

## 17B Long Bay Structure Plan

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## 17B. Long Bay Structure Plan

This section contains the objectives, policies and rules relevant to subdivision and development and site works in the Long Bay Structure Plan area. Unless cross-referenced, the provisions in this section apply to subdivision and development in the Long Bay Structure Plan area. Reference should also be made to other parts of the Plan.

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### 17B.1 Introduction

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The Long Bay Structure Plan deals with land at the northern end of East Coast Bays as covered by planning maps 4, 7 and 8.

The Long Bay Structure Plan area falls within the Metropolitan Urban Limit Line as set out in the Auckland Regional Policy Statement, within which urban development is generally possible. It also covers or abuts the following significant natural and physical resources:

- The outstanding landscapes and natural character of the coastline north of Vaughan Stream.
- The Long Bay Regional Park, a regionally important area of high recreational and landscape value.
- An area of national heritage value on the Awaruku headland.
- The high ecological and amenity value of the Vaughan Stream catchment and coastal receiving waters of the Long Bay-Okura Marine Reserve.
- A number of native vegetation areas of ecological value.
- Long Bay schools, Ashley Reserve and the Okura rural and Torbay residential areas.

The Long Bay Structure Plan comprises the following elements:

- The guiding design principles and significant resource management issues which the structure plan addresses.
- Structure Plan-wide objectives (17B.1.2). These objectives detail how the sustainable management of existing and future natural and physical resources is to be achieved within the Structure Plan area.
- Structure Plan-wide policies (17B.1.3) and precinct-based policies (17B.1.4).
- Zone-based objectives and policies (17B.2).
- The land use strategy map (Appendix 11A to the District Plan Maps) provides a spatial representation of the land use patterns that implement the objectives, policies and methods.
- Rules that manage site works (17B.3), subdivision (17B.4) and development within the identified zones (17B.5).
- Maps: Zoning, Designations and Special Provisions, and Appendix 11B to the District Plan Maps - Additional Controls showing proposed roads, riparian margins, bulk earthworks, ridgeline height controls and Park Interface view points.

#### 17B.1.1 Structure Plan Issues

The Long Bay Structure Plan was prepared following the process outlined in Section 17A of the District Plan.

The Long Bay Structure Plan was prepared in accordance with the design principles set out in Section 17.5.5 and 17.5.6 of the District Plan. The final Structure Plan was determined by the Environment Court after an extensive hearing process that occurred between 2007 and 2011.

The following resource management issues were identified during the Structure Plan development process as being particularly important:

- The need to take a precautionary approach to the quantity of earthworks within the area, given the high value of the receiving environment present and uncertainties associated with how the cumulative effects of earthworking to remedy widespread land instability can be mitigated.
- The need to manage the cluster of heritage resources present in the Awaruku area in a way that protects the individual sites as well as their context as a heritage landscape and provides for the on-going maintenance and management of the sites and landscape.
- The need to provide a buffer between development and the northern sections of the Long Bay Regional Park so as to retain the outstanding landscape and high recreational values of this part of the Park and coastline.
- The need to manage the Vaughan Stream catchment in an integrated way and to consider issues of landform and stream modification, impervious surface cover and stormwater management techniques from a catchment wide perspective.
- The potential of the Vaughan Stream valley to provide a central focus for development, a physical connection and access (via walkways and cycleways) and a major ecological corridor through the catchment.
- The development of an urban form that supports the creation of a village centre and opportunities for higher density housing in close proximity to the centre and high quality open spaces.
- The provision of an adequate transport network that promotes connectivity with the surrounding area.
- The need to provide for the sustainable and integrated management of all of the above principles.

The structure plan development process determined that the land in the Long Bay Structure Plan area falls into two main land units:

- The upper valley which covers land of moderate to steep topography closely oriented to the main Vaughan Stream corridor, and which contains important tributary waterways and areas of native vegetation. Low density development is to occur in this area.
- The lower valley which covers the more open landscapes associated with the wider valley profile of the area, where stream tributaries are either modified or discharge to the tidal reaches of the Vaughan Stream and where the visual and physical presence of existing urban development is more prominent. Urban development is appropriate in this area.

The landscape of the lower valley is further subdivided into four precincts as follows (see Appendix 17B/A):

1. North Vaughans including Homestead Spur, Grannys Ridge and Piripiri Point Ridge
2. Vaughan Flats, including the lower reaches of the Vaughan Stream
3. Awaruku including land on the southern side of Vaughan Stream and the northern side of Awaruku Stream
4. Glenvar, being the area generally west of Ashley Avenue.

The Vaughan Stream catchment is subdivided into two stream protection areas (Stream Protection Areas A and B) for the purposes of stormwater management. Within these Stream Protection Areas, a differential approach to the intensity of development, extent of landform modification, impervious cover, on-site stormwater management and modification of waterways applies, based on the ecological values of the stream, their sensitivity to the adverse effects of development and their contribution to sustainability of the Vaughans Stream.

## **17B.1.2 Objectives for Long Bay**

### **1. Integrated and Sustainable Management**

To create a new community where natural and physical resources are managed in an integrated and sustainable way in accordance with the Land Use Strategy (Appendix 11A to the District Plan Maps), so that the natural environment is protected and enhanced, there is a high degree of liveability and amenity for future residents, and infrastructure provision is co-ordinated with development.

### **2. Heritage**

To protect and enhance the nationally significant heritage values and associated natural landscape character of the Awaruku Headland and seaward end of the Awaruku Ridge.

### **3. Coastal and Landscape Character**

- i) To protect and enhance the regionally important amenities, landscapes and ecological systems of the Long Bay Regional Park.
- ii) To preserve the outstanding landscapes and natural character of the coastal environment delineated by Homestead Spur, Grannys Ridge and Piripiri Point Ridge areas within the North Vaughans area, as experienced from within the Long Bay Regional Park and Piripiri Reserve.

### **4. Streams and Waterways**

- i) To protect and enhance the water quality, level and flows, habitat values and fauna of the Vaughan Stream, including its tributary waterways in the upper valley, identified waterways in the lower valley, and their margins, and to avoid adverse effects on the recreational values of the Long Bay beach and the ecological values of the Long Bay Okura Marine Reserve.
- ii) To improve the water quality, habitat values and fauna of the Awaruku Stream and reduce the adverse effects of discharges from the stream on the Long Bay Beach and the Long Bay Okura Marine Reserve.

### **5. Sediment/Earthworks**

To ensure that sediment discharges to the Vaughan and Awaruku Streams and the Long Bay-Okura Marine reserve and wider Hauraki Gulf are minimised to limit risks to the ecological, amenity and recreational value of these environments.

### **6. Ecology**

To protect native vegetation remnants and habitats from subdivision, use and development and to extend native vegetation to link together isolated stands of bush to form a viable ecological system.

### **7. Urban Form**

To achieve a compact urban area in the lower valley that provides choice in living environments, creates safe, integrated living areas of high amenity with a sense of identity and community, promotes access to local services and connectivity to surrounding areas and where the built environment is integrated with the natural environment.

To ensure that the upper valley develops a large lot and rural residential character where bush areas are protected, enhanced and connected together over time.

### **8. Building design and development**

To ensure that subdivision and development in the lower valley delivers a high level of urban amenity with terrace and apartment development and a compact village centre developing as a high quality focal point integrated with the natural character and amenity values of the Vaughan Stream corridor.

### **17B.1.3 Policies - Structure Plan Wide**

#### **17B.1.3.1 Natural Environment**

1. A low impact, treatment train approach to stormwater management is to be followed, including limitations on landform modification and impervious cover; on-site stormwater mitigation measures for developments, roads and accessways and retention of the majority of streams and waterways; as well as the provision of catchment-wide facilities like wetlands.
2. Stream Protection Areas (A and B) are defined on the Structure Plan maps, based on the ecological value of stream tributaries, their sensitivity to the adverse effects of development and their contribution to the overall sustainability of the Vaughan Stream.
3. Within the Stream Protection A area:
  - a) All streams, waterways and their riparian margins are to be retained in their natural state, and site works, subdivision and/or development is to identify and protect existing stormwater overland flow paths, and
  - b) Imperviousness is to be limited to no more than 15% in Long Bay 1 zone and 50% in Long Bay 2 zone with lots sizes to be at least 600m<sup>2</sup> in the Long Bay 2 zone area, and
  - c) Development is to incorporate on-site stormwater mitigation measures that mitigate the adverse water quality and quantity effects from the following areas of impervious surfaces:
    - i) Long Bay 1 Zone, 100% of impervious surfaces.
    - ii) Long Bay 2 Zone, stream catchment 1C, 100% of impervious surfaces.
    - iii) Long Bay 2 Zone, all other stream catchments, 80% of impervious surfaces.

The quality of discharged stormwater should be managed by removing, on-site, a minimum of 75% of total suspended solids on a long term average basis from the percentage of impervious areas listed in (i) and (ii) above.

The quantity of discharged stormwater is to be managed so that post development peak flow rates and average run-off volumes are limited to pre-development peak flow rates and volumes for a range of rainfall events for the percentage of impervious areas specified in (i) and (ii) above. This is to be achieved through the use of rain tanks for the reuse of roof water as a non-potable water source (and to assist with water demand management), in addition to revegetation and other techniques such as pervious paving and bio retention. Pre-development means the state of the catchment, from a stormwater run-off perspective, prevailing when the catchment comprised predominantly pasture and pockets of bush; and

- d) No off-site wetlands or ponds are allowed in Stream Protection A Area except for the treatment of road run off from the steeper sections (grades greater than 8%) of the Glenvar Ridge Road.
4. In the Stream Protection B Area:
  - a) The main channels of the Vaughan and Awaruku Streams are to be retained in their current state, but secondary waterways are able to be modified (stream 1B) or removed (except stream 2); and
  - b) Overland flow paths are to be identified and protected, post development; and
  - c) Lot sizes and impervious cover may provide for a range of urban development types; and
  - d) Development is to be designed so that the adverse effects of stormwater run-off are mitigated before it enters the Vaughan and Awaruku Streams. This is to be achieved through the use of on-site measures such as rain tanks for the reuse of roof water as a non-potable water source (and to assist with water demand management) as well as off-site measures such as constructed



wetlands (which are only to be provided in the Long Bay 6 zone) that provide for centralised water quality treatment.

5. Public and private roads and accessways and other public services and areas (such as walkways and cycleways) are to be designed to limit stormwater runoff by reducing carriageway widths and impervious areas as far as practicable while still providing facilities that are "fit for purpose"; and are to manage stormwater runoff prior to discharge to streams and waterways. Stormwater treatment devices, utilising the best practicable option, shall be provided within the road reserve and accessway, to mitigate the effects of the majority of stormwater generated by the road or accessway. The best practicable option includes the following:
  - a) Bio retention and pervious paving for shallow grades less than 5% parallel to the roadway.
  - b) Inclusion of check dams and other flow control methods with bio-retention and pervious paving for grades between 5% and 8%.
  - c) Off-line treatment for grades greater than 8%.
  - d) Revegetation associated with accessways in the Long Bay 1 Zone.
6. Riparian margins are identified on the Structure Plan maps (Appendix 11B to the District Plan Maps) to protect the ecological and amenity values of the Vaughan and Awaruku Streams within the Long Bay Structure Plan area. These margins are to be kept free of development and earthworks, except as provided for in policies 17B.1.4.2 (1) and 17B.1. 4.3 (9). They are to be made stock proof and replanted with suitable native vegetation at the time of subdivision.
7. Development in the 100-year flood plain is to be limited to infrastructure (including roads, water supply, wastewater, stormwater facilities and reserves) that cannot be located elsewhere.
8. Stormwater retention and treatment facilities are to be designed to retain the ecological values in and along the Vaughan and Awaruku Streams and are to be landscaped to add additional habitat (e.g. wetlands).

