C: Standard Residential	Area D: Varied Residential: (i) Sites containing residential unit(s) with a site area of 500m ² or more per unit	Area D: Varied Residential: (ii) Sites containing residential unit(s) with a site area of 499m ² or less per unit	Mixed Use Overlay Area
Rear Yard	Area A: Albany Rule 18.6.2.2 shall apply Area A: Greenhithe For lots 4000m ² or greater: Rule 18.6.2.2 shall apply For lots 3999m ² - 1500m ² : 3m minimum For lots 1499m ² - 500m ² : 1.2m minimum	3m minimum	1.2m minimum	1.2m minimum	Refer 17A.5.3.2 and 17A.5.3.3	i) Developments comprising: <ul style="list-style-type: none"> residential units at a density of 1 unit/ 499m² or less a mixed use development containing residential unit(s) Refer Rule 17A.5.3.3 ii) Any other development - 1.2m minimum.
Arterial Road Setback	Refer 17A.5.1.5					
Land-scape Amenity Yard						i) Developments comprising: <ul style="list-style-type: none"> A mixed use development containing business activities Business activities; A 3m landscape amenity yard shall be provided along any site boundary which coincides with the boundary of Area D: Varied Residential of the structure plans zone. The yard shall be fully planted with specimen trees, shrubs and ground cover within and along its entire length.
Fore-shore Yard	Refer to Rule 16.6.1.5A					

17A.5.1.4.1 Control Flexibility

Front Yard:

By means of a Limited Discretionary activity:

Within Area A - Environmental Protection and Mixed Environmental, Area B and Area C: Up to a maximum of 1.5 metres, with generally not more than 30% of the area between 1.5 and 5 metres from the front boundary covered by buildings.

Side and Rear Yard:

Unrestricted by means of a Limited Discretionary activity application.

Foreshore Yard:

Refer to [Rule 16.6.1.5A](#).

17A.5.1.4.2 Explanation and Reasons

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 larger lots.

In the Varied Residential Area (i) the maximum yard requirement for sites containing residential unit(s) with a site area of 500m² or more per unit aims to achieve continuity between these larger lots and potential adjacent higher density residential development. For sites containing residential unit(s) with a site area of 499m² or less per unit, a more restrictive maximum depth applies for reasons of safety, security and urban streetscape. In order to comply with the 6 metre maximum front yard rule some part of the building must be sited within 6 metres of the front (street) boundary. For corner sites the rule applies to each street independently.

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.

17A.5.1.5 Arterial Roads: Special Setbacks

[Rule 16.6.1.6](#) shall apply.

17A.5.1.6 Swimming Pools

Swimming pools may be situated in the 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 side and rear yard requirements, as specified in [Rule 17A.5.1.4](#).

17A.5.1.6.1 Explanation and Reasons

The purpose of this control is to provide opportunities for design flexibility, while protecting the amenities of the street and adjacent properties.

17A.5.1.7 Maximum Building Coverage

a) Area A: Environmental Protection in Albany Structure Plans:

20% (Subject to Rule 17A.5.1.8); except for lots 500-1499 sqm on Part Allotment 301 Paremoremo Parish Waitemata SD (9 Lonely Track Road), Lot 1 DP 180180 (1008 East Coast Road) and Lot 7 DP 207103 (59 Lonely Track Road): 35%

Area A: Mixed Environmental in Greenhithe Structure Plans:

For lots 1499m ² - 500m ² :	35%
For lots 3999m ² - 1500m ² :	20%
For lots 4000m ² or greater:	20%

b) Area B: Large Lot Residential: 20% (Subject to Rule 17A.5.1.8)

c) Area C: Standard Residential: 35%

d) Area D: Varied Residential:

- i) Sites containing residential unit(s) with a site area of 500m² or more per unit: 35%
- ii) Sites containing residential unit(s) with a site area of 499m² or less per unit: -

e) Mixed Use Overlay Area: 50%

17A.5.1.7.1 Control Flexibility

By means of a Limited Discretionary activity application, up to an additional 5% coverage.

17A.5.1.7.2 Explanation and Reasons

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

In the higher density areas the need to achieve a more intensive form of development overrides the need for ensuring a set proportion of open site area.

17A.5.1.8 Maximum Impervious Area

All development is subject to compliance with Rule 8.4.7 for maximum impervious areas and Rule 8.4.8 for on-site stormwater management.

17A.5.1.9 Fences, Boundary or Retaining Walls

- a) **Area A: Environmental Protection in Albany Structure Plans:** Rule 16.6.1.12 shall apply.

Area A: Mixed Environmental in Greenhithe Structure Plans: Rule 16.6.1.11 shall apply.

- b) **Area B: Large Lot Residential:** Rule 16.6.1.12 shall apply.

- c) **Area C: Standard Residential:** Rule 16.6.1.12 shall apply.

- d) **Area D: Varied Residential:**

- i) Sites containing residential unit(s) with a site area of 500m² or more per unit: Rule 16.6.1.12 shall apply.
- ii) Sites containing residential unit(s) with a site area of 499m² or less per unit: Refer 17A.5.3.6.

- e) **Mixed Use Overlay Area: Applies only to Developments comprising:**

- residential units at a density of 1 unit/499m² or less, and
- a mixed development containing residential unit(s): Rule 17A.5.3.6 shall apply.

17A.5.1.10 Vehicle Access

- a) **Area A: Environmental Protection in Albany Structure Plans:** Rule 16.6.1.13 shall apply.

Area A: Mixed Environmental in Greenhithe Structure Plans: Rule 16.6.1.13 shall apply.

- b) **Area B: Large Lot Residential:** Rule 16.6.1.13 shall apply.

- c) **Area C: Standard Residential:** Rule 16.6.1.13 shall apply.

- d) **Area D: Varied Residential and the Mixed Use Overlay Area (formerly Area E):**

- i) Site containing residential unit(s) with a site area of 500m² or more per unit: Rule 16.6.1.13 shall apply.
- ii) No more than ten (10) units shall have their vehicular access from a private driveway, private way, access lot, or similar common accessway. Provided that, any number of units in a development may have their vehicular access from such a common accessway where they also front the public street. 'Front the street' means the unit has a pedestrian entrance facing and directly accessible from the street and windows from at least two habitable rooms facing directly onto the street.
- iii) Paragraphs a) to e) of Rule 16.6.1.13 Vehicle Access shall apply.

More Than Ten (10) Units A Discretionary Activity

A development not complying with rule d) ii) above is a Discretionary activity.

Such applications will be assessed in terms of the extent to which the development provides a quality environment to a 'public' streetscape standard and level of amenity in the immediate locality consistent with the objective and policies of 16.3.8 and the assessment criteria of 16.7.3.4. The following factors will in particular be taken into consideration:

- The relationship between units and the 'street' and the extent to which units 'front' or address the private roadway
- The provision of 'green' areas and the juxtaposition of landscaping, parking and pedestrian areas in the 'street'
- The standards contained in Appendix 12I and the criteria in Rule 9.7.1.1, 5 g) and h), as if the references to public roads were deemed to be to private roads
- The extent to which the development allows or provides for the present and future needs of the public to have efficient or convenient access between different parts of the wider neighbourhood.

Explanation and Reasons (clause d ii)

Land should be developed in a manner that ensures that houses have direct frontage to a public road or where this is not possible or achievable, to a 'street' offering similar levels of amenity, safety, convenience and integration with the locality. Up to ten units may have their access, vehicular and pedestrian, solely by way of a private way or common accessway. However larger developments focused around private access drives can compromise neighbourhood permeability and walkability. They can also lead to inefficiencies in terms of mail delivery and refuse collection. Units fronting public streets contribute to the livability of the principal public space in a residential area (the road). They foster a sense of ownership of the street, and where doors and windows face or front the street, residents can observe and overlook the street, thereby enhancing the personal security of people in the street. Similar environmental outcomes are achievable in larger developments involving private roads, while Council's preference will always be for the use of public roading and open spaces.

17A.5.2 Additional Controls For Residential Units

17A.5.2.1 Compliance

Every residential unit listed in Table 17A.1 as either a Permitted or a Controlled activity shall comply with the controls listed below.

17A.5.2.2 Density

Development of more than one residential unit per site shall comply with Table 17A.3:

Table 17A.3 Density	
Zone Area	Minimum Net Site Area Per Residential Unit
Area A: Environmental Protection in Albany Structure Plans	1 unit per site permitted
Area A: Mixed Environmental in Greenhithe Structure Plans	1 unit per site permitted
Area B: Large Lot Residential	1 unit per site permitted
Area C: Standard Residential	1 unit per 500m ²
Area D: Varied Residential	1 unit per 250m ²
Mixed Use Overlay Area	1 unit per 250m ²

Table 17A.3 Density	
Area A1 on Part Lot 2 DP 59752 (90 Schnapper Rock Road), Greenhithe North Structure Plan (refer to Appendix 17A/ J)	1 unit per 200m ² where the parent site has a minimum net site area of 3000m ²
Area A2 on Part Lot 2 DP 59752 (990 Schnapper Rock Road), Greenhithe North Structure Plan (refer to Appendix 17A/ J)	1 unit per 500m ²

17A.5.2.2.1 Explanation and Reasons

The density controls ensure that the area to be provided in association with units is the same as the standard required for subdivision, and is in accordance with the objectives and policies contained in [17A.2](#).

17A.5.2.3 Outdoor Living Spaces

a) Area A: Environmental Protection in Albany Structure Plans: -

Area A: Mixed Environmental in Greenhithe Structure Plans: -

b) Area B: Large Lot Residential: -

c) Area C: Standard Residential:

Each residential and where applicable minor residential unit shall be provided with an outdoor living space which:

- i) is not less than 60m², or for a minor residential unit is not less than 40m² in area; and
- ii) contains no dimension less than 4 metres; and
- iii) is able to contain a circle with a 6 metre diameter within which the maximum gradient shall not exceed 1:5; and
- iv) has no part of it located due south of any part of the unit to which it relates
- v) is conveniently accessible from the dwelling's principal living room
- vi) where a unit does not have its living room at ground level, it shall have:
 - convenient access to the outdoor living space; and
 - a balcony having a minimum area of 10m², with no dimension less than 1.8 metres, such balcony to adjoin and have direct access from the living room of the unit for which it is provided. The living court may be reduced in size in direct ratio to the size of the balcony, by a maximum of 10m².

d) Area D: Varied Residential:

- i) Sites containing residential unit(s) with a site area of 500m² or more per unit: [Rule 17A.5.2.3\(c\)](#) shall apply.
- ii) Sites containing residential unit(s) with a site area of 499m² or less per unit: Refer [17A.5.3.2](#) (Public and Private Open Space).

e) Mixed Use Overlay Area:

- i) Developments comprising:
 - residential units at a density of 1 unit/499m² or less
 - a mixed development containing residential unit(s): [17A.5.3.2](#) (Public and Private Open Space) shall apply
- ii) All other development: [17A.5.2.3\(c\)](#) shall apply.