### **Protection and Management Areas**

9. The heritage resources in the Awaruku area will be protected by a Heritage Protection zone, a protective covenant and a Heritage Management Plan.
10. Protection Areas (overlays) are used to avoid the adverse affects of development on the significant natural resources present in the Long Bay Structure Plan area. They are to be applied to the:
  - i) Outstanding landscapes and natural character of the coastal environment north of the Vaughan Stream, and the interface with the Long Bay Regional Park, as defined by the Piripiri Point Protection Area and the Park Interface Protection Area.
  - ii) Remnant areas of native vegetation as defined by the Landscape Protection Areas - Conservation.
  - iii) Streams, waterways and their margins as defined by Riparian Margins.
  - iv) The area of land between streams 1C and 1D, which is to be kept free of earthworks and development, as defined by the Landscape Protection Area - Restoration.
11. Management Areas (overlays) are used to mitigate the adverse impact of development on important features and resources in and around the Long Bay Structure Plan area. They are to be applied to:
  - i) The interface between urban development and streams, as defined by the Stream Interface Management Area.
  - ii) Areas where revegetation is to be encouraged for landscape and/or ecological purposes, as defined by the Ecology/Stormwater Management Area and Landscape Enhancement Area.
  - iii) The eastern section of the interface between the Okura area and the Long Bay

Structure Plan Area as defined by the Vaughans Road Setback.

12. Areas of existing native vegetation identified as Landscape Protection Areas - Conservation, are to be set aside at the time of subdivision, made stock proof, weeds and pests eradicated and afforded long term protection by appropriate legal mechanisms. Vegetation removal shall be limited to the eradication of plant pests and weeds.
13. Subdivision and development is to contribute to extending the areas of native bush in the Structure Plan area, helping to develop over time the Vaughan Stream as an ecological corridor linking the lower valley with the existing bush areas in the upper valley as defined by Ecology/Stormwater Management Areas, the Landscape Enhancement Area and the Landscape Protection Area - Restoration.
14. The Piripiri Point Protection Area and Park Interface Protection Area are to be used to protect the values of the outstanding natural landscape and natural character of the coastal environment north of Vaughan Stream, including the amenity values of the Long Bay Regional Park and Piripiri Reserve, from the adverse effects of urban development in the Long Bay 2 zone, north and east of the Vaughans Road extension. The identified protection areas are to be created at the time of subdivision or earthworks.
15. Subdivision, use and development in precincts containing Stream Interface Management Areas is to result in high quality, safe and accessible public open spaces within the adjacent stream corridors.

#### **Sediment/Earthworks**

16. To avoid the risks of the adverse effects of sedimentation on the receiving environment, control of sediment is to involve a limit on the area exposed at any one time (30 hectares total of bulk earthworks and permitted site works) across the whole of the structure plan area; as well as enhanced sediment control measures. Allocation of the 30 hectare limit between the zones in the Stream Protection A and B areas (see Appendix 17B/A - Long Bay Development Areas) is to be on the basis of the proportion of likely total earthworking within each zone as follows:
  - a) small scale siteworks are expected to amount to no more than two hectares in total across the whole structure plan area; and
  - b) no more than seven hectares of land may be exposed at any one time in the Long Bay 1 zone with no ability to exceed this limit in an earthworks season; and
  - c) up to twenty one hectares may be exposed at any one time in the Long Bay 2-7 zones, with this extended to twenty eight hectares where the seven hectare allocation for the Long Bay 1 zone has not been taken up in an earthworks season.
17. The volume and footprint of earthworks within the Stream Protection A area are to be limited to avoid changes to landforms, waterways and changes in hydraulic response as a result of compaction of soils during earthworks.
18. Bulk earthworks are provided for in the Stream Protection B area so long as they are in accordance with the bulk earthworks plan (Appendix 11B to the District Plan Maps). This plan provides direction over the area to be earthworked and the nature and extent of landform modification. Earthworks within this area will still be subject to consent requirements relating to the area exposed and site management.
19. Site works associated with development should be undertaken in such a manner so as to avoid adverse effects on waterways and their margins, areas of ecological value and neighbouring properties arising from changes to landforms and compaction of soils from construction of buildings; and from the generation of sediments. This is to be achieved by way of the preparation of individual site management plans.
20. All earthworking/geotechnical devices are to be kept clear of the Landscape Protection Areas - Conservation and identified riparian margins other than infrastructure identified by Policy 17B.1.4.2 (1) and 17B.1.4.3 (9) and in relation to Stream 1B.

21. Monitoring is to be undertaken by the Council to record pre-development, development and post-development effects of earthworks, subdivision and land use activities on the fresh water and marine receiving environments.
22. A Lizard Conservation Management Plan for all areas where lizards have been located is to be prepared to describe the methods of trapping and relocating any lizards before site works begin.

#### **17B.1.3.2 Development intensity and form**

1. Subdivision and development is to be designed to achieve the land use strategy which represents an integration of all of the objectives and policies for the Long Bay Structure Plan area. Where alternative outcomes to those of the land use strategy are proposed then the benefits need to be demonstrated with regard to all of the objectives and policies.
2. The Long Bay Structure Plan Area is divided into two main land units: An upper and lower valley (as shown in Appendix 17B/A), reflecting the value and sensitivity of the natural resources present, as well as the opportunities available for urban development. Specific strategies are to be applied to these areas, reflecting the various place-based values, issues and opportunities present;
  - a) The upper valley is to provide for low density (large lot and rural residential) development in association with considerable revegetation. The upper valley is defined as covering the catchments of streams 1C (except for a limited part of that catchment defined in policy 17B.1.3.2 (15) below) and 1D, and 4 through to 16 (including streams 9A to C) as shown on Appendix 11A and 11B to the District Plan Maps;
  - b) The lower valley defines the area where urban development is suitable (Long Bay 2 to 5 zones), subject to various requirements relating to the protection of natural resources identified on the Long Bay Structure Plan map series and desired urban design outcomes.

#### **Upper Valley**

3. A minimum subdivision size of 2 hectares is applied to the Long Bay 1 zone to protect the landscape and the ecological values present. Smaller lot sizes are possible where existing areas of native vegetation are protected from further development and minimal land modification will occur.
4. The Long Bay 1A zone (large lot residential) has been applied to land of gentle to moderate slope that is adjacent to existing roads and accessways (or where accessways can be provided with limited land form modification) where there is less bush cover and fewer waterways, being generally land on the upper slopes of the Vaughan Stream, close to Vaughans Road or Glenvar Road.
5. The Long Bay 1B zone (rural-residential development) has been applied to land that is of steeper gradient (generally 15° plus) and/or subject to geo-technical issues and which is closer to the main stream channel and bush areas and further from existing road access points. Development intensity is to be related to the presence of stable building sites which do not require substantial site works to redress geo-technical issues. For many sites, this will mean that lots sizes will be larger than the minimum standard and it is expected that overall development intensity in the Long Bay 1B zone will be lower than the minimum lot size rules suggest.
6. Land between the catchments of stream 1C and 1D up to the steeper land above the headwaters of stream 1D is to be set aside and revegetated at the time of subdivision. Earthworks and structures (except those associated with revegetation and fencing) are to be prohibited within this Landscape Protection Area.
7. Development of a higher density than Long Bay 1A shall be avoided west and south of the area defined in Policy 17B.1.3.2 (15) below.
8. Subdivision and development of land to the north of the escarpment covered by the Landscape Enhancement Area on the northern side of Vaughan Stream is to enhance this area through revegetation.
9. For the section of Vaughan Stream within Long Bay 1 zone, esplanade reserves and

strips are required where provided for by the Resource Management Act and Section 9 of the District Plan.

10. All development is to be kept clear of Landscape Protection Areas - Conservation and Restoration. To this end, minimum lot sizes are to be exclusive of these areas.
11. For lots containing Ecology/Stormwater Management Areas, development (such as building sites and accessways) may be located within these areas, provided that it is located outside of riparian margins (as shown on Appendix 11B to the District Plan Maps), does not result in the clustering of development and is subject to replanting requirements.
12. Along Vaughans Road, development is to be designed to avoid a continuous band of housing close to the road by application of yard requirements, as well as a variation of lot shapes and dimensions.
13. Development that proceeds ahead of the trunk wastewater network may meet all wastewater disposal needs on site as an interim solution. All such development is to utilize appropriate technologies and materials to minimize wastewater overflow events and contamination of the stream and marine receiving environments. All such costs are to be met by development and any such development is to connect to the trunk wastewater network once it becomes available.

### **Lower Valley**

14. Within the lower valley four precincts are identified. Subdivision of the three precincts in the Stream Protection B area is to provide for urban development, and is to be in accordance with an approved Precinct Plan (to be granted as a land use consent). A Precinct Plan may be prepared for the whole or part of a precinct provided that the Precinct Plan covers a logical and reasonable portion of the precinct. The boundary of the Precinct Plan does not have to exactly align with the precinct boundaries shown on the Structure Plan maps. The Precinct Plan process is not applicable in the Glenvar Precinct.
15. Within the catchment of stream 1C a limited amount of Long Bay 2 type development is possible. This development is to be confined to the area within 120 metres (measured along the Vaughans Road frontage) of the boundary between the Stormwater Protection A and B Areas and to the north of the stream 1C's Ecology/Stormwater Management Area. It is not to extend west of the point at which the Ecology/Stormwater Management Area starts to narrow, or south of that area, as shown in Appendix 11A to the District Plan maps.
16. The Precinct Plan is to give effect to the overall direction provided by the Land Use Strategy (as shown on Appendix 11A to the District Plan Maps), and respond to and implement the precinct based policies set out below. In addition to the elements shown on the Structure Plan maps, the Precinct Plan is to contain for the precinct, or part thereof:
  - a) Main and secondary roading networks, including connections to the rest of the precinct where the Precinct Plan only deals with part of the precinct, as well as connections to other precincts;
  - b) Where vehicle access will be provided by private accessways and lanes;
  - c) Walkway/cycleway network;
  - d) Staging and required infrastructure;
  - e) Reserves;
  - f) Density/development typology;
  - g) Protection and Management Areas;
  - h) Stormwater treatment facilities;
  - i) Interconnectivity between Precinct 1: North Vaughans and the adjacent Long Bay 2 zoned land within the catchment of stream 1C.
17. The proposed roads shown on the structure plan maps are to be provided in accordance with the alignments and widths described on the maps. Minor variations

in alignment (up to 20 metres of the centre line of the alignment shown on the maps) are acceptable, based on final earth working and lot layout, except for the Proposed Road within the Long Bay 3B and 7 zone, which shall be provided in the location shown.

18. The design of secondary roads is to provide an interconnected street pattern that promotes movement within and between precincts and supports good site layout, particularly in higher intensity areas. Blocks should not lead to lots having two road frontages (to proposed and/or secondary roads), unless they are corner sites.
19. Roads and accessways are to create high quality public spaces. They are to incorporate stormwater treatment and management devices, quality amenity features such as tree planting, berms and high quality footpath paving. There is to be a balance between transport, stormwater and amenity features. In appropriate situations, shared street designs should be favoured.
20. A pedestrian and cycle network is to be provided which safely and directly links schools, reserves, the commercial centre and passenger transport routes with residential areas and the main entry points of the Long Bay Regional Park. This network may involve on-street and off-street routes.
21. All homes within Long Bay 2 to 5 zones are to be within 400 metres of a reserve that provides a local neighbourhood function, and which is at least 2000m<sup>2</sup> in area. All neighbourhood parks are to be of a size and shape that supports a range of informal recreational pursuits.
22. All public reserves are to have sufficient road frontage to provide for access and informal surveillance of the reserves so as to promote safety and security for park users.
23. Some mixing of housing intensities within the Long Bay 2 zone within the Stream Protection B area is anticipated with an allowance for integrated housing (town house/duplex/triplex housing terrace types), provided that:
  - a) Such housing is located along Proposed (main) Roads or fronts reserves (public or private) of at least 2000m<sup>2</sup> in area; and
  - b) The number of dwellings to be provided as integrated housing does not exceed 20% of the total number of dwellings within the relevant Precinct; and
  - c) The integrated housing areas and the associated housing typology is identified on an approved Precinct Plan and are on sites that are orientated to the street, (not rear sites, or sites that are perpendicular to the street), or are orientated to a public reserve which has road or lane frontage for the majority of its perimeter and which can be served by rear accessways/lanes; and
  - d) Consent for multi-unit developments is obtained before individual house lots are created.
24. Based on the findings of the Environment Court Decision A078/2008, scheduled archaeological sites 1079, 1080, 1136, 1140 and those parts of 1098 that are outside the Long Bay 7 (Heritage Protection) zone, but within the bulk earthworks footprint, shown on Appendix 11B to the District Plan Maps and Appendix 17B/B, may be modified or destroyed; while development may occur within that part of the northern section of the 30 metre buffer of site 1082 which is outside of the riparian margin, by way of a Controlled Activity consent.
25. Minor residential units are not to be provided for within the Long Bay 1 zone (Upper Valley). Within the Long Bay 2 zone minor residential units are to be located only on sites in excess of 1000m<sup>2</sup>. Within the Long Bay 3A and 4 zones, minor residential units may be incorporated into garages that overlook rear access lanes.
26. Within the Long Bay 3 to 5 zones, the blocks created by the road network should support a perimeter block layout where future development can front streets and maintain adequate separation between the backs of development.
27. Wastewater from development is to be disposed of to the public wastewater network. All development is to utilise appropriate technologies and materials for wastewater infrastructure to restrict stormwater inflow-and-infiltration into the

system. This is to avoid wastewater overflows during wet weather events and contamination of the stream and marine receiving environments.

28. Staging of development within any precinct is to demonstrate how such staging will support the attainment of the Land Use Strategy (as shown in Appendix 11A to the District Plan Maps).
29. Where multiple agencies are involved in the management of natural and physical resources, then the Council will work with these agencies to ensure that the management (including monitoring) of these resources is undertaken in an integrated way, including the Historic Places Trust in relation to heritage and the Department of Conservation in relation to the Marine Reserve. Consideration will be given to achieving integration with Regional Plans and Policies in relation to stormwater management, earthworks and other issues.

## **17B.1.4 Precinct- Based Policies**

### **17B.1.4.1 Precinct 1: North Vaughans**

1. Conventional, suburban-type development (Long Bay 2 zone) is to be confined to south of the Piripiri Point Protection Area; south and west of the Park Interface Protection Area that interfaces with the Long Bay Regional Park and east of the eastern ridge of the catchment of stream 1C, as shown on the Land Use Strategy (Appendix 11A to the District Plan Maps);
2. Any integrated housing development within the Long Bay 2 zone is to be confined to the following area, as these features are identified on Appendix 11B to the District Plan Maps:
  - to the south and west of the Vaughans Road extension below the 50 metre contour line and
  - to the north and east of Vaughans Road extension, no further than 30 metres east of the eastern side of Vaughans Road extension and below the 40 metre contour line.
3. Land in the precinct is to be contoured such that no buildings or structures within the Long Bay 2 zone:
  - a) to the east of the Vaughans Road extension (as shown on the Land Use Strategy map), are visible from the Long Bay Regional Park, when viewed from the Grannys Bay catchment, and from Piripiri Reserve, and
  - b) to the north of Vaughans Road extension (as shown on the Land Use Strategy map) when viewed from the northern part of the Grannys Bay catchment, and from Piripiri Reserve.

This is achieved by a combination of the application of the Piripiri Point and Park Interface Protection Areas, a reconstructed ridgeline and the contouring of land within the Long Bay 2 zone.

4. The finished ground level of earthworks across the gully located between the Vaughans Road extension shown on the Land Use Strategy Map and Homestead Spur, within the Long Bay 2 zone, is to be a minimum of 6 metres below the crest of the Homestead Spur to ensure an appropriate buffer to the Long Bay Regional Park. The existing contours of the crest of Homestead Spur below the 40 metre contour line may not be modified.
5. The Park Interface Protection Area shown on the Structure Plan maps is to be provided within the Long Bay Structure Plan area at the time of subdivision or siteworks. This Protection Area is to involve:
  - a) The existing ridgeline, augmented where necessary and contoured in a natural form, to be in accordance with the Ridgeline Height Control shown on Appendix 11B to the District Plan Maps unless it can be demonstrated that a different ridgeline design meets the requirement of Policies 3 and 4 above; and
  - b) No earthworks outside of the bulk earthworks footprint shown on Appendix 11B to the District Plan Maps, and

- c) No buildings, structures, site works or development on the crest, and the eastern and northern side of the Ridgeline Height Control shown on Appendix 11B to the District Plan Maps, except for rural type, post and wire fences and revegetation; and
  - d) Prohibition of all buildings other than accessory buildings on the southern and western side of the Ridgeline Height Control shown on Appendix 11B to the District Plan Maps. Any accessory buildings, structures and development within this part of the Protection Area must not be visible when viewed from the Long Bay Regional Park within the Grannys Bay catchment and from Piripiri Reserve and all associated site works are to retain the structural integrity of the ridgeline; and
  - e) A consistent and sustainable approach to the design, planting and on-going management of this Park Interface Protection Area shall be put in place at the time of subdivision.
6. The Piripiri Point land is to remain in one title (unless division is required for public road access or reserve purposes), with its own rural type zoning. The land is zoned Long Bay 1C and subject to the Piripiri Point Protection Area. The Protection Area restricts development to rural/pastoral activities and no buildings or structures are possible within this Protection Area, with fencing limited to farm type, post and wire fencing. A nominated house site for the Protection Area is shown on Appendix 11A to the District Plan Maps in the adjacent Rural 4 (ii) zone, and development in this site is subject to the provisions of that zone.
  7. In order to minimise the visibility of structures in the North Vaughans area from the Okura catchment, a 10 metre set back is to be provided on the 370 metre section of Vaughans Road shown on the Designations and Special Provisions Map and Appendix 11A to the District Plan Maps with control flexibility assessment criteria for structures that may need to be built within this set back. The criteria will generally preclude multi-storey structures within the 10 metres due to their potential visibility from the Okura Catchment and the Long Bay Regional Park.
  8. A riparian margin and Ecology/Stormwater Management Area is to be maintained on Stream 1B or any re-alignment of it. Any realignment is to conform to the following design principles: provide for a diverse, functioning natural stream corridor; integrate with urban design and open space planning for the adjoining area; enhance landscape and amenity values and involve sustainable construction practices. A Stream Interface Management Area is to apply to both sides of the riparian margin with development in this area to provide for public access and informal surveillance of the stream and walkway by way of fronting development.
  9. More intensive housing development is to be set against the margins of Vaughan Flats. This will include terrace and apartment type development.
  10. Subdivision and development (excluding any subdivision or development in the Long Bay 1C zone) may only proceed once agreement has been reached with the Council as to the timing and funding of the Vaughan Stream road crossing.

#### **17B.1.4.2 Precinct 2: Vaughan Flats**

1. The bed and banks of the Vaughan Stream are not to be modified by earthworks or structures except for three crossings: one road bridge and two pedestrian/cycleway bridges (which may double as a wastewater, water and stormwater pipe crossing) and any works associated with the realignment of Stream 1B.
2. The riparian margins shown on Appendix 11B to the District Plan Maps are to be planted in native vegetation according to an approved Planting Plan, apart from proposed walkways, trails and recreational areas shown on an approved Precinct Plan. When site works, subdivision or development occur the landowner is responsible for planting the land from the edge of the Vaughan Stream to the top of the bank and no less than 5 metres beyond, on either side from the top of the bank, within the Vaughan Stream Corridor. Particular care should be taken with the ecological and landscape design of the interface with the Long Bay Regional Park.
3. The whole of the riparian margin in the Long Bay 6 zone, as shown on Appendix 11B to the District Plan Maps, is to be vested in Council at no cost for stormwater

management purposes, including wetlands and perimeter planting and managed for ecological and where practicable, recreational purposes. Land zoned Long Bay 6 outside the riparian margins is to be landscaped and developed primarily for stormwater management and informal recreational purposes where appropriate, as determined by an approved Precinct Plan. The perimeter of the wetlands and the remainder of the Flats will be a focus for informal recreation, where practicable (especially walking and cycling paths up and down the valley) and for views from either side of the valley. Network infrastructure shall be underground, except for pedestrian/cycle and road bridges (which may double as wastewater, water and stormwater pipe crossings).

4. Land within the Long Bay 6 zone shall be vested in the Council for stormwater purposes upon the completion of this work, at no cost to the Council and in lieu of the taking of esplanade reserves along Vaughan Stream within the Long Bay 6 zone. Vesting of the Long Bay 6 zone may be carried out in stages in accordance with the staged approach to subdivision.
5. The land on the southern side of the Vaughan Stream outside of the floodplain within the Stream Interface Management Area (and an underlying zoning of Long Bay 3A and 5B) is to retain a largely open character. Buildings and development are expected to occupy no more than 40% of the Glenvar Ridge Road frontage of the Stream Interface Management Area within the Long Bay 3A zone. Buildings and development shall be designed to sensitively address the interface with the stream corridor, such as allowing for views into the Vaughan Stream corridor from the proposed road and having a consistent treatment of fencing and retaining walls along the boundary with the Vaughan Stream corridor.
6. Development on the northern side of Vaughan Stream within the Stream Interface Management Area (and an underlying zoning of Long Bay 3A and 4) is to provide a high quality built edge to the Vaughan corridor that supports a safe and attractive open space area. A shared pedestrian and vehicle lane will front the majority of the stream corridor (at least to the extent of the Long Bay 4 frontage, west of Vaughans Road extension), with development designed to address and overlook the lane and in turn the stream corridor. The shared lane should have a carriageway design (width, surface treatment) that slows traffic speeds and mixes pedestrian and cyclists.

#### **17B.1.4.3 Precinct 3: Awaruku**

1. Housing and a village centre may be developed in those areas outside of the nationally important heritage landscape on the Awaruku Headland and the floodplain of the Vaughan and Awaruku Streams as shown on the Land Use Strategy map.
2. Higher density housing is to be concentrated generally north of Long Bay College, with development intensity diminishing outwards from the village centre, with the area occupied by apartment-type buildings in and around the village centre covering a smaller area than terrace and town house formats.
3. A 'village plaza' area has been identified on the northern side of the proposed village centre (Long Bay 5B). Development in this area will be restricted to open space and community related uses such as an art gallery, café, markets, events or similar. Building scale, form and design is to ensure integration with the natural character and open space values of the adjacent Vaughan corridor.
4. The historic heritage values, landscape and natural character of the Awaruku headland and the seaward end of the Awaruku Ridge are to be protected and enhanced by way of a Heritage Protection zone (Long Bay 7). This zone shall exclude the Proposed Road to the Regional Park. The Long Bay 7 zone, excluding the two existing dwellings and their curtilage (as identified in Appendix 17B/B), is to be transferred to the Council prior to any Precinct Plan involving land in the Long Bay 3B zone, being approved.
5. A protective heritage covenant under the Historic Places Act 1993, shall be entered into by the landowners of the Long Bay 7 zone and the Historic Places Trust. for the long term protection, conservation and maintenance of the historic heritage and landscapes in the zone.