17A.5.2.3.1 Control Flexibility

Unrestricted in nature or extent by means of a Limited Discretionary activity application.

17A.5.2.3.2 Explanation and Reasons

The outdoor living space controls ensure that each residential unit has outdoor space of a sufficient size and quality to meet the needs of its occupants.

17A.5.2.4 Service Courts

a) **Area A: Environmental Protection in Albany Structure Plans: -**

Area A: Mixed Environmental in Greenhithe Structure Plans: -

b) **Area B: Large Lot Residential: -**

c) **Area C: Standard Residential: Rule 16.6.2.5 shall apply.**

d) **Area D: Varied Residential:**

i) Sites containing residential unit(s) with a site area of 500m² or more per unit: Rule 16.6.2.5 shall apply.

ii) Sites containing residential unit(s) with a site area of 499m² or less per unit: -

e) **Mixed Use Overlay Area: -**

17A.5.2.5 Visual Privacy

a) **Area A: Environmental Protection in Albany Structure Plans: -**

Area A: Mixed Environmental in Greenhithe Structure Plans: -

b) **Area B: Large Lot Residential: -**

c) **Area C: Standard Residential: Rule 16.6.2.6 shall apply.**

d) **Area D: Varied Residential:**

i) Sites containing residential unit(s) with a site area of 500m² or more per unit: Rule 16.6.2.6 shall apply.

ii) Sites containing residential unit(s) with a site area of 499m² or less per unit: Refer 17A.5.3.3.

e) **Mixed Use Overlay Area:**

i) Developments comprising:

- residential units at a density of 1 unit/499m² or less
- a mixed development containing residential unit(s): 17A.5.3.3 shall apply.

ii) Residential units with a density of 1 unit/500m² or greater: Rule 16.6.2.6 shall apply.

iii) Any other development: -

17A.5.3 Additional Controls for Residential Units with a Site Area of 499m² or Less Per Unit

Section 17A.5.3 applies only to sites containing residential unit(s) with a site area of 499m² or less per unit.

17A.5.3.1 Front Yards

There shall be no front yard control, but garages and carports shall not be located forward of the dwelling and shall be recessed behind the front face of the dwelling.

Control Flexibility

Unrestricted by means of a Limited Discretionary activity application and to be assessed against the criteria in 17A.6.4.1.

Explanation and Reasons

Front yards serve a number of different purposes. In the case of moderate and higher density housing a relatively shallow front yard is preferred since it ensures a good relationship between the buildings and the street, and allows for resident surveillance of the street. However, in cases where the frontage is orientated to the north, residents may prefer to use the front yard for outdoor living purposes. Since the size of lots for higher density housing in Areas D and the Mixed Use Overlay Area is likely to ensure that dwellings are located relatively close to the street, there is little need for a control specifying a maximum front yard. Eliminating a minimum and maximum control enables residents to choose for themselves, within the constraints afforded by the site. However, the location of garages and carports forward of the front face of the building, in a street of relatively small lots, may result in the visual domination of the street by garages, and have a negative effects on residential amenity.

17A.5.3.2 Public and Private Open Space

- i) Each ground floor residential unit shall be provided with an outdoor living space which:
 - is not less than 40m²
 - contains no dimension less than 4 metres
 - is conveniently accessible from the principal living room
 - has not more than 50% of it located to the south of any part of the unit to which it relates in accordance with the diagram in [Appendix 16D](#).
- ii) Each upper floor residential unit shall be provided with a balcony which:
 - is not less than 10m²
 - contains no dimension less than 1.8 metres
 - is conveniently accessible from the principal living area.
- iii) As an alternative to i) and ii) above, each multi-unit residential development may provide in respect of each ground floor unit an outdoor living space with a minimum area of 15m² and in respect of each upper floor unit an outdoor living space in the form of a balcony with a minimum area of 10m², plus an area of communal open space which shall:
 - Be no smaller than 40 m² for each residential unit in the development minus the area provided for outdoor living space for each individual unit. For example if there are 10 units, each having a private open space of 15m², the communal open space shall be no smaller than 250m²
 - Have a readily usable shape with a minimum size of at least 200m²
 - Be so designed as to provide a facility which contributes significantly to the recreational opportunities provided for the occupants of the development. Examples of the kind of facilities which may be included are: a tennis court, swimming pool, or landscaping, seating and barbecue facilities
 - Have adequate provision made for its future maintenance and management.

Greenhithe South Structure Plan only:

- iv) In Area D of the Greenhithe South Structure Plan, all lots intended for housing at a density of 1 unit per 499m² or less, shall be located so that pedestrian access by way of a formed public footpath or street, to an area of public reserve to be vested in the Council, or by private pathway to an area of private communal open space, shall not exceed 100 metres in length. The distance is to be measured from any boundary of each lot proposed for such development to the boundary of a reserve.
- v) Any reserves created specifically for the purpose of satisfying standard iii) above shall have a minimum area of 500m², and 80% of that minimum area shall have a slope of less than 5°.

Control Flexibility

Unrestricted by means of a Limited Discretionary activity application and to be assessed against the criteria in 17A.6.4.2.

Explanation and Reasons

The open space standards are designed to deliver minimum areas of outdoor space with a reasonable standard of private amenity, while taking account of the need for housing to be economical in respect of the land resource. Developers can choose to offset some of the private open space requirement by providing communal open space for a number of units to share instead - however this communal open space must be of a sufficient size and shape to be useful, and be well designed and managed.

For the avoidance of doubt, the provision of 'outdoor living space' and communal open space is a means of remedying, avoiding or mitigating the adverse environmental effects of the built form of intensive residential development and the limitations of the living spaces provided. Such provision does not offset or reduce any requirements for public reserve contributions.

17A.5.3.3 Privacy

- i) Within any lot, or combination of lots for which an application for resource consent is made and which are intended for amalgamation and resubdivision, a minimum privacy distance shall be maintained between the backs of dwellings of 20 metres described by a circle which allows for the distance to reduce as the opposing angles decrease. This applies when the back of a dwelling faces the back of another dwelling. For the purposes of the rules in this section, the front of a building shall be determined as any wall, or walls, which face either a street or private accessway. The 'back' of a building refers to the face of a building without such frontage to a street or accessway.
- ii) On all the external boundaries of any lot, or combination of lots for which a resource consent application is made and which may be intended for amalgamation and resubdivision, except for front boundaries, all residential units shall either:
 - be set back a minimum of 10 metres from any such boundary; or
 - be located so that those parts of a building which are in excess of a height of 5 metres shall be confined within the arms of a 130° angle formed by two lines intersecting at a point on the boundary such that each line forms an angle of 25° with the boundary (refer to Figure in Appendix 16B). Where the application of the angle is to be applied separately to adjacent blocks, the separation distance between building shall be a minimum of 3 metres. In addition, where the site boundary concerned abuts a site or sites of less than 2000m² created before 1 March 1998, a minimum 3 metre yard shall be maintained.
- iii) A minimum of 4 metres between windows of adjacent dwellings at corners of 135 degrees or less shall be provided.

Control Flexibility

Unrestricted by means of a Limited Discretionary Activity application and item (i) to be assessed against the criteria in 17A.6.4.4(i), item (ii) to be assessed against the criteria in 17A.6.4.4(ii), item (iii) to be assessed against the criteria in 17A.6.4.4 (iii).

Explanation and Reasons

The setbacks between the backs of buildings are aimed to deliver a reasonable level of private amenity (access to sunlight and protection from unbroken facades of multi-unit development in close proximity to neighbouring boundaries) and a reasonable degree of privacy between dwellings. The opportunity is provided to apply to have the setback and separation distances reduced. The 130° angle is intended to be applied separately to any parts of a building where the height exceeds 5 metres. The minimum distance has been set as providing a meaningful separation distance between buildings and allowing a space sufficiently wide to be useful for vehicular access and storage purposes, but an application may be made for its reduction where a lesser separation distance would be effective in reducing the visual impact on neighbouring properties.

17A.5.3.4 Height

The height of buildings shall not exceed:

- 9 metres in Area D: Varied Residential
- 11 metres in the Mixed Use Overlay Area.

Control Flexibility

By means of a Limited Discretionary activity application, the height of a building may be increased by a maximum of 1 metre within Area D and a maximum of 2 metres for development in accordance with the Mixed Use Overlay Area and is to be assessed against the criteria in 17A.6.4.5 and 17A.6.4.8.

Explanation and Reasons

The standards relating to height are designed to achieve energy efficiency in terms of sunlight access, efficiency in the use of land in allowing buildings to a reasonable height, while restricting adverse effects on the outlook from neighbouring properties.

17A.5.3.5 Height In Relation To Boundary

On any site in Area D: Varied Residential Area, and on sites abutting the boundary of the Mixed Use Overlay Area, the following shall apply:

- i) No part of any development shall exceed a height equal to 2.5 metres plus the shortest horizontal distance between that part of the building and the adjoining site boundary.

Building height in relation to boundary control shall not apply at the boundaries of streets or vehicular accessways.
- ii) Side yards can be reduced to 0 metres in the following cases:
 - On internal site boundaries in multi-unit residential developments and on external site boundaries, where the written consent of the property owner of the land adjacent to the affected boundary is obtained
 - On sites in Mixed Use Overlay Area.

Control Flexibility

Unrestricted by means of a Limited Discretionary activity application and to be assessed against the criteria in 17A.6.4.6.