6. Activities in the Long Bay 7 (Heritage Protection) zone are to be managed so as to protect the historic heritage sites, cultural landscape and the natural character of the coastal environment. In practice this will require that:
  - a) the Heritage Protection zone be maintained in grass and for pastoral use by light stock (preferably sheep), excluding cattle, pigs or horses; and for passive recreation, and
  - b) built structures in addition to the existing buildings are to be limited to those necessary for its maintenance and for interpretative purposes, and
  - c) accessways, pathways and farm-type post and wire fencing are to be carefully designed and located to avoid adverse effects on the heritage landscape and resources, and
  - d) planting and landscaping (including revegetation of the margins of stream 2) are to be carefully designed to avoid disturbance of any archaeological sites.
7. On the western side of the Long Bay 7(Heritage Protection) zone is a band of Long Bay 3B zone, to be of sufficient width so that each site can contain a building platform and access that will avoid development, including earthworks, encroaching into the Heritage Protection zone. Development should ensure that there are some views through the Heritage Protection zone to the coast from public roads orientated towards (perpendicular to) the Heritage Protection zone and provide for less intensity of housing in the southern Awaruku area. Boundary fences and walls are to be designed to be sympathetic to the values of the Heritage zone.
8. A Heritage Management Plan, for the Heritage Management Plan area shown on Map 2 to the District Plan Maps, is to be prepared and approved by the Council in consultation with the New Zealand Historic Places Trust and the adjacent landowners. The Heritage Management Plan shall outline how the historic heritage resources of the area are to be protected and the heritage landscape maintained. Prior to any site works in the Awaruku Precinct, a Temporary Management Plan including matters related to fencing, planting, weed management, vehicle use and stocking regime, is to be put in place to avoid adverse effects to the Long Bay 7 (Heritage Protection) zone.
9. The bed and banks of the Awaruku Stream shall not be modified by earthworks or structures except for one road bridge, pedestrian/cycleway bridges; any works associated with a constructed wetland and other necessary infrastructure serving the area.
10. A wetland is to be constructed to treat both part of the Long Bay Structure Plan area and the Awaruku catchment outside the Long Bay Structure Plan area. Associated planting and landscaping is to be developed on the flats adjacent to the Awaruku Stream within the Long Bay 6 zone. Provision may also be made for recreational facilities like paths and trails where appropriate.
11. Land within the Long Bay 6 zone shall be vested in the Council for stormwater management purposes upon completion of the works set out in Policy 17B.1.4.3 (10). The relative proportions of cost required for the Awaruku wetland, landscaping and recreational facilities shall be agreed by the landowner and Council prior to vesting. Vesting of the Long Bay 6 zone may be carried out in stages in accordance with the staged approach to subdivision.
12. Esplanade reserves and strips are required along the Awaruku Stream, where provided for by the Resource Management Act and Section 9 of the District Plan.
13. The Beach Road extension should be carefully designed to ensure that adverse impacts on the Awaruku stream and wetland area are minimised. A narrow causeway is anticipated across the wetland. A bridge structure is to be used to span the Awaruku Stream. On the Awaruku slopes, a wider, tree-lined avenue is envisaged, with major retaining walls to be avoided in the earthworks design.
14. Ashley Avenue from the north of Ralph Eagles Place to its intersection with the proposed Glenvar Ridge Road is to have a consistent design and carriageway cross section. This will require some works within Ashley Reserve and within land currently occupied by Long Bay College (as to be agreed with the Ministry of

Education); as well within the Structure Plan area where land is to be vested in the council where necessary. The relative proportions of cost for this work shall be agreed prior to the vesting of this land.

#### **17B.1.4.4 Precinct 4: Glenvar**

1. All earthworking/geotechnical devices are to be kept clear of the Landscape Protection Areas identified on the Structure Plan maps.
2. The proposed Glenvar Ridge Road may be built in stages to reflect the operational requirements of the Ministry of Education, and its alignment may vary from that depicted to provide for school development.
3. Development intensity is to reflect the location of this area within the Stream Protection A area. Integrated housing (as described by Policy 17B 1.3.2 (23)) is not appropriate in this area.
4. Development is to set aside and protect the Landscape Protection Area - Conservation and revegetate the Ecology/Stormwater Management Area that applies to stream 3.
5. Esplanade reserves and strips are required along stream 3, where provided for by the Resource Management Act and Section 9 of the District Plan.

#### **17B.1.5 Design of Development**

1. Within the Long Bay 1, development should protect the landscape and rural character of the upper valley through limited building coverage of sites and wide set backs from boundaries.
2. Within the Long Bay 2 zone, the bulk and location of development (including building height and set back from boundaries, and the height of boundary fences) should protect the amenity of neighbouring properties, as well as creating a pleasant streetscape and a high degree of liveability for future residents.
3. Within the Long Bay 3A to 5 zones (except for Long Bay 5B), 3 to 4 storey development is expected in a perimeter block format, where buildings align to the street frontage. Buildings may be built within parts of the side boundary to make efficient use of the land and where private open space, garaging and vehicle accessways are generally to be to the rear. In the Long Bay 3B zone the design of development is expected to respond to its interface with the Long Bay 7 (Heritage Protection) zone and the intensity of development is to lessen to the south of the Awaruku ridgeline.
4. Development is to provide a high level of on-site amenity (including space for landscaping and outdoor recreation) through the provision of on-site open space and limitations on maximum building coverage. In the Long Bay 3 to 5 zones, upper level apartments can provide for on-site open space needs through a mix of communal areas and the use of balconies and rooftop areas, but for development in the Long Bay 2 zones, ground level on-site open space areas should be provided for each unit.
5. Development is to provide for car parking demands for residents on-site. Driveways should be located to minimise impacts on streetscape, avoid the loss of berm space for street trees and the loss of on-street car parking bays where these are provided.
6. Buildings and structures in the higher density areas (Long Bay 3 to 5 zones) are to be designed to enhance the streetscape, minimise adverse effects (such as overlooking and loss of privacy) on adjacent sites, and provide a high quality living environment for residents. Building facades and rooflines are to be modulated and articulated to provide a visually rich face to the street. The lengths of buildings are to be controlled to avoid long expanses of building. Car parking is to be either to the rear or side of buildings, or below ground.
7. Non-residential activities in the Long Bay 4 zone should be limited to those which are compatible with a residential living environment. Small-scale workplaces for commercial, service and other office-based activities are considered appropriate on the ground floor of the apartment type development possible in the Long Bay 4 zone. Mixed uses are to be encouraged in the Long Bay 5 zone.

8. Buildings and other development is to take into account the on-site stormwater mitigation requirements of the particular zone and Stream Protection area. The design and placement of buildings should aim to limit impervious surfaces and ensure that stormwater from hard surfaces can be directed to rain water tanks, bio-retention and other stormwater mitigation devices.
9. Development proposals that wish to depart from the development standards set out in the Plan should be considered against all of the relevant provisions of the Plan.

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## **17B.2 Zoning Framework**

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### **17B.2.1 Long Bay 1A Zone: Large Lot Residential**

#### ***Objective***

To provide for large lot residential development in the limited areas where slope and landform do not preclude buildings while protecting and enhancing natural vegetation.

#### ***Policies***

1. Development is to consist of a single dwelling with associated accessory buildings, set within generous areas of lawn/grass and vegetation. Development should avoid a continuous band of housing along Vaughans Road and be separated from other development, rather than clustered.
2. Lot sizes down to a minimum of 2,500m<sup>2</sup> are possible, provided that:
  - a) development sets aside and protects areas of native bush from further development keeping it free from stock, weeds and pests; and
  - b) earthworks to create building sites and accessways will not disturb more than an average of 2000m<sup>2</sup> per lot in any subdivision.
3. Development is to contribute to revegetation and the extension and linking of existing bush areas for stormwater mitigation and landscape enhancement purposes.
4. Full on-site mitigation of stormwater is required.

### **17B.2.2 Long Bay 1B Zone: Rural Residential**

#### ***Objective***

To provide for rural-residential development while protecting and enhancing the special landscape and environmental values of the steeper areas of the catchment.

#### ***Policies***

1. Development is to consist of a single dwelling with associated accessory buildings, set within areas of regenerating native vegetation, and separated from other development, rather than being clustered.
2. Development (including accessways) is to be confined to existing cleared areas, and where building sites and driveways can be constructed in a way that does not require substantial earthworks or modification of the landform.
3. A minimum lot size of 5000m<sup>2</sup> is possible where native vegetation areas are protected and the presence of accessways and stable building platforms mean that only limited earthworks are required (generally less than an average of 2000m<sup>2</sup> per lot). In other cases, larger minimum sites sizes will be needed.
4. Development is to contribute to revegetation and the extension and linking of existing bush areas for stormwater mitigation, ecological and landscape enhancement purposes.
5. Full on-site mitigation of stormwater is required.

### **17B.2.3 Long Bay 1C Piripiri Point Rural**

#### **Objective**

To protect the outstanding natural landscape values of this area and the amenity values of the Long Bay Regional Park and Piripiri Reserve.

#### **Policies**

1. Activities are to be limited to grazing, pastoral farming and indigenous revegetation. Intensive rural activities that involve structures (such as shade houses, glass houses, piggeries, poultry sheds, packing sheds, kennels and the like), forestry and any commercial activities (such as camping grounds and outdoor recreation) are prohibited.
2. No buildings or structures of any sort (including tennis courts, helipads, swimming pools, and the like) are to be located within the Piripiri Point Protection Area. Accessory buildings for pastoral activities and structures associated with domestic activities are to be located outside of this protection area.
3. Fencing and accessways shall be limited to normal farm type post and wire fences and unpaved tracks.

### **17B.2.4 Long Bay 2 Zone: Suburban Neighbourhood**

#### **Objective**

To provide the opportunity for stand alone housing in a high quality suburban setting, with some intensive housing fronting main roads and around reserves.

#### **Policies**

1. This zone provides for two storey suburban-type housing. A maximum of one dwelling per site is possible to ensure that a suburban character is retained, except for within areas identified on a Precinct Plan for integrated housing and sites of 1000m<sup>2</sup> or more, where a minor residential unit may be provided.
2. Development is to achieve a high level of on-site amenity, where there is a set-back between buildings and the buildings sit within a grassed and landscaped environment.
3. The range of non-residential activities established in the zone is to be compatible with a residential environment.
4. Housing developments in the integrated housing development areas, identified by the Precinct Plan, are to conform to a building typology/layout identified in that Plan and are to be designed to be compatible with the prevailing stand alone character of the zone.
5. Development in the Stream Protection A area is to mitigate 80% of stormwater run off, on-site, except in the catchment of stream 1C where development is to mitigate 100% of stormwater run-off on site.

### **17B.2.5 Long Bay 3A and 3B Zone: Urban Neighbourhood**

#### **Objective**

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

#### **Policies**

1. The 3A zone provides for terraced housing and low rise apartments up to 3 storeys in height and some stand-alone houses on small lots. The average density of housing across the zone is anticipated to be approximately one unit per 250 m<sup>2</sup>.
2. The 3B zone has a more limited range of activities than the 3A zone due to its interface with the Long Bay 7 Heritage Protection zone. In the 3B zone north of the Awaruku Ridge, the same development controls as the 3A zone apply, except that on the boundary of the Long Bay 7 zone, gaps between groups of attached housing are expected so as to provide for views into and across the Heritage Protection zone. To the south of the Awarurku Ridge, two storey, detached houses are

expected. Fencing and retaining walls along the edge of the Heritage Protection Zone should be designed to provide a consistent treatment that is sympathetic to the values of the Heritage Protection zone.

3. Development can occur on individual lots or through the comprehensive development of larger blocks of land.
4. Individual developments are to be well designed. Development is to be sensitive to surrounding development. Dwellings should relate positively to the street, with garage doors and other large blank surfaces modulated to reduce their visual impact. Greater than single storey development should be set back from rear boundaries at the upper levels to avoid the overlooking of adjacent rear yards.
5. Where comprehensive development is proposed (1500m<sup>2</sup> or larger lots), in addition to the matters set out in Policy 17B.2.5 (4) above, the development should be designed to ensure good public linkages to other sites and open spaces are provided, and that a high quality living environment is achieved within the site.
6. A landmark building may be built at the south eastern edge of the Long Bay 3 zone on the north western corner of Beach Road extension and the proposed road connecting Beach road extension to Ashley Avenue, in proximity to Long Bay College. This building may be up to 4 storeys in height and have a local retail function addressing the street. The building shall be designed to provide a high quality and distinctive entrance statement to this more intensive section of the urban area.
7. Development is to take into account Policies 17B.1.4.2 (5) and (6) relating to the Stream Interface Management Area.

### **17B.2.6 Long Bay 4 Zone: Urban Village**

#### ***Objective***

To provide the opportunity for urban-style living in close proximity to the village centre and open space areas.

#### ***Policies***

1. This zone is to allow for development of up to four stories in height. The average density of development across the zone is expected to be more than one unit per 100 m<sup>2</sup>. Development is to take into account Policies 17B.1.4.2 (5) and (6) relating to the Stream Interface Management Area.
2. A mixture of compatible non-residential activities is acceptable on the ground floor of the apartment buildings, such as small workplaces and other unobtrusive non-residential activities.
3. Development is to be subject to design controls to ensure that development is attractive and well landscaped. The street-façade of the apartments should be appropriately modulated, and architectural interest provided through the careful design and placement of doors, windows and balconies. Surface car parking areas are to occur either to the side or rear of the development, or below ground level, in a manner that avoids the concentration of parking spaces. Development should be designed to rely on more than just the landscaping to break up any parking space area. This is required to ensure that parking areas do not visually dominate a site or development.

### **17B.2.7 Long Bay 5A and 5B Zone: Village Centre**

#### ***Objective***

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

#### ***Policies***

1. Development is anticipated to be up to four storeys in height and form a continuous frontage to all streets and plazas, with appropriate verandah cover of footpaths within the Long Bay 5A zone.
2. Development is to avoid having blank walls facing the street in the vicinity of

reserves and open spaces. Ground floors are to be activated by glazing, entrances and outward facing activities. The design of buildings, open space and parking areas should ensure that a visually rich and vibrant neighbourhood centre is created.

3. Large floorplate retail activities are limited to one store in excess of 500m<sup>2</sup> GFA within the Long Bay 5A zone. This is to ensure that the centre develops as a mixed use centre.
4. A range of compatible activities, including apartments (except at ground floor level fronting the main streets) and small scale workplaces are to be encouraged to locate in the Long Bay 5A zone so that a mixed use focal point for the community is created.
5. Service Stations should not be located in the 5A and 5B zone due to their adverse effects on amenity, and due to the small size of the centre. Residential development is to be above ground on the main street frontages.
6. Development in the Long Bay 5B zone is to consist of one to two storey development set within an open landscape that integrates with the natural character and open space values of the adjoining Vaughan Corridor. Activities are to be limited to those that support community interaction, such as cafes and restaurants, community meeting spaces, galleries and event and display areas. Retail activities will be only a minor component.

## **17B.2.8 Long Bay 6 Zone: Stormwater Management**

### ***Objective***

To manage development in a manner which maintains and enhances the water quality and ecological values of the streams, the Long Bay/Okura Marine Reserve and Hauraki Gulf and which enhances the open space and natural landscape character of the zone in recognition of the visual amenity it provides.

### ***Policies***

1. Residential and commercial development in the zone is to be avoided. Only stormwater treatment facilities and associated access, water and wastewater services, bridges, footpaths and cycleways in accordance with policies 17B.1.4.2 (1) and 17B.1.4.3 (9) are appropriate. Below ground network infrastructure is also appropriate.
2. Infrastructure is to be placed where areas of ecological significance are avoided and landscape mitigation measures are proposed.
3. Above ground development is to be designed to a high standard, integrating with and enhancing the natural environment and should help to create a sense of identity to the area through the incorporation of artwork and distinctive designs.

## **17B.2.9 Long Bay 7 Zone: Heritage Protection**

### ***Objective***

To protect the significant historic heritage and heritage landscape on the headland of the Awaruku Ridge overlooking the Long Bay Regional Park.

### ***Policies***

1. New structures within the zone (as defined in the Heritage Management Plan required by Policy 17B.1.4.3 (8)) are to be designed so that they are unobtrusive in character and effect.
2. Existing structures (including repairs and maintenance of them) are to be retained in their current scale, character and form.
3. Activities in the zone are to be limited to passive recreational activities, public educational and interpretive functions and grazing of light stock as detailed in the Heritage Management Plan as set out under 17B.1.4.3 (6). The two existing dwellings may continue to be used for residential use.
4. Provision shall be made for a road at the northern end of the zone, 30 metres or more from site R10/1078, to provide access to the Long Bay Regional Park.

## 17B.3 Rules: Site Works

### 17B.3.1 Classification of Activities

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

Subject to compliance with Rules 17B.3.3.1, 17B.3.3.2 and 17B.3.3.5 to 17B.3.3.8

- a) Site works which expose less than 300m<sup>2</sup> surface area of bare earth, except for site works in the areas listed in Table 17B.3, and all site works in formed road reserves have the status of activities set out in Table 17B.1.
- b) All site works which expose more than 300m<sup>2</sup> surface area of bare earth, in any location within the Structure Plan Area, have the status of activities set out in Table 17B.2 and are also subject to Rule 17B.3.3.3 and 17B.3.3.4.
- c) The above activity classifications are amended if the works occur within a Protection Area or Management Area or specific locations as set out in Table 17B.3 and are also subject to 17B.3.3.3 and 17B.3.3.4.

For the purpose of these tables:

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

Table 17B.1 Site works which expose no more than 300m <sup>2</sup> surface area of bare earth	Activity Status All Zones
Site works which expose no more than 300m <sup>2</sup> surface area of bare earth, except where listed in Table 17B.3	P
Excavations no greater than 1.5 metres in depth (measured by the vertical distance from the top to the bottom of the excavation).	P
Excavations within an approved building platform (not on a boundary or within any yard) greater than 1.5 metres in depth provided that the depth of the excavation in total (measured from the top to the bottom of the excavation) is not greater than the horizontal distance to the site boundary.	P
Retaining walls which have the effect of raising the ground level by up to 0.5 metres above natural ground level (measured by the vertical distance from the top to the bottom of the wall) located on any boundary or in any yard.	P
Retaining walls which have the effect of raising the ground level by up to 1.5 metres above natural ground level (measured by the vertical distance from the top to the bottom of the wall) not located on any boundary nor in any yard.	P
Retaining walls which have the effect of raising the ground level by more than 0.5 metres and no more than 1.5 metres above natural ground level (measured by the vertical distance from the top to the bottom of the wall) located on any boundary or in any yard.	C
Excavation in excess of 1.5m in depth solely for the purpose of installing an underground rain tank.	C
Excavations (not on a boundary or within any yard) greater than 1.5 metres in depth provided that the depth of the excavation in total (measured from the top to the bottom of the excavation) is not greater than the horizontal distance to the site boundary.	LD

<b>Table 17B.1 Site works which expose no more than 300m<sup>2</sup> surface area of bare earth</b>	<b>Activity Status All Zones</b>
Site works for underground network utilities located within the road reserve.	P
Site works for above ground network utilities located in the road reserve for which resource consent has been obtained, or to which existing use rights apply, or which are permitted activities in accordance with Section 14 - Network Utilities and Designations in the provisions of this Plan.	P
Site works for the provision, maintenance or repair of roading located in the road reserve.	P
All other site works for excavations, retaining walls.	D

<b>Table 17B.2 Site works which expose more than 300m<sup>2</sup> surface area of bare earth</b>	<b>Activity Status</b>
Site works or earthworks in the Long Bay 1 zone which expose more than 300m <sup>2</sup> surface area of bare earth provided that the total land area in the Long Bay 1 zone that will be exposed at any one time under all "live" consents <sup>+</sup> does not exceed 7 hectares.	D
Site works or earthworks in the Long Bay 2 zone within the Stream Protection A Area which expose more than 300m <sup>2</sup> surface area of bare earth, provided that the total land area across the Long Bay 2-7 zones that will be exposed at any one time under all "live" consents <sup>+</sup> does not exceed 21 hectares.	D
Site works or earthworks in the Long Bay 2-7 zones within the Stream Protection B Area which expose more than 300m <sup>2</sup> in surface area of bare earth, provided that the total land area across the Long Bay 2-7 zones that will be exposed at any one time under all "live" consents <sup>+</sup> does not exceed 21 hectares; and <ul style="list-style-type: none"> <li>The site works are in general accordance with the finished contours of the bulk earthworks plan shown in Appendix 11B to the District Plan Maps; and an approved Precinct Plan, or</li> <li>The site works are for infrastructure identified in an approved Precinct Plan and which may be outside the bulk earthworks footprint.</li> </ul>	LD
Site works or earthworks in the Long Bay 2-7 zones in the Stream Protection B Area which expose more than 300m <sup>2</sup> surface area of bare earth, where the total land area that will be exposed at any one time under all "live" consents <sup>+</sup> is more than 21 hectares (but no more than 28 hectares in the Long Bay 1-7 zones), provided that the site works are in general accordance with the finished contours of the bulk earthworks plan shown in Appendix 11B to the District Plan Maps; and an approved Precinct Plan.	D
Site works or earthworks in the Long Bay 2-7 zones in the Stream Protection B area which expose more than 300m <sup>2</sup> surface area of bare earth, where the total land area that will be exposed at any one time under all "live" consents <sup>+</sup> is more than 21 hectares but no more than 28 hectares, but the site works are not in general accordance with the finished contours of the bulk earthworks plan shown in Appendix 11B to the District Plan Maps, and/or an approved Precinct Plan.	NC
Site works or earthworks in the Long Bay 1 zone which expose more than 300m <sup>2</sup> surface area of bare earth and where the total land area that will be exposed at any one time under all "live" consents <sup>+</sup> in the Long Bay 1 zone exceeds 7 hectares.	NC
Site works or earthworks in the Long Bay 1-7 zones which expose more than 300m <sup>2</sup> surface area of bare earth and where the total land area that will be exposed at any one time under all "live" consents <sup>+</sup> in the Long Bay 1 to 7 zones exceeds 28 hectares.	PRO

<sup>+</sup>Live consents include the consent application under consideration, if granted, and the area and timing of earthworks exposed by giving effect to any approved consents.