Explanation and Reasons

The standards relating to height in relation to boundary are designed to achieve energy efficiency in terms of sunlight access, efficiency in the use of land in allowing buildings to a reasonable height, while restricting adverse effects on the outlook from neighbouring properties. In addition, the provision for a zero side yard eliminates the need for often wasteful side yards and, by allowing houses to be joined, will assist in heat retention during winter months. It also has the potential to assist in greater safety and security for residents.

17A.5.3.6 Building Frontages

Maximum height of solid street frontage walls or fences shall be 0.8 metres for a minimum of 6 metres of the width of the frontage.

Control Flexibility

Unrestricted by means of a Limited Discretionary activity application and to be assessed against the criteria in 17A.6.4.7.

Explanation and Reasons

The standard relating to building frontages is aimed at providing the opportunity for visibility of the street by residents. By requiring part of the fencing along the street frontage to be kept low, this provides opportunity for visibility of the street for safety and security reasons, as well as good on-site amenity and privacy. Where the front of a dwelling faces north, the location of outdoor living space in front of the dwelling, with fencing at sufficient height to ensure privacy, may be a preferred design solution.

17A.5.4 Additional Controls For Specific Activities

Any activities listed in this rule shall comply with the controls specified in this rule in addition to those of [Rule 17A.5.1](#).

17A.5.4.1 Minor Residential Units

i) a) In the Albany Structure Plans:

Any minor residential unit shall not exceed 60m² gross floor area.

b) In the Greenhithe Structure Plans:

Any minor residential unit shall not exceed 60m² gross floor area.

ii) No minor residential unit shall be located on a site which contains more than one other residential unit; and

iii) Any minor residential unit shall comply with [Rule 17A.5.2.3](#) Outdoor Living Spaces and [Rule 17A.5.2.4](#) Service Courts.

17A.5.4.1.1 Explanation and Reasons

This control provides for a small ancillary dwelling which can be used for a relative, or as a home and income, while protecting the amenity of neighbouring properties.

17A.5.4.2 Home Occupations

[Rule 16.6.3.2](#) shall apply.

17A.5.4.3 Childcare Centres for 6 to 10 Children

[Rule 16.6.3.3](#) shall apply.

17A.5.4.4 Showhomes

[Rule 16.6.3.5](#) shall apply.

17A.5.4.5 Resthomes Accommodating Not More Than 10 persons

The above activity shall comply with the following:

a) the site shall be a front site.

b) the site shall be landscaped and fenced to maintain the privacy of adjoining sites; and

c) an outdoor living space shall be provided in accordance with the minimum standards in [Rule 17A.5.2.3\(c\)](#).

17A.5.4.5.1 Explanation and Reasons

The controls maintain the amenity of adjacent sites and ensure that sufficient space is provided for the use of the residents of the facility.

17A.5.4.6 Health Care Centres

[Rule 16.6.3.7](#) shall apply.

17A.5.4.7 Accessory Building

All accessory buildings identified as a Limited Discretionary activity in [Table 17A.1](#) shall comply with [Rule 17A.5.1](#) Development Controls.

17A.5.4.7.1 Explanation and Reasons

As accessory buildings are additional buildings on a site, compliance with the development controls will ensure that these buildings attain good standards of on-site and neighbourhood amenity.

17A.5.4.8 Reservations, Restrictions and Conditions: Structure Plans Zone

17A.5.4.8.1 Reservations: Matters For Control

The Council may impose conditions on Controlled Activities under Section 108 of the Act in respect of the following matters over which it has reserved control:

1. Location of buildings.
2. Location of entry points to residential units.
3. Location and extent of private open space.
4. Screening (fencing, landscaping) of backyards and private open space.
5. Separation distances between buildings.
6. Height and bulk of buildings.
7. Design of roofs.
8. On-site stormwater management techniques.
9. Landscaping.

17A.5.4.8.2 Restrictions Limited Discretionary Activity

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:

1. Location of buildings.
2. Location of entry points to residential units.
3. Location and extent of private open space.
4. Screening (fencing landscaping) of backyards and private open space.
5. Separation distances between buildings.
6. Height and bulk of buildings.
7. Design of roofs.
8. On-site stormwater management techniques.
9. Landscaping.

17A.5.4.9 Other Relevant Rules

In addition to the controls specified in [Section 17A.5](#), all Permitted and Controlled 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 10:	Pollution, Hazardous Substances & Waste Management
Section 11:	Cultural Heritage
Section :	Transportation
Section 13:	Signs

17A.6 Assessment Criteria

17A.6.1 Assessment Criteria for Controlled and Discretionary Activities

17A.6.1.1 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 following:

- i) Matters specified in Sections 108 and 220 of the RMA.

- ii) Within Area C and Area D, but excluding sites containing residential unit(s) with a site area of 499m² or less per unit:
 - any relevant criteria specified in [Section 16.7.2](#) and [Section 16.7.3](#).
- iii) For any sites with a density of 1 unit/499 m² or less (area per unit) in Area D:
 - criteria specified in [Section 16.7.3.4](#) and [Section 17A.6.4](#).
- iv) Within Area A and B:
 - any relevant criteria specified in [Section 18.7](#).
- v) Within Mixed Use Overlay Area:
 - For any development for residential units at a density of 1 unit/499 m² or less (area per unit):
 - criteria specified in [Section 16.7.3.4](#) and [Section 17A.6.4](#).
 - For any activity or development falling within the Business category of Table 17A.1:
 - criteria specified in [Section 15.7.1.1](#) and [Section 15.7.1.6](#).
 - For any activity or development falling within the Services and Facilities category in Table 17A.1:
 - criteria specified in [Section 16.7.2](#) and [Section 16.7.3](#).

17A.6.1.2 Discretionary Activities

Without restricting the exercise of its discretion to grant or refuse consent or impose conditions, the Council will have regard to the following when considering any application under Sections 104 and 104B of the RMA:

- i) Within Area C and Area D, but excluding any sites containing residential unit(s) with a site area of 499m² or less per unit:
 - assessment criteria specified in [Section 16.7.2](#) and [Section 16.7.3](#).
- ii) For any sites containing residential unit(s) with a site area of 499 m² or less per unit:
 - assessment criteria specified in [Section 16.7.3.4](#) and [Section 17A.6.4](#).
- iii) Within Area A and B:
 - In respect of any relevant criteria specified in [Section 18.7](#).

17A.6.1.3 Infrastructure

17A.6.1.3.1 Albany Structure Plans:

1. Stormwater

The design and layout of any subdivision should ensure that the site is capable of achieving full stormwater mitigation on site. The following principles should apply to the selection and design of on-site stormwater techniques:

The natural drainage patterns of the site should be retained wherever possible.

- i) There should be no direct piping of stormwater discharges to streams.
- ii) Modifications to natural watercourses should be avoided.
- iii) No stormwater works should be undertaken on steep or unstable slopes.
- iv) Runoff from the street should be discharged into the primary stormwater system and not to the street.
- v) Runoff from residential driveways and parking areas should, where practicable, enter the primary stormwater system via a sump to trap silt and floatable debris.
- vi) Development should involve a combination of:
 - a) 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
Over 100 - 250 sqm	8,500 litres
Over 250 - 350 sqm	13,500 litres
Over 350 sqm	Specific design is required

- b) One or more of the following methods to mitigate stormwater generated by other hard surfaces (e.g. driveways, paths, patios, decks)
 - Revegetation planting
 - Swales and depression landscaping
 - Dispersion into vegetative filters
 - Dispersal trenches
 - c) Communal stormwater treatment devices servicing multiple lots
 - vii) Appropriate ongoing maintenance and management systems should be arranged.
2. Sewage
- i) The Council must be satisfied that adequate provision has been made for the disposal of sewage, having regard to the size of the site and its ability to accommodate on-site sewage disposal sufficient for the proposed level of occupation.
 - ii) 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 on-site wastewater treatment systems 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.
 - iii) The design and layout of subdivision 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.

17A.6.1.3.2 Greenhithe Structure Plans:

The Council must be satisfied that adequate provision has been made for the installation and operation of utility services, including sewage, stormwater and electricity, having regard to the size of the site and its ability to accommodate on-site utility services sufficient for the proposed level of occupation.

17A.6.2 Assessment Criteria for Limited Discretionary Activities

17A.6.2.1 Accessory Buildings

Council may grant or refuse consent, and (if granted) may impose conditions on accessory buildings with a Limited Discretionary activity status under section 108 of the RMA in respect to the following matters over which it has restricted the exercise of its discretion to:

- In assessing accessory buildings, account shall be taken to the extent to which any adverse effects of the prime activity are extended; this is particularly in regard to the intensity and scale of the prime activity. Any additional effects should be compatible with the character and amenities of the surrounding area having regard to the objectives and policies of the zone.

17A.6.3 Assessment Criteria for Control Flexibility

Where a Permitted or Controlled activity fails to comply with any control specified in [Section 17A.5](#) the Council may consent to the activity as a Limited Discretionary activity, where it is satisfied that all of the following criteria are met:

- i) The rule provides for Control Flexibility, and the activity falls within the limits specified under the heading Control Flexibility, or where no limits are specified, the effects will be minor, having regard to the stated explanation of the control; and
- ii) Any adverse effects of the activity can be avoided, remedied or mitigated through the imposition of conditions; and
- iii) Either
The proposal meets the intent of the control as contained in its associated explanation;
Or
It is unreasonable or impractical to enforce the control, and one or more of the site characteristics specified in [Section 3.10.6](#) shall apply.

17A.6.4 Assessment Criteria for Residential Units with a Site Area of 499m² or Less Per Unit

17A.6.4.1 Front Yards

The extent to which frontages of dwellings are kept as close to the street boundary as practically possible so that resident surveillance of the street and a streetscape with high degree of visual amenity is achieved.

The extent to which garages and carports result in the visual domination of the street or private accessway and consequent adverse effects on residential amenity.

17A.6.4.2 Public and Private Open Space

The extent to which private open space with a reasonable standard of private amenity is provided in the form of outdoor living spaces or balconies, or in the case of multi-unit developments in the form of a combination of private outdoor areas and a communal outdoor space.