Table 17B.3 Site Works in Specific Locations	Activity Status
<b>General</b>	
The diversion or modification of streams and waterways within the Stream Protection A Area, except for the realignment of stream 1B and works associated with stream bank rehabilitation and revegetation	NC
Works associated with stream bank rehabilitation and revegetation of waterways within the Stream Protection A Area, and the realignment of stream 1B within the Stream Protection A and B Areas.	D
The diversion or modification of streams and waterways in Stream Protection B Area, except for the main channel of the Vaughan and Awaruku Streams and stream 2 within the Long Bay 7 (Heritage Protection) zone.	P
The disturbance of an area of 100m <sup>2</sup> or volume of 10m <sup>3</sup> or greater, either wholly or partially within any secondary flow path or 1% AEP flood plain	D
Modification of the areal extent of the 1% AEP flood plain either within the site, or on upstream or downstream sites	D
Works that relocate or disturb an existing secondary flow path in the Stream Protection A Area, or a post development secondary flow path in the Stream Protection B Area	D
Site works located less than 5 metres from any cliff face	D
Site works situated on land with a gradient of 1:4 or steeper	D
Site works within 30m of a scheduled archaeological site, except for sites 1079, 1080, 1136, 1140 and the parts of 1098 outside the Long Bay 7 (Heritage Protection) zone; and within the part of the 30 metre buffer of site 1082 that is in the riparian margin of the Vaughan Stream *	D
Site works within 30m of sites 1079, 1080, 1136, 1140 and the parts of 1098 outside the Long Bay 7 (Heritage Protection) zone; and within that part of the 30 metre buffer of site 1082 which is outside of the riparian margin of the Vaughan Stream and within the bulk earthworks footprint as shown on Appendix 11B to the District Plan Maps *	C
<b>Long Bay 3B Zone</b>	
Retaining walls on the western boundary of the Long Bay 7 zone which have the effect of raising the ground level less than 1 metre high.	D
<b>Long Bay 7 (Heritage Protection) Zone</b>	
Site works in accordance with an approved Heritage Management Plan.	D
Site works not in accordance with an approved Heritage Management Plan.	PRO
<b>Protection Areas</b>	
<b>1. Piripiri Point Protection Area</b>	
Site works ancillary to a permitted activity (as set out in Table 17B.8)	P
Site works to create a ridgeline in accordance with the Ridgeline Height Control and Spot Heights as shown on Appendix 11B to the District Plan Maps and associated earthwork contours in an approved Precinct Plan	LD
Site works to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Appendix 11B to the District Plan Maps, provided it is in accordance with a Precinct Plan.	D
Site works for public roading	D
All other site works	NC
<b>2. Park Interface Protection Area</b>	
Site works to create the ridgeline in accordance with Ridgeline Height Control and Spots Heights, as shown on Appendix 11B to the District Plan Maps and associated earthwork contours in an approved Precinct Plan	LD
Site works to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Appendix 11B to the District Plan Maps, provided it is in accordance with a Precinct Plan.	D
Site works to the north and east of the Ridgeline Height Control Line once the ridge is formed and site works which lower the height of the constructed ridgeline, except for site works for revegetation and fencing purposes which are permitted.	PRO

<b>Table 17B.3 Site Works in Specific Locations</b>	<b>Activity Status</b>
Site works to the west and south of the Ridgeline Height Control Line once the ridge is formed have the following status:	
<ul style="list-style-type: none"> <li>Site works which expose up to 25m<sup>2</sup> of bare earth</li> </ul>	P
<ul style="list-style-type: none"> <li>Site works which expose 25m<sup>2</sup> or more of bare earth</li> </ul>	D
<ul style="list-style-type: none"> <li>Retaining walls which have the effect of raising the ground level by up to 1.5 metres above natural ground level (measured by the vertical distance from the top to the bottom of the wall).</li> </ul>	P
<ul style="list-style-type: none"> <li>Retaining walls which have the effect of raising the ground level by more than 1.5 metres above natural ground level (measured by the vertical distance from the top to the bottom of the wall)</li> </ul>	D
All other site works	NC
<b>3. Landscape Protection Area - Conservation</b>	
Site works for the purposes of installing surface laid wastewater disposal fields and tracks for public recreation	D
All other site works	NC
<b>4. Landscape Protection Area - Restoration</b>	
Site works directly associated with revegetation, fencing and walking tracks	P
All other site works	NC
<b>5. Riparian Margins</b>	
Site works for tracks that provide for public access to and along a public reserve more than 5 metres from the top of the bank of a stream, and site works directly associated with revegetation.	P
Site works for the purposes only of installing or maintaining infrastructure (including accessways).	D
Site works for the purpose of rehabilitation of the stream bank where the works extend into the riparian margins.	D
All other site works	NC
<b>Management Areas</b>	
<b>1. Landscape Enhancement Area</b>	
Site works which expose up to 25m <sup>2</sup> surface area of bare earth	P
Site works which expose more than 25m <sup>2</sup> surface area of bare earth	LD
<b>2. Ecology/Stormwater Management Area</b>	
Site works directly associated with revegetation	P
Site works provided they are not within riparian margins	D
<b>Long Bay 6 Zone</b>	
Site works directly associated with revegetation	P
Site works outside of the riparian margin of the Vaughan and Awaruku streams, but in accordance with the bulk earthworks plan in Appendix 11B to the District Plan Maps and an approved Precinct Plan	LD
Site works on land identified as riparian margin of the Vaughan and Awaruku streams for the purposes only of installing or maintaining infrastructure identified in an approved Precinct Plan, and underground network infrastructure.	D
Site works on land identified as Long Bay 6 outside of the riparian margin of Vaughan and Awaruku stream for the purposes of installing or maintaining infrastructure not in accordance with an approved Precinct Plan.	D
All other site works	NC

\* Under the Historic Places Act 1993, all sites are protected whether or not they are recorded and any modification or destruction would need the consent of the Historic Places Trust. Except where the consent of the Historic Places has been obtained, it is not lawful for any person to destroy, damage or modify or cause to be destroyed, damaged or modified the whole or any part of any archaeological site, knowing or having reasonable cause to suspect that it is an archaeological site.

Note:

The Structure Plan maps and appendices should be checked and reference made to the relevant sections of the Plan.

## **Explanations and Reasons**

### Table 17B.1

*The controls that apply to small scale site works in the Structure Plan area are very similar to the controls that apply to the rest of the City. The main difference is that in the Long Bay area the great majority of site works in areas of particular environmental value (including areas identified as Protection or Management Areas or zoned Long Bay 6), require consent. This is in recognition of the potential adverse effects of such site works as well as the need to impose specific conditions on how site works are undertaken.*

### Table 17B.2

*Due to the potential cumulative effects of sediment runoff from large areas of exposed surfaces associated with both smaller site works and major bulk earthworks, the maximum area that can be exposed at any one time for all areas of the Structure Plan has been set at 30 hectares. The total area of land earthworked in any earthworks season may be greater than this limit, provided that at any one time, the maximum areas exposed, listed in Table 17B.2 are not exceeded. A total maximum of 28 hectares of this 30 hectare limit has been set as an upper limit for bulk earthworks (that is; for site works greater than the 300m<sup>2</sup>), the remaining 2 hectares being allocated for the many small earthworks (less than 300m<sup>2</sup>) permitted for general site works activities. Of the 28 hectares allocated for bulk earthworks activities, a maximum of 21 hectares of earthworks can be exposed at any one time in the Long Bay 2-7 zones and a maximum of 7 hectares can occur in the Long Bay 1 zone.*

*If not all of the 7 hectare allocation for the Long Bay 1 zone has been taken up, then any unallocated area may be transferred to the Long Bay 2 to 7 zones to augment the 21 hectare limit up to the maximum of 28 hectares. Consent shall not be given to reallocate any unallocated amount of the 21 hectare allocation for the Long Bay 2 to 7 zones to the Long Bay 1 zone, due to the sensitivity of the upper catchment to landform change.*

*The term "live consents" is used to clarify that in deciding whether the limits specified in Table 17B.2 are met or exceeded, applicants and the council need to take into account all relevant consents previously granted for the applicable earthworks season and zone, as well as the application under consideration. Council maintains a schedule of the areas and timing of earthworks consented to.*

*Table 17B.2 is to be read in conjunction with Rule 17B.3.3.3. Rule 17B.3.3.3 requires staging plans to be submitted with applications that state the area and timing of when earthworks are to be opened and subsequently closed. Monthly reporting of progress against the consented earthworks schedule is required. Due to the need to comply with the limits in Table 17B.2, consents will be issued on a "use it or lose it" basis. If actual earthworks fall behind the consented schedule, then approval will be required from the council to undertake the delayed earthworks, provided that the area applied for, plus the area exposed by other consented earthworks, do not exceed the areas in Table 17B.2,*

### Table 17B.3

*Site works that damage, destroy or modify the scheduled archaeological sites that are outside the Long Bay 7 (Heritage Protection) zone, but within the bulk earthworks footprint within the Stream Protection B Area were authorised by the Environment Court in its decision on the Long Bay Structure Plan. The controlled activity consents provide for these sites to be recorded prior to their destruction.*

## **17B.3.2 Notification**

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

### **Explanation and Reasons**

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

### **17B.3.3 General Standards for Site Works**

#### **17B.3.3.1 General**

- a) Rule 9.4.3 shall apply.

Note:

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

- b) Any site works that do not comply with the standards in Rule 17B.3.3 are a non-complying activity, except for Rule 17B.3.3.4 b) i) where any non-compliance is a prohibited activity.

#### **17B.3.3.2 Siteworks**

- a) For all site works in the Long Bay Structure Plan area, a Site Management Plan shall be prepared in accordance with Rule 9.6.4, except that this rule shall apply to all site works and subdivision activities irrespective of whether they are classified as permitted, controlled, discretionary or non complying.
- b) All erosion and sediment control measures shall be in place prior to any site works or subdivision activities being undertaken.
- c) All erosion and sediment control works shall be retained and maintained in good working order until all site works and subdivision activities have been completed and the site secured to prevent erosion and the generation and discharge of any further sediment from the site.
- d) Where site works are undertaken adjacent to all Protection Areas (including riparian margins), the Long Bay 7(Heritage Protection) zone and the Long Bay Regional Park, a protective fence shall be constructed at the edge of these areas and remain in situ for the duration of the works. This fence will define the maximum extent of all earthwork activities including the construction and maintenance of erosion and sediment control measures, any access to the site and the extent of cut and/or fill earthworks.
- e) After all construction is complete (including hard landscaping) in the Long Bay 1 zone, Long Bay 2 zone within the Stream Protection A area, reserves and open space and all Protection and Management Areas, soil which has been compacted as a result of site works and vehicle movements shall be reconditioned to a minimum depth of 400mm.
- f) For development that is within the catchment of stream 1C, all subsurface drains shall direct groundwater to existing seepage areas prior to discharge to watercourses. There shall be no direct discharge from subsurface drains to watercourses.

#### **Explanation and Reasons**

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

*Soil reconditioning is important to maintain healthy soils to assist with stormwater management such as water infiltration and filtration of sediments and pollutants and landscaping benefits through supporting vigorous plant growth. Refer to the Long Bay Practice notes for details on how to recondition soils.*

#### **17B.3.3.3 Earthworks in Excess of 300m<sup>2</sup> Surface Area of Bare Earth (30 Hectare Limit)**

- a) Allocations for site works within the Long Bay 1 zone and Long Bay 2-7 zones shall be on the basis of first-come-first-served respectively.