The extent to which outdoor living spaces receive sunlight.

Greenhithe South Structure Plan only:

The extent to which lots intended for housing at a density of 1 unit per 499 m² or less are located to enable easy pedestrian access to an area of public reserve or private communal open space.

The extent to which areas of public reserve or private communal open space are sufficiently large to provide a locally significant, visual contrast to the built environment and sufficiently level to allow informal recreational use.

17A.6.4.3 Back Yards

The extent to which backyards are screened from the street and other public spaces.

17A.6.4.4 Privacy

- i) The extent to which distances between buildings are sufficient to ensure a satisfactory level of privacy in terms of:
 - views from windows or doors of habitable rooms into those of opposing buildings,
 - views at close range into areas of private open space

Consideration will be given to site specific characteristics such as differences in site elevation, building design or where suitable screening will protect privacy.

- ii) The extent to which the size and bulk of the buildings concerned, as well as elements in the external design of the buildings, would allow a lesser separation

distance to be effective in reducing the visual impact of the buildings on adjacent sites.

iii) The extent to which the separation distance:

- mitigates the effect of building developments which present long walls to adjacent properties;
- ensures a satisfactory level of privacy in terms of views from windows and doors of habitable rooms into those of opposing buildings on adjacent sites, or into areas of private outdoor living areas.

Distances may be reduced where a sufficient level of privacy will be maintained, for example where:

- adjacent land is public reserve, or
- the extent of the building which exceeds 5 metres in height is small, or
- the scale of the building or breaks or modulations in the building wall will ensure that it will not have a significant visual impact on the adjacent site, and secondly where differences in site elevation, building design or suitable screening will protect privacy.

17A.6.4.5 Height

The extent to which visual amenity and access to daylight and sunlight is affected by additional height.

The extent to which additional height will enable a varied roofline.

17A.6.4.6 Height in Relation To Boundary

The extent to which neighbouring properties have access to daylight and sunlight and visual amenity is maintained.

17A.6.4.7 Building Frontages

The extent to which the design and layout of residential units, site gradient, floor height, walls and fences allow visibility to and from the street, thereby enhancing safety and security.

The extent to which residential units front onto public streets and shared accessways and achieve a cohesive streetscape and visually interesting relationship between the street and the built environment.

The extent to which entry points to residential units (whether in the form of an individual front door, a front door providing access to a lobby accessing multiple units, a front entry porch or portico) are located where they are clearly visible from public streets, other public places or private accessways thereby enhancing personal safety and security.

The extent to which entry to upper floor apartments from long corridors or balconies is avoided.

17A.6.4.8 Height - Mixed Use Overlay Area

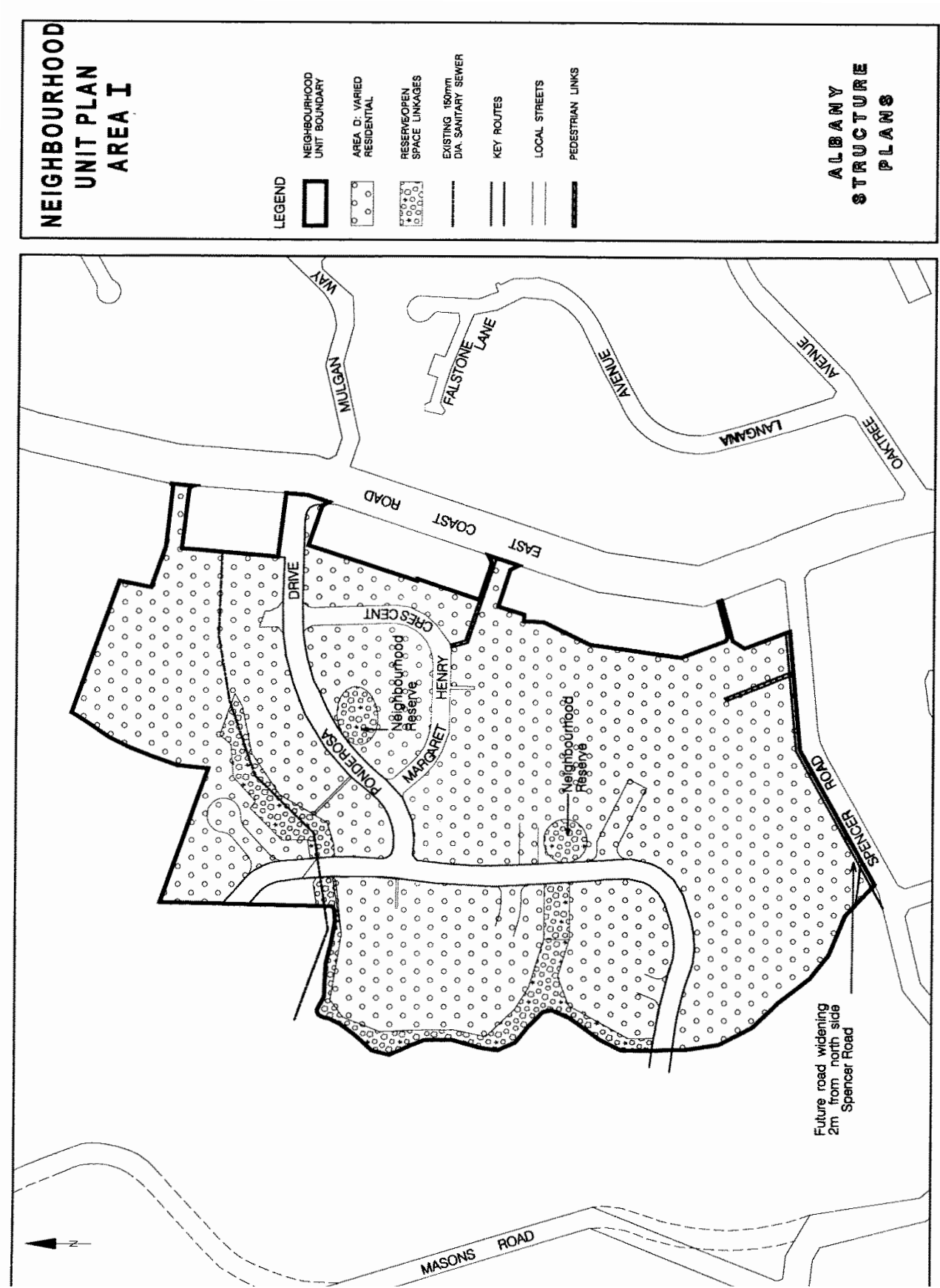
The extent to which additional height for mixed use or multi-unit housing developments:

- *contributes towards a varied roofline*
- *achieves sloping rooflines, rising to ridges (not mansard)*
- *achieves roof forms and pitches within the development which are compatible and harmonious.*

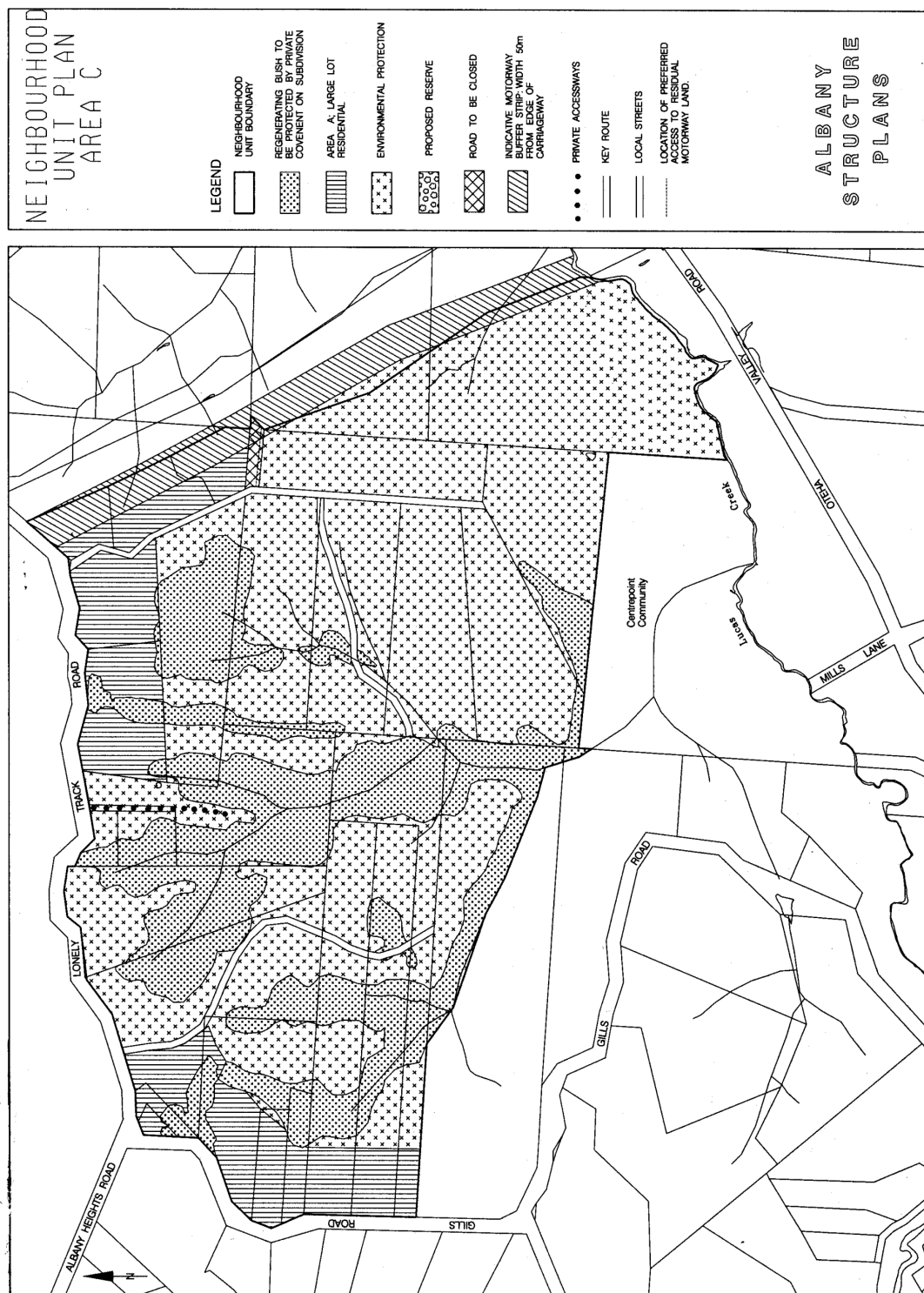
NOTE

The attached Neighbourhood Unit Plans were prepared prior to the resolution of references opposed to the two stage process of urbanisation (ie Structure and Neighbourhood Unit Plans). As a result of a consent order, the requirement for the preparation of Neighbourhood Unit Plans was deleted from Section 17 of the then proposed District Plan. The activity status of subdivision differs for areas for which a neighbourhood Unit Plan has been prepared, from areas without a Neighbourhood Unit Plan. For areas with a Neighbourhood Unit Plan, Rule 17A.4.1 and (Table 17A.1) provides for subdivision as a Discretionary activity in Area A (Environmental Protection - Albany & Mixed Environmental - Greenhithe) and as a Controlled activity in all other Structure Plan zones).

Appendix 17A/ A: Neighbourhood Unit Plan Area I, Albany

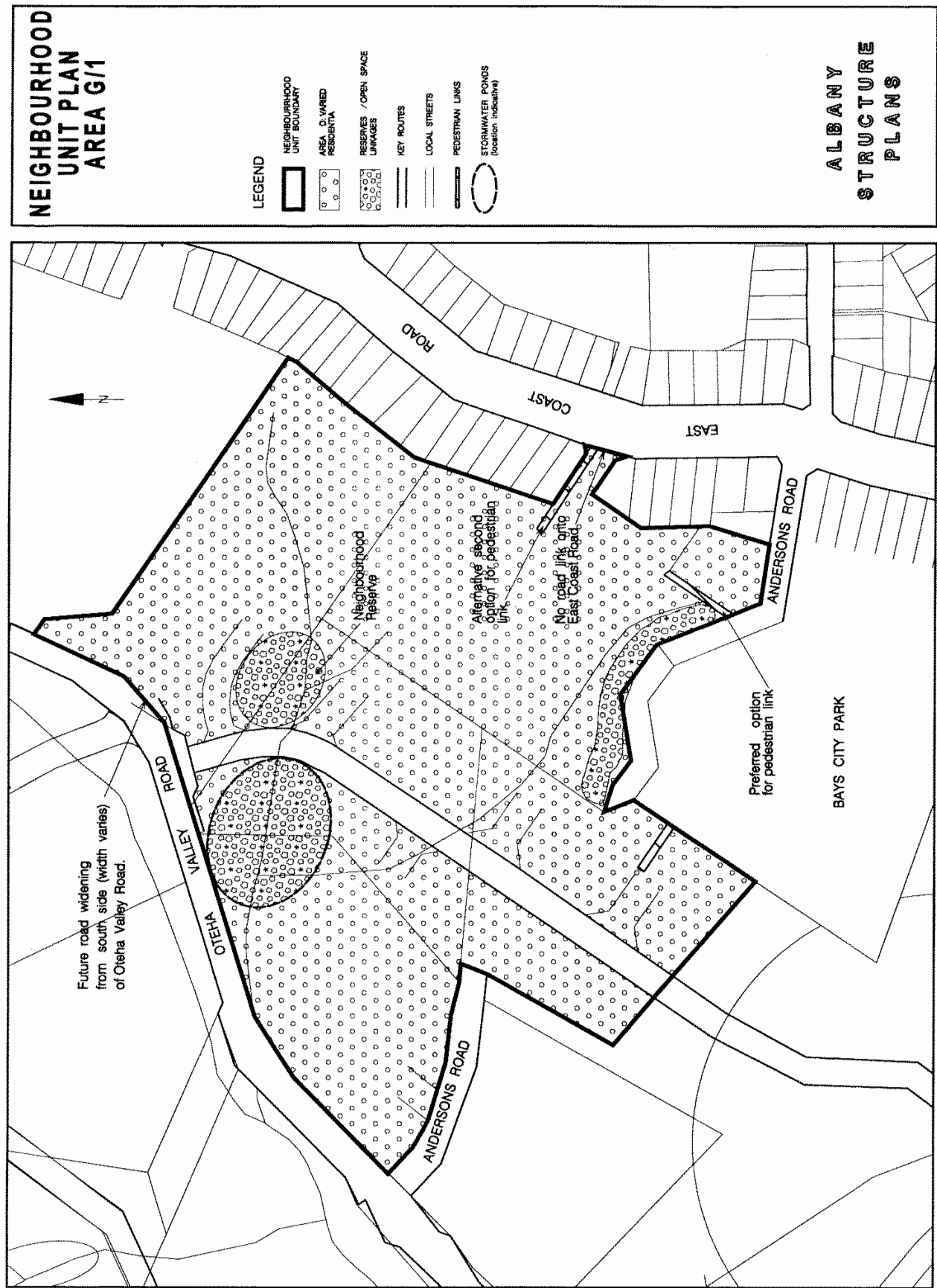


Appendix 17A/ B: Neighbourhood Unit Plan Area C, Albany

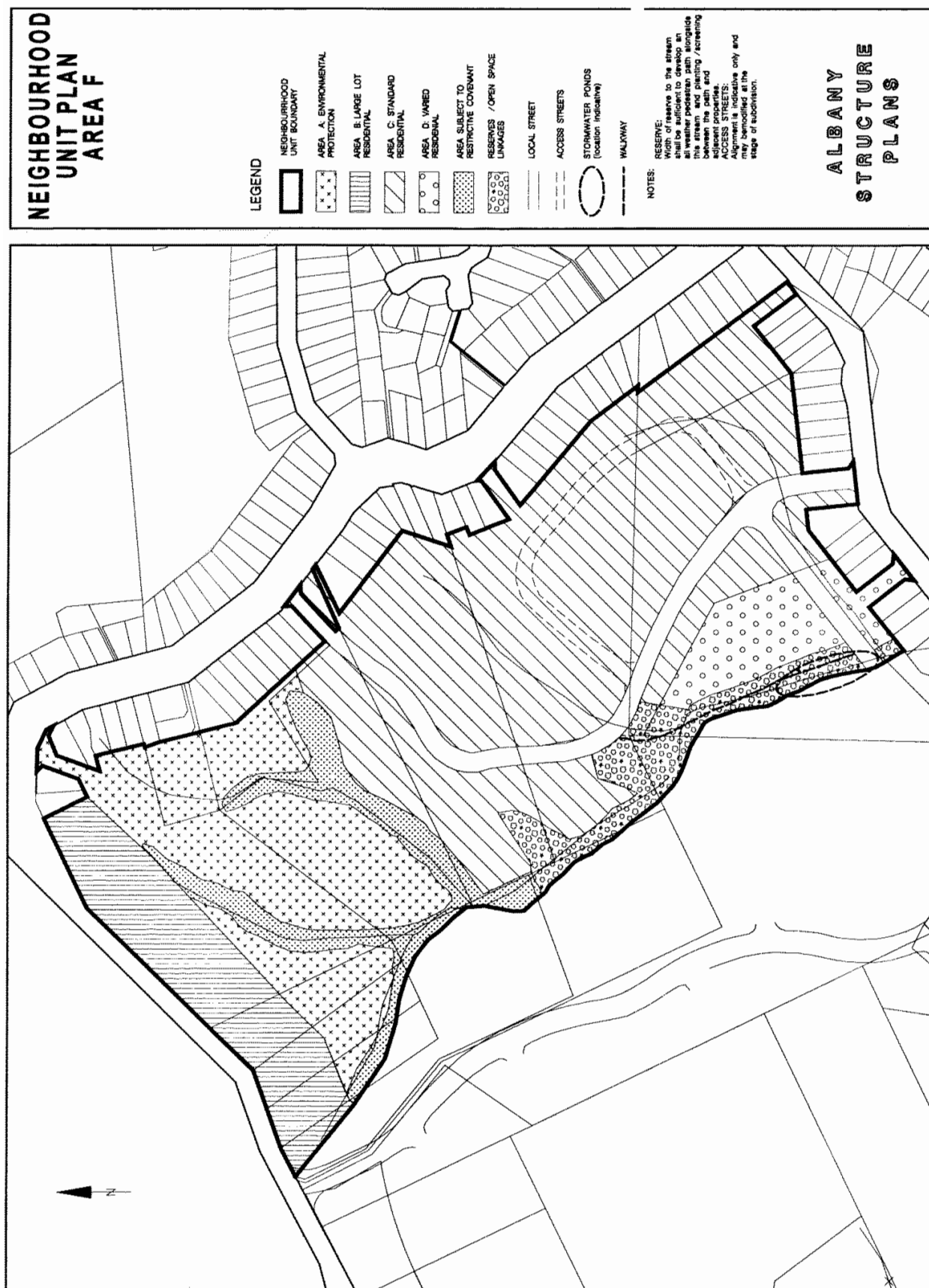


Note: The zone boundaries for the Area A and B zones have changed. Refer to the District Plan Maps.