- b) No site works (cut/fill) greater than 300m<sup>2</sup> in area shall be undertaken outside the period 1 October to 30 April, unless an extension to that earthworks season is granted in writing by an authorised council officer. The application may be granted or refused at the discretion of the authorised council officer having regard, without limitation, to seasonal conditions at the time of the application. All exposed sites shall be stabilised prior to 30 April (or the end of the earthworks season if an extension past 30 April has been granted).
- c) Prior to 1 July of the forthcoming earthworks season, no single landowner in the Long Bay 2 to 7 zones can apply for site works consent for greater than 21 hectares of exposed surface area of bare earth at any one time.
- d) If, by 1 August of that same year, site work consents for that earthworks season have not been received for all of the 7 hectares in the Long Bay 1 zone, then application may be made to reallocate any unallocated amount to the Long Bay 2 to 7 zones.
- e) Site work areas are deemed to be exposed or 'open' from the first day earthwork activities begin (the first day earthwork machines move any earth, including topsoil), until the day the site has been 'closed off' and the entire earth worked area is stabilised against any potential sediment being discharged into the receiving environment. 'Closed off' (stabilised) means that a site has been topsoiled and seeded or hydroseeded with grass, or mulched with straw or bark and grass seed. In the Long Bay Structure Plan Area 100% ground coverage shall be achieved so that no bare ground is visible before the site is deemed to be 'closed off'.
- f) Site work consents shall be limited to one earthworks season and shall contain a monthly staging plan that states the amount of land to be opened and closed for earthworks for each month. Monthly reporting of the area exposed and closed off in that month and any preceeding months, and the expected exposed area in the remainder of the earthworks season, shall be provided to the Council.
- g) Extensions of a consented earthworking schedule to accommodate seasonal conditions may be made in accordance with b) above, provided that the aggregate area exposed by all live consents does not exceed the limits set out in Table 17B.2. Extensions of a consented earthworks schedule into the following earthworks season may be granted in writing by an authorised council officer, having regard to the area of earthworks proposed for that year as contained in all live consents for the relevant zones.
- h) Sediment and erosion control ponds and decanting earth bunds are to be installed prior to the earthworks and shall be sized as follows:
  - 300m<sup>3</sup> volume per hectare of contributing catchments (3% volume)
  - 30% permanent water storage and 70% temporary storage.
- i) All sediment and erosion control ponds shall be flocculated in order to achieve greater efficiencies in retaining fine-grained sediment. Chemical treatment (flocculation) shall be applied as follows:
  - Automatic rainfall activated treatment of all sediment retention ponds for contributing catchments greater than 3000m<sup>2</sup> and decanting earth bunds with contributing catchments between 250m<sup>2</sup> - 3000m<sup>2</sup> in area.
  - Batch application where testing of detention ponds after every rainfall event that has caused run off, indicates clarity of less than 50mm (measured vertically from the water surface).
  - Manual batch application of decanting earth bunds serving contributing catchments less than 250m<sup>2</sup> in area (2 hours settlement period prior to discharge).
- j) A Lizard Conservation Management Plan shall be prepared prior to any site works over 300m<sup>2</sup> being undertaken.

#### **Explanation and Reasons**

*Applications for earthworks in excess of 300m<sup>2</sup> can only be made for the forthcoming*

earthworks season. While these applications may be for earthworking areas that are greater than the areas provided for under Table 17B.2, they must contain a staging plan that limits the area exposed to the limits stipulated.

Should a consent to earthwork an area not be able to be fully taken up within the timeframes of the staging plan contained in the consent, then the consent may be extended into the next earthworks season, provided that the extension does not mean that total earthworked areas in that year will exceed the limits set out.

#### **17B.3.3.4 Earthworks in excess of 300m<sup>2</sup> of Surface Area of Bare Earth in Stream Protection B Area**

- a) Earthworks shall be in accordance with the bulk earthworks plan contained within Appendix 11B to the District Plan Maps, unless required for infrastructure identified within an approved Precinct Plan. 'In accordance with' shall mean an earthworks plan that:
  - i) Has an earthworks footprint that is contained wholly within the footprint shown on Appendix 11B to the District Plan Maps; and
  - ii) Provides generally the same contour as shown on Appendix 11B to the District Plan Maps; and
  - iii) Achieves the same general profile of landform shown on an approved Precinct Plan.
- b) In the North Vaughans Precinct (except for earthworks for geotechnical remediation, stabilisation or preparatory site works as identified in an approved Precinct Plan), the following shall apply:
  - i) Earthworks must achieve a ridgeline that in association with contouring of land to the south and west of the ridgeline in the Long Bay 2 zone, ensures that no buildings or structures constructed to the maximum height permitted in that zone of 8 metres plus a tolerance factor of 0.5 metres (that is as if constructed to a total height of 8.5 metres) within the Long Bay 2 zone are visible:
    - a) to the east of the Vaughans Road extension, and the line marked "z-z" extending northwards( as shown on the Land Use Strategy map) when viewed from any of the Park Interface viewpoints shown on Appendix 11B of the District Plan Maps, and
    - b) to the north of Vaughans Road extension and west of the line marked "z-z" (as shown on the Land Use Strategy map) when viewed from the Park Interface Viewpoints 2 and 3 shown on Appendix 11B of the District Plan Maps.
  - ii) Any 224(c) certificate for sites created in the Long Bay 2 zone to the north and east of the Vaughans Road extension, as shown on Appendix 11A to the District Plan maps, shall only be issued once the Council is fully satisfied that the finished ground contours and ridgeline comply with this rule.
  - iii) Finished ground level of land below the 40 metre contour line, east of the Vaughans Road extension shown on the Land Use Strategy map shall be 6 metres below the crest of the Homestead Spur section of the Ridgeline Height Control line. The existing contours of the crest of Homestead Spur below and south of the 40 metre contour line may not be reduced.
- c) In the Awaruku Precinct, prior to any site works, a Temporary Management Plan for the Long Bay 7 (Heritage Protection) zone shall be prepared in consultation with the Historic Places Trust and approved by the Council. This Plan shall provide for; the fencing of the whole and, if appropriate, discrete parts of the Heritage Protection zone, a weed and pest management programme, restricting vehicle use to existing tracks; control of the removal of native vegetation and planting for farming purposes, including riparian margins and an appropriate stock management regime.

#### **Explanation and Reasons**

*The bulk earthworks plan shows design contours that are expected to meet the intent of the Land Use Strategy and associated policies. The design of bulk earthworks in the North Vaughans precinct is critical to ensure that subsequent buildings and structures will*

*not be visible from the adjacent Long Bay Regional Park and Piripiri Reserve, from within the Grannys Bay catchment. In the lower section of Homestead Spur, the land has to be contoured so that the visual effects of future dwellings is minimised.*

#### **17B.3.3.5 Landscape Protection Area - Conservation and Restoration**

Where applications for site works on sites that contain land identified as Landscape Protection Area - Conservation and Landscape Protection Area - Restoration, then provision should be made to protect these areas from the effects of those site works through protective fencing.

##### ***Explanation and Reasons***

*Conservation Areas contain areas of significant natural vegetation and need to be protected from the adverse effects of earthworks. The Restoration Area contains a large area of unstable land that cannot be earthworked.*

#### **17B.3.3.6 Park Interface Protection Area**

Where applications for site works are proposed in the Park Interface Protection Area, Rule 17B 4.4.4.4 shall also apply.

##### ***Explanation and Reasons***

*The Park Interface Protection Area provides a buffer from the adverse effects of urban development on the coastal landscape values and recreational experiences of people using the northern part of the Long Bay Regional Park. The Protection Area sets urban development back from the edge of the Park and requires that a ridgeline with natural form screens development from the Park. Site works (and subdivision) must construct this ridgeline, revegetate its northern and eastern face and permanently protect and manage it.*

#### **17B.3.3.7 Piripiri Point Protection Area**

Where applications for site works are proposed in the Piripiri Point Protection Area, Rule 17B 4.4.4.5 shall apply.

##### ***Explanation and Reasons***

*The Piripiri Point Protection Area avoids the adverse effects of urban development on the outstanding coastal landscape values of the area. Site works are limited to those associated with pastoral grazing, public access and indigenous revegetation.*

#### **17B.3.3.8 Long Bay 3B and 7 Zone**

Where applications for site works are proposed in or adjacent to the Long Bay 7 zone:

- a) All site works within the 3B zone shall be kept wholly outside the Heritage Protection zone. All site works within the Long Bay 7 zone shall be confined to works provided for through a Heritage Management Plan required by 17B.5.1.1.

##### ***Explanation and Reasons***

*The Long Bay 7 zone covers the nationally important heritage resources on the Awaruku Headland. Siteworks have the potential to damage and destroy resources and need to be carefully managed.*

#### **17B.3.3.9 Realignment of Stream 1B**

Where applications for site works are proposed on sites that contain stream 1B and any realignment of it as shown on the Structure Plan maps, the following shall apply:

- a) Stream 1B may be realigned in accordance with the bulk earthworks contours on Appendix 11B to the District Plan Maps and subject to Table 17B.2, Table 17B.3 and Rule 17B.3.3.
- b) All site works for the realignment of stream 1B shall provide the following:
  - i) a valley gradient and stream profile with no excessive grade changes except where grade changes are necessary to provide habitat and resting pools for fish and invertebrates and riffles and runs in a natural equilibrium

- ii) a longitudinal profile of approximately 1% through the application of grade change structures and a stream meander
  - iii) no overhanging culverts or structures, except for one vehicle crossing
  - iv) a natural stream morphology and stabilised stream bank
  - v) a coherent landform and planting theme so the stream can be seen as an integrated system connecting upper tributaries and the main stem of Vaughan Stream
  - vi) allow for public access, with dedicated connecting pathways, vantage points, on both sides of the stream within the Stream Protection Management Area shown on the Structure Plan maps.
- c) All site works and construction of the stream shall take place in the summer months between 1 December and 31 March to be outside of the return of juvenile kokopu and eel in the spring, and inanga spawning in late summer.
  - d) All land identified as riparian margin along the margins of the realigned stream shall be planted for restoration and stabilisation purposes and if compacted through site development activities, reconditioned to support strong and vigorous native plant growth. Trees shall be planted to provide shading to regulate stream temperatures in accordance with an approved planting plan.
  - e) The planting plan shall be in accordance with Rule 17B.4.6.4, and shall be approved by Council. Planting shall be maintained for a period of not less than 2 years. Any plants that fail to thrive during that time shall be replaced.
  - f) Planting shall be undertaken in the planting season immediately following the completion of site works and stabilisation.
  - g) A weed and pest management strategy for the riparian margin of the realigned stream shall be prepared and implemented.
  - h) A plan shall be provided for the monitoring of the ecological success of the realignment, including fish survival, recruitment and movement, and assessment of macro-invertebrates and habitats.

#### **Explanation and Reasons**

*Stream 1B can be realigned to allow for the earthworking and stabilisation of the Vaughans slopes above it, provided that the new stream channel meets standards relating to the provision of appropriate habitat within the stream channel and the amenity of its margins. An Ecology/Stormwater Management Area will provide on-going protection for the restored riparian margins of the stream and the Stream Interface Management Area along the stream will ensure that public access will be provided along the stream on both sides.*

### **17B.3.4 Information Requirements**

Without limiting sections 88, or 92 or the Fourth Schedule of the RMA and in addition to any information or plans required under Rule 3.10.7 and Rule 3.10.9 the following information shall be required:

#### **17B.3.4.1 General**

Rule 9.6.4 and 9.6.5 shall apply in addition to Rule 17B.3.3.

#### **17B.3.4.2 Lizard Conservation Management Plan**

Applications for site works over 300m<sup>2</sup> shall include the following information for the management of lizards prior to any site works taking place:

- a) Identification of sites containing indigenous lizard populations that may be threatened by proposed site works on a site.
- b) Identifying alternative suitable receptor sites for the relocation of indigenous lizards found, to be approved by a qualified herpetologist. Consideration can be given to receptor sites located within the Ecology/Stormwater Management Area where



revegetation will occur for stormwater mitigation.