Appendix 17A/ C: Neighbourhood Unit Plan Area G/I, Albany

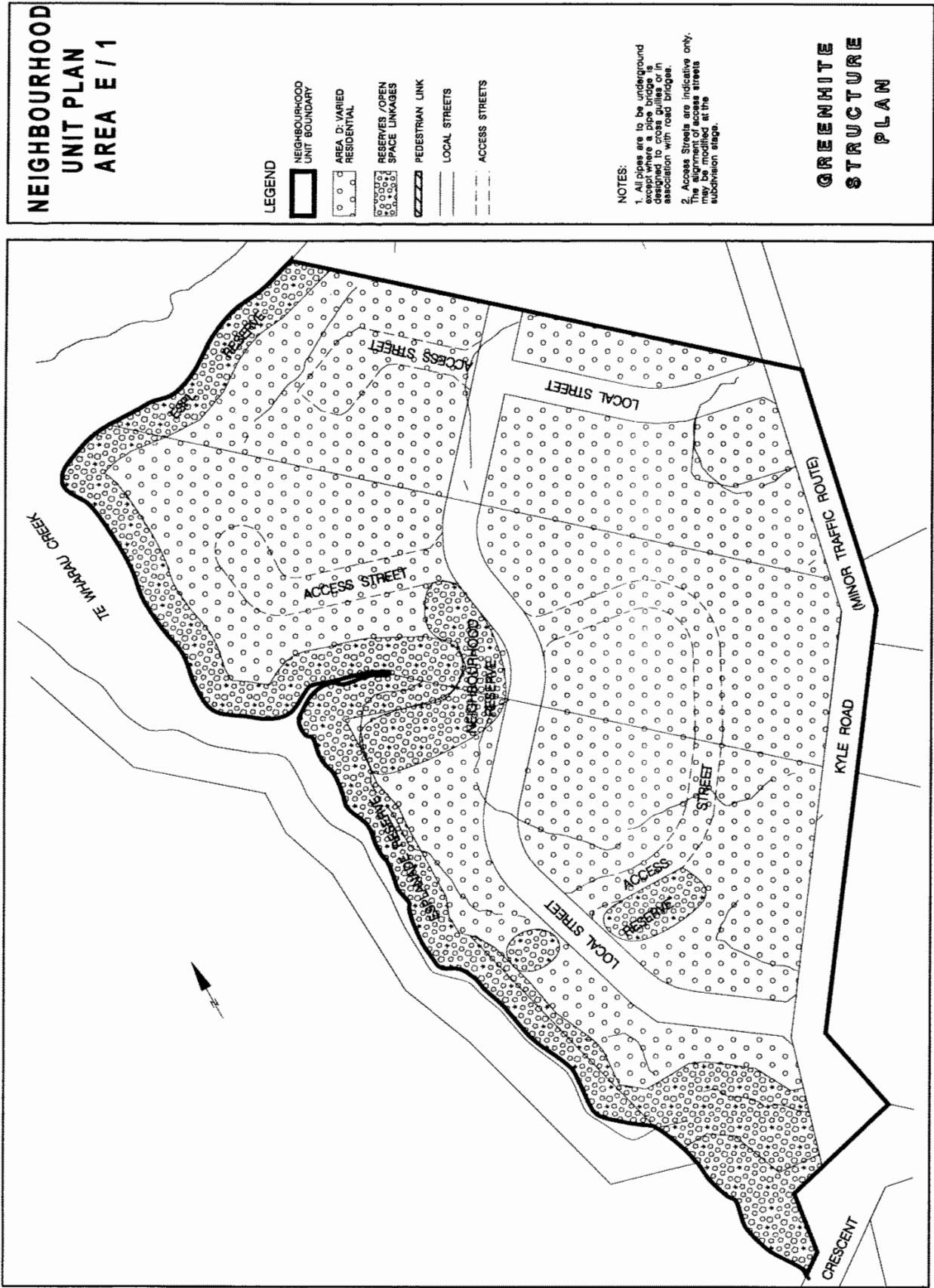


Appendix 17A/ D: Neighbourhood Unit Plan Area F, Albany

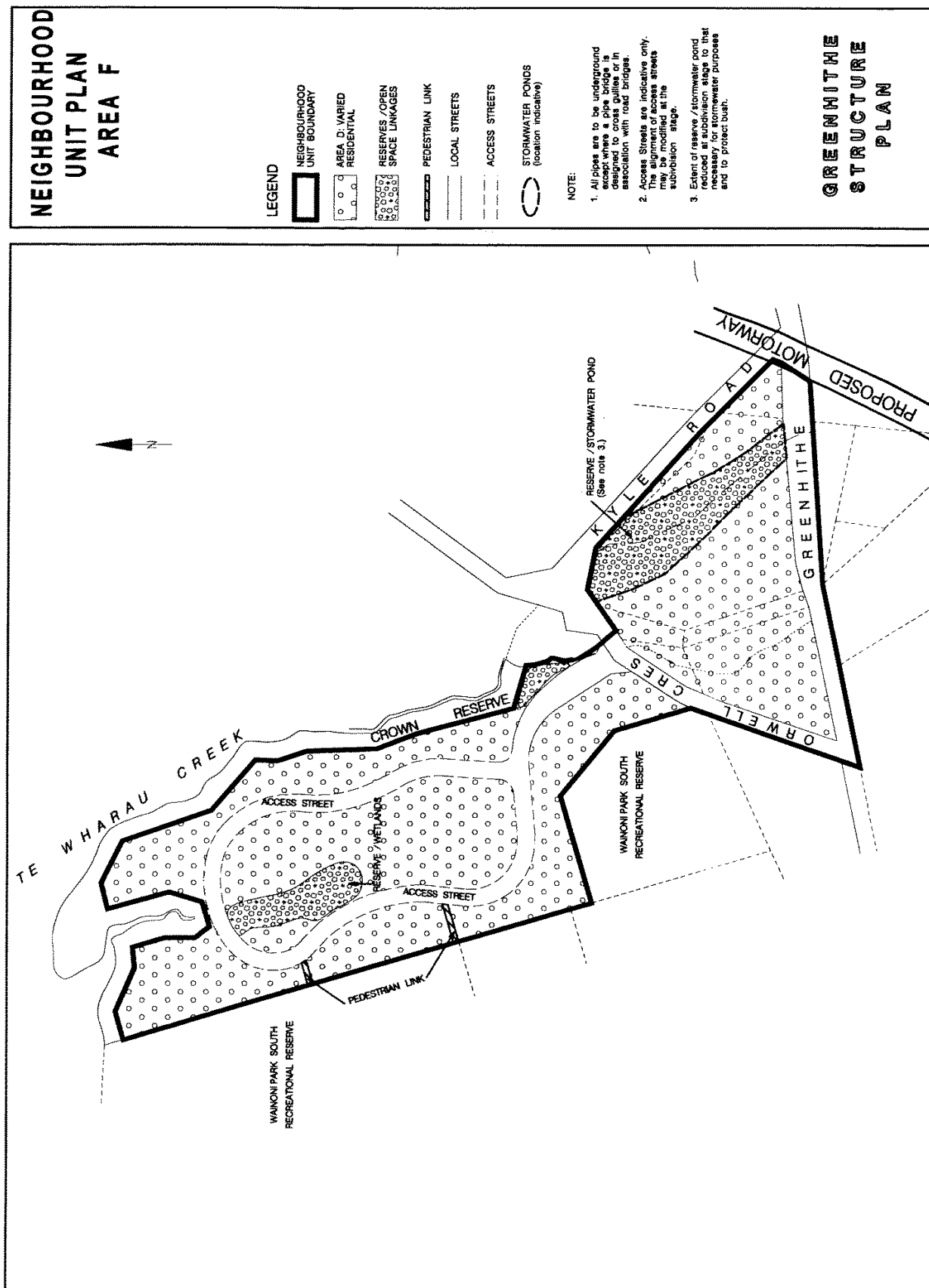


Note: The zone boundaries for the Area A and B zones have changed. Refer to the District Plan Maps.

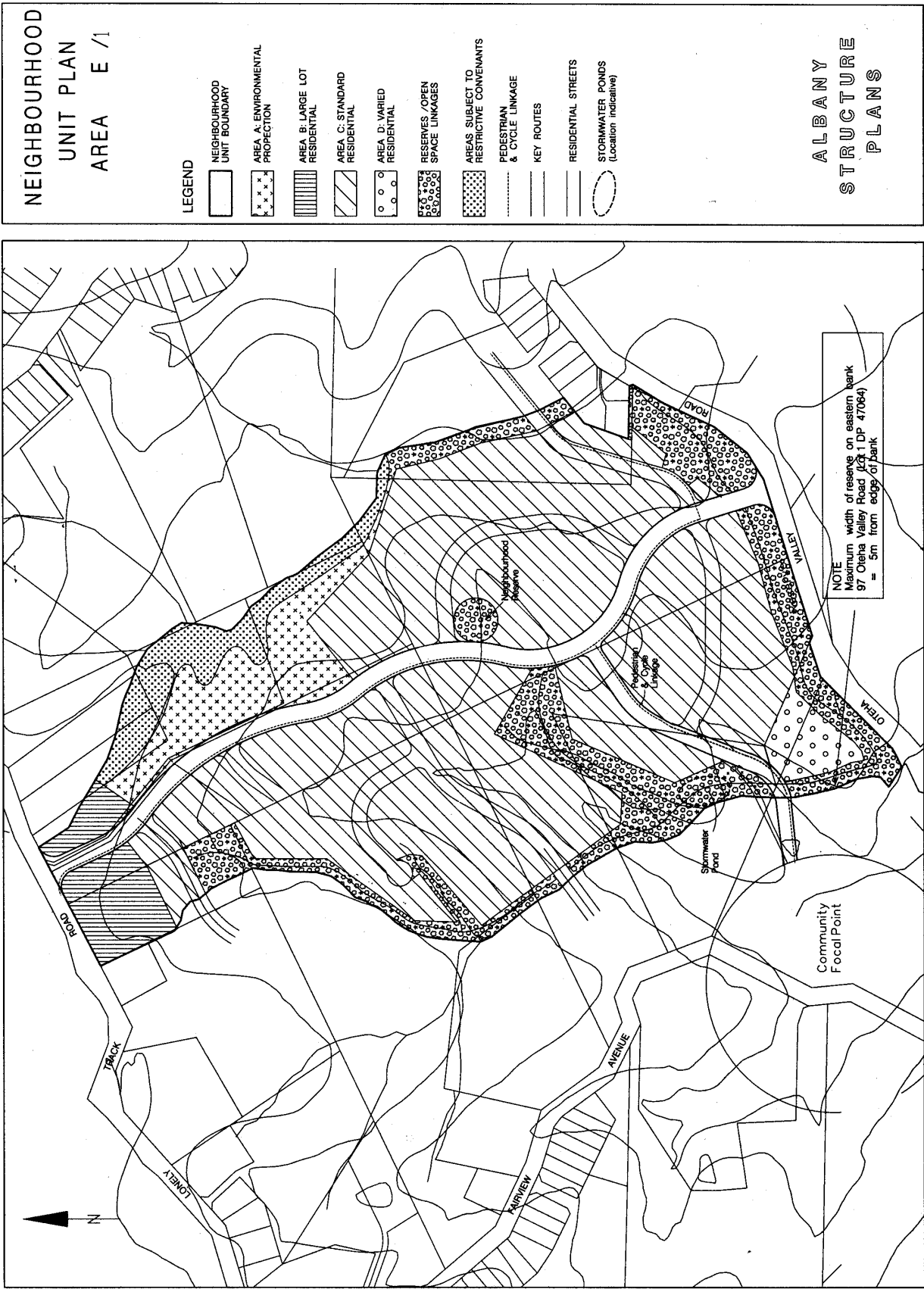
Appendix 17A/ E: Neighbourhood Unit Plan Area E/1, Greenhithe



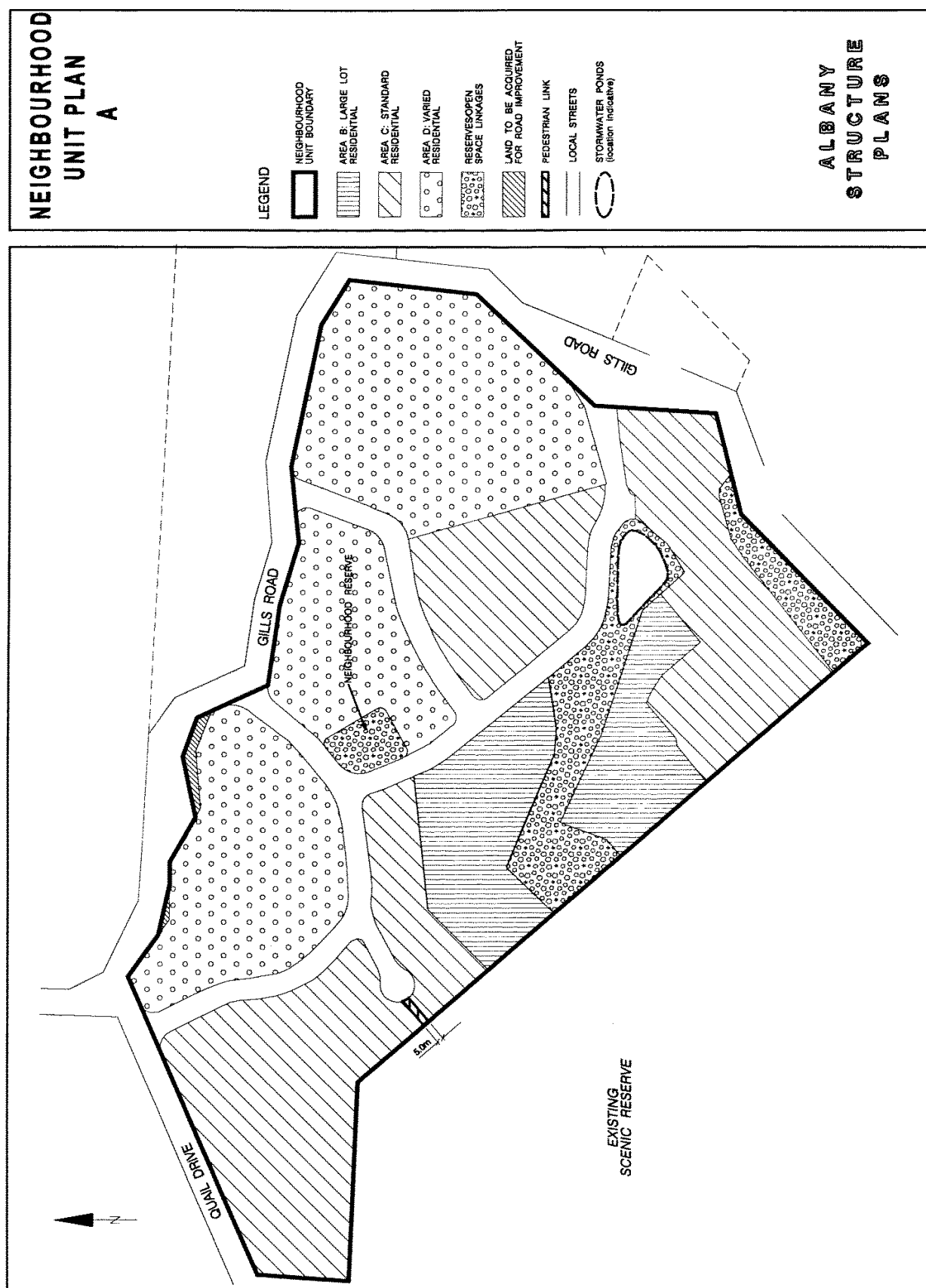
Appendix 17A/ F: Neighbourhood Unit Plan Area F, Greenhithe



Appendix 17A/ G: Neighbourhood Unit Plan Area E/I, Albany



Appendix 17A/ H: Neighbourhood Unit Plan A, Albany



Appendix 17A/ I: Mixed Use Overlay Area

Note: Key routes are identified on Structure Plans located on Maps 13 and 18.

i) Status

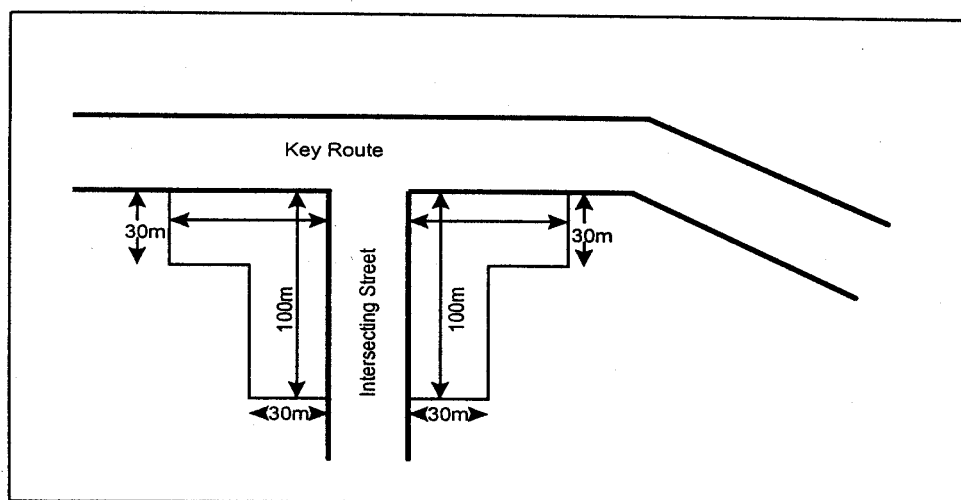
A "mixed use overlay area" has been identified on the Albany North East, Albany South, and Greenhithe South Structure Plan areas. It overlays the Area D: Varied Residential zone and provides bonus provisions that enable increased height and, business activities in return for increased street amenity. If the bonus provisions are not applicable, then the provisions of the Area D: Varied Residential Zoning apply. The Mixed Use Overlay Area fronts the intersection of two key routes. Some of these key routes such as Fairview Ave and Kyle Road exist already while others are yet to be built. The Structure Plans identifies the indicative location of these unbuilt key routes. It is not until the land is subdivided that the precise location will be determined. The Mixed Use Overlay Area therefore may shift its location with any change in the location of the key routes. The Area D: Varied Residential zoning shall apply to any land should the location of the Mixed Use Overlay Area change.

ii) Dimensions

Except for the Greenhithe South Structure Plans, the Mixed Use Overlay Area identified on the Planning and Structure Plan Maps shall be a maximum of 160 metres in length along one side of the Key Route and shall extend 80 metres either side of the intersecting street (which also may be a Key Route) where applicable. If there is no intersecting street the Mixed Use Overlay Area shall be 160 metres in length.

In the case of the Greenhithe South Structure Plan, the Mixed Use Overlay Area shall be a maximum of 120 metres in length along one side of the key route and shall extend 60 metres either side of the intersecting street.

In addition, where a street intersects with the Key Route through the Mixed Use Overlay Area, that street shall also have the Mixed Use Overlay Area applied for a maximum length of 100 metres from the intersection, on both sides of the intersecting street. The Mixed Use Overlay Area shall apply to a depth of 30 metres from the front boundary. Refer to the notional diagram below.

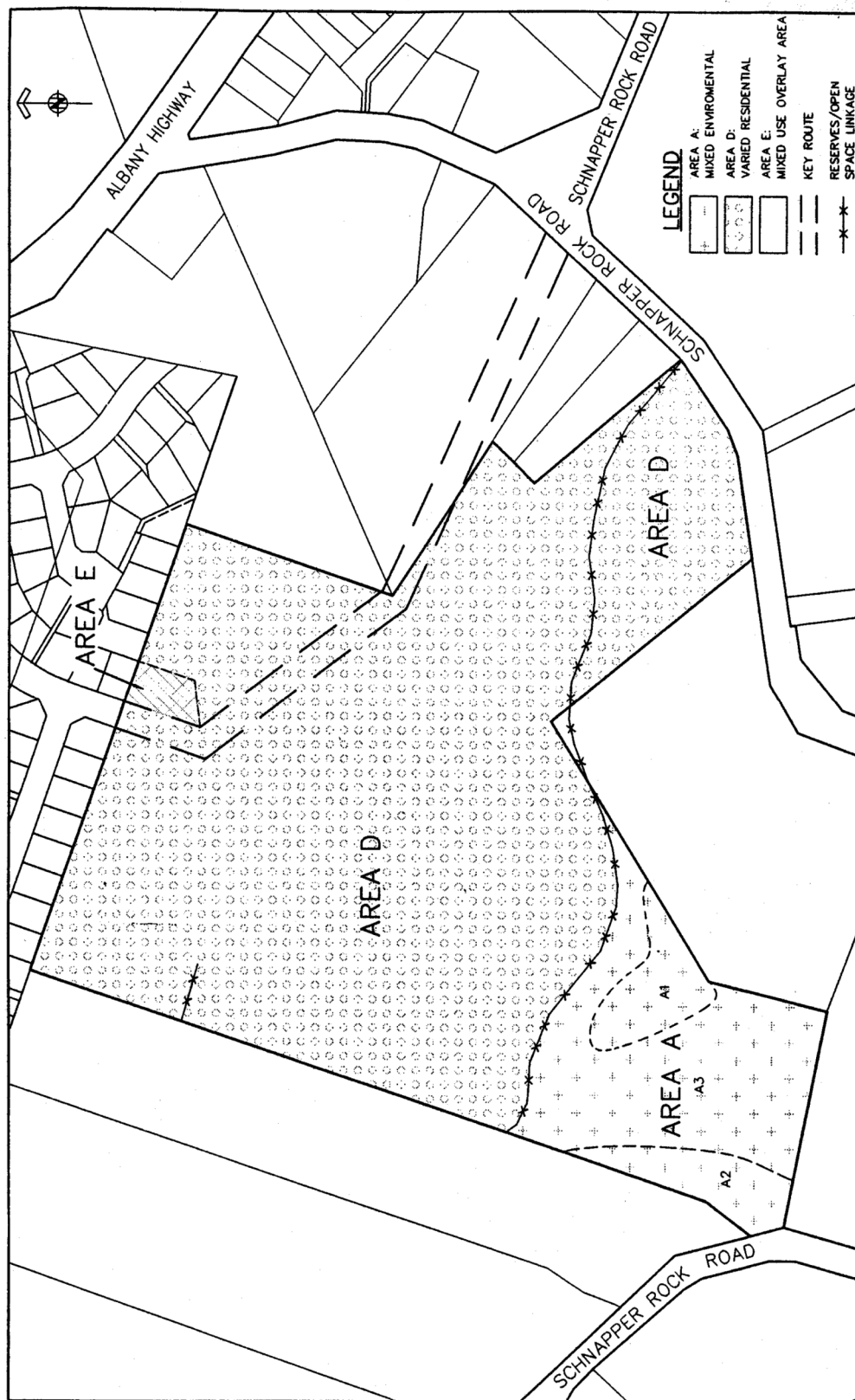


Note: Diagrammatic only, not drawn to scale

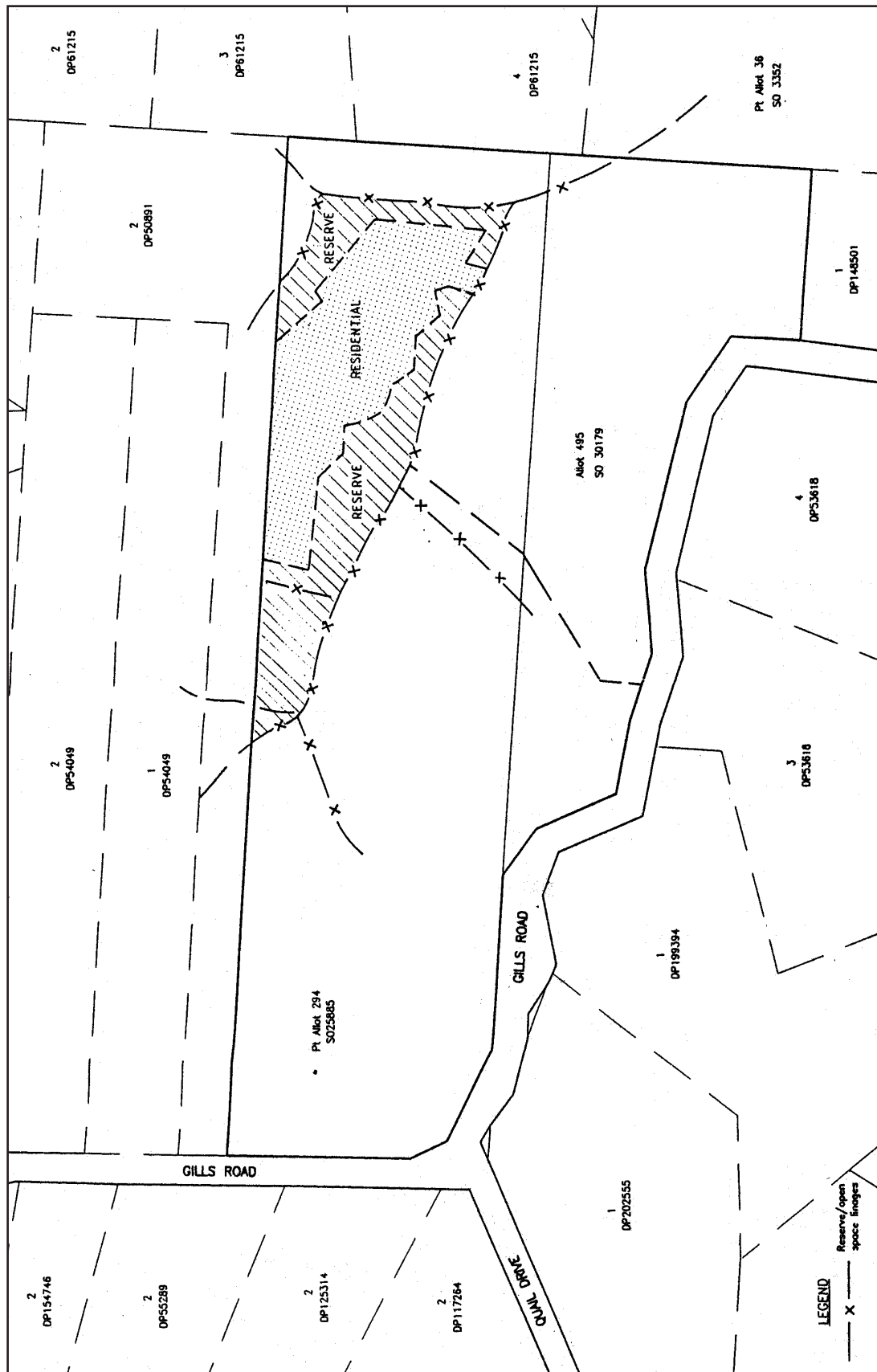
iii) Location of Mixed Use Areas

Refer to the following Plan Maps 13 and 18 for the location of the Mixed Use Overlay Areas.

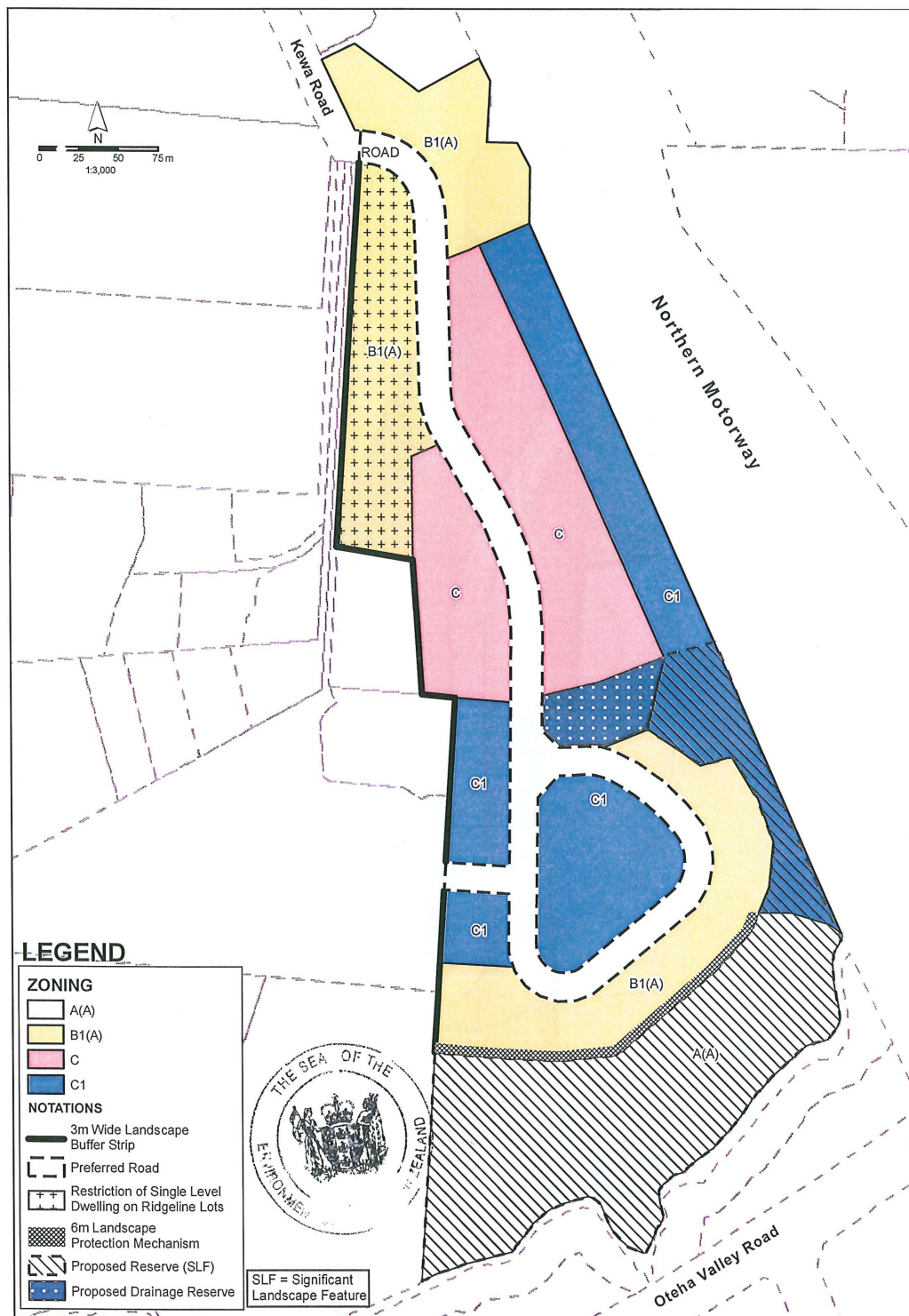
Appendix 17A/ J: Zoning Plan - 90 Schnapper Rock Road, Greenhithe **(Part Lot 2 DP 59752)**



Appendix 17A/ K: Concept Plan of the New Zealand Community Growth Trust Landholding indicating the Development Area and Area of Proposed Reserve



Appendix 17A/ L: Concept Development Plan for 29, 40A & 42 Kewa Road



Appendix 17A/ M: Fairview Avenue Traffic Catchment