- c) Identifying suitable buffers for avoidance of earthworks and vegetation removal adjacent to the alternative receptor sites and suitable buffers adjoining any lizard habitat areas that will not be affected by the site works.
- d) Identifying appropriate methodology for the capture and relocation of lizards into the receptor sites. The methodology for the capture and relocation will be prepared by a suitably qualified and experienced herpetologist. The actual relocation operation will be carried out by a suitably qualified and experienced herpetologist. Survey, capture and relocation shall commence prior to any vegetation removal and should be done between September to December and/or from March to April.
- e) Details for ongoing pest management within the receptor sites.
- f) Details of fencing or alternative stock proof methods proposed.
- g) Proposed means of ongoing management.

### **17B.3.5 Reservations - Matters for Control**

#### **Controlled Activities**

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

- 1. For all Controlled activities, Council reserves its control to any relevant criteria set out in 17B.3.6.1.

#### **Limited Discretionary Activities**

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

For earthworks within the bulk earthworks footprint:

- a) Design of the ridgeline within the Park Interface and Piripiri Point Protection Area.
- b) Finished profile of the earthworks as they relate to the Protection and Management Areas.
- c) Site management techniques, including staging.
- d) The adequacy of the Temporary Management Plan for the Long Bay 7 (Heritage Protection) Zone.
- e) Provision and planting of Protection and Management Areas.

For all other site works and earthworks:

In addition to the matters listed above the following will be considered;

- a) The timing, size and extent of earthworks, and
- b) The amount and location of cut and fill.

### **17B.3.6 Assessment Criteria for Site works**

#### **17B.3.6.1 General Assessment Criteria for Controlled Activities**

The criteria of Rule 9.7.1.1 shall apply for all Controlled Activities.

#### **17B.3.6.2 The Damage, Destruction or Modification of sites 1079, 1080, 1136, 1140 and those parts of 1098 that are outside of the Long Bay 7(Heritage Protection) Zone and that part of the 30 metre buffer of site 1082 outside of the riparian margin of the Vaughans Stream and within the bulk earthworks footprint**

- a) Evidence of applicant-initiated consultation with tangata whenua for the sites of Maori origin.
- b) A full assessment of the archaeological and other historic heritage values of each

site proposed for damage, destruction or modification.

- c) A full description of the proposed damage, destruction or modification, and its effect on the archaeological and other historic heritage values of the site(s).
- d) A description of any proposed mitigation for the damage, destruction or modification of the site(s), such as public or community interpretation of any findings.
- e) Council, at its discretion, will take into account any relevant information contained within any application for an authority to destroy, damage or modify the sites under the Historic Places Act when applying the above criteria.

### **17B.3.7 Additional Assessment Criteria for Limited Discretionary Activities**

In addition to the General Assessment Criteria listed in Rule 17B.3.6.1 the following additional criteria apply:

#### **17B.3.7.1 Sediment Management for Sites which expose more than 300m<sup>2</sup>**

- a) In all zones the mitigation of the effects of earthworks should include a combination of the following measures, so as to minimise sediment runoff and discharge:
  - i) Stabilised construction entranceways
  - ii) Silt fences
  - iii) Clean water diversion drains
  - iv) Surface flow interception measures (contour drains and bunds)
  - v) Sediment retention ponds (floating outlet)
  - vi) Decanting earth bunds (floating or fixed outlet)
  - vii) Progressive stabilisation of earth-worked areas with grass, straw or hay mulch following topsoil spreading as soon as final contours are established and/or when the exposed area will not be worked on for four weeks or more
  - viii) Additional contingency interception measures comprising: additional down slope earth bunds, super silt fencing and stormwater wetlands (pre-commissioning) as may be appropriate
  - ix) Essential elements of sediment retention pond design are:
    - A larger volume is beneficial as retention time is increased
    - A floating decant discharge system that discharges water from the surface of the pond
    - A discharge rate of 3 litres per second per hectare of catchment draining to the pond
    - A forebay pond
    - A wide level spreader at the inlet.
- b) Once earthworks have been completed in the Stream Protection A Area and where parks and open spaces are created in the Stream Protection B Area, reconditioning of surface soils should occur in areas that will not be subject to subsequent secondary earthworks to ensure that these areas retain the ability to absorb rainfall. In general the minimum depth of reconditioning should be 400mm.
- c) Earthworks should only alter or disturb a secondary flow path where a satisfactory alternative flow path is available.

Note:

Refer to the Long Bay Practice Notes for appropriate erosion and sediment control measures and site management plans. Applications for large-scale earthworks should also refer to Auckland Regional Council Technical publication No. 90.

#### **17B.3.7.2 Site Works in the Park Interface and Piripiri Point Protection Areas to form the ridgeline shown on Appendix 11B**

- a) The eastern and northern slopes of the ridgeline should achieve and retain a natural transition in its landform profile with that of the adjacent landform in the Long Bay Regional Park and or Piripiri Point Ridge.
- b) The profile of the earth works to the south and west of the ridgeline should align with the required contouring of land within the Long Bay 2 zone.

#### **17B.3.7.3 Landscape Enhancement Area**

- a) Site works on sites which contain land identified as Landscape Enhancement Area should provide landscape enhancement planting in the enhancement area in accordance with an approved planting plan (refer to Rule 17B.4.6.4). Planting shall be maintained for a period of not less than 2 years. Any plants that fail to thrive during that time shall be replaced.
- b) Planting shall be undertaken in the planting season immediately following the completion of site works to the satisfaction of the Council.
- c) Any site works should not result in changes to the profile of the escarpment and works to create stable building platforms should be limited to the area of the site outside the Landscape Enhancement Area.

#### **17B.3.7.4 Earthworks in excess of 300m<sup>2</sup> of Surface Area of Bare Earth in Stream Protection B Area**

- a) The earthworks should integrate with the design contours shown in Appendix 11B to the District Plan Maps and any Precinct Plans for the precinct, or where the site works are for only part of the precinct.
- b) The staging of the site works should comply with Table 17B.2 and Rule 17B.3.3.3.
- c) The earthworks plan should be consistent with a Precinct Plan required under 17B.4.
- d) Appropriate mitigation methods are installed as per 17B.3.7.1.
- e) Within the North Vaughans Precinct the earthworks profile within the Long Bay 2 zone, in association with the ridgeline within the Park Interface and Piripiri Point Protection Areas, should ensure that development can comply with the standards under Rule 17B.3.3.4.
- f) In the case of the Temporary Management Plan for the Long Bay 7(Heritage Protection) zone required by 17B.3.3.4 (c), an assessment by a suitably experienced and qualified archaeologist approved by the Council as to the adequacy of the management plan.

#### **17B.3.8 Additional Assessment Criteria for 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 assessment criteria when considering an application under sections 104 and 105 of the RMA.

##### **17B.3.8.1 Earthworks Which Expose More Than 21 Hectares But Less than 28 Hectares of Bare Earth At Any One Time in the Long Bay 2-7 Zones.**

- a) The applicant should demonstrate that all of the additional earth worked area (that is, areas in excess of 21 hectares) can be completed and 'closed off' during the one earthwork season (from 1 October to 30 April). 'Closed off' is defined in 17B.3.3.3 (e).
- b) Whether or not applications for earthworks in the Long Bay 1 zone have taken up all

of the annual allocation of 7 hectares, prior to 1 August of that year.

- c) The criteria in 17B.3.7.4 also apply.

### **17B.3.8.2 Protection Areas and Management Areas**

#### **17B.3.8.2.1 Landscape Protection Area - Conservation and Restoration**

Sites works to create tracks and trails, fencing and for the purposes of revegetation should minimise the area of land disturbed and avoid, where possible, the removal of vegetation.

#### **17B.3.8.2.2 Riparian Margins**

For site works containing a riparian margin:

- a) All site works other than for infrastructure and specific works provided for by the Structure Plan should be located wholly outside of any land identified as riparian margin. Where site works are proposed within 5 metres of riparian margins, the design of the earthworks should ensure all works and associated vehicle movements avoid the riparian margin and a temporary protective fence should be constructed at the edge of the margin to define the maximum extent of the works and to protect the riparian margin.
- b) Where site works are proposed for the purposes of installing and maintaining infrastructure or for rehabilitation and enhancement of the stream bank, the nature and extent of the works should minimise disturbance to existing vegetation, not lead to soil instability or adversely affect the natural functioning, quality and character of a stream, including its in-stream values and the cumulative effects on the health of the wider stream network.
- c) Where soil has been compacted through site works, construction activities and other activities, such as stock grazing, the soil is to be reconditioned to support strong vigorous native plant growth and the ability to absorb rain fall.
- d) Where vegetation clearance is required in the riparian margin, enhancement planting within the riparian margin should off-set the effects of this in order to achieve a net increase in vegetation cover and enhance the natural functioning of the stream.

#### **17B.3.8.2.3 Site Works in the Park Interface Protection Area and Piripiri Point Protection Area**

- a) The eastern and northern slopes of the constructed ridgeline from the top of the ridge to its boundary with the Long Bay Regional Park should achieve (and retain) a natural profile and transition to the adjacent landform in the Long Bay Regional Park and or Piripiri Point Ridge, and on its southern and western slope, aligns with the required contouring of land within the Long Bay 2 zone.
- b) An analysis of cross sections from each of the three view points to confirm that any land form modification that raises or reduces ground level will ensure that buildings will not be visible from these points, as required by Rule 17B 3.3.4 b) i).
- c) Site works confined to the west and south of the Ridgeline Height Control Line should ensure that there is no adverse effect on the structural integrity of the constructed ridge.
- d) In the Piripiri Point Protection Area the design and location of any site works for public access purposes should not adversely affect the landform or landscape of the Area. Access to service the permitted activities in the Rural 1C zone should cause minimal land disturbance.

#### **17B.3.8.2.4 Long Bay 7 Zone - Heritage Protection**

- a) Site works design should protect scheduled archaeological sites and ensure there is no adverse effect on the integrity of the heritage landscape or cultural resources within the Heritage Protection zone, and be consistent with the Heritage Management Plan required under 17B.5.1.1.

#### **17B.3.8.2.5 Ecology/Stormwater Management Area**

- a) Site works should not result in the removal of any native vegetation.
- b) Site works should only occur provided there is minimal loss of riparian vegetation other than in accordance with 17B.3.8.2.2 and waterways are not adversely affected or unless it is related to infrastructure identified on the Structure Plan maps or to service the site.
- c) Where soil has been compacted through site works and construction activities and other activities, such as stock grazing, the soil is to be reconditioned to support strong vigorous native plant growth and ability to absorb rainfall.

#### **17B.3.8.3 Additional Assessment Criteria for Specific Zones**

##### **17B.3.8.3.1 Long Bay 1A and 1B**

- a) Earthwork plans should involve very limited earthworks to avoid adverse effects from compaction, siltation or sediment runoff. Earthwork designs should maintain landforms and minimise the volume and area of cut and fill with consideration given to the use of structural methods to ensure each lot has within it a building platform that does not require substantial earthworking to provide a stable house site and the construction of access to the platform.
- b) Where soil has been compacted through site works and construction activities and other activities, such as stock grazing, the soil is to be reconditioned to support strong vigorous native plant growth and the ability to absorb rainfall.

##### **17B.3.8.3.2 Long Bay 1C Zone**

- a) The provisions of 18.7.3 shall apply to the nominated building platform that is outside of the Piripiri Point Protection Area.

##### **17B.3.8.3.3 Long Bay 2 Zone in Stream Protection A Area**

- a) Major modification of the landform, including changes to ground water flows and the base flows of streams, should be minimised and earthworks design should limit compaction of surface soils.
- b) Designs for the Glenvar Ridge Road should consider use of short sections of steeper roads and narrower carriageways and road reserves in places, to reduce the amount of earthworks required.
- c) Cut and fill areas are to be carefully selected and designed to avoid major changes to landforms and to minimise adverse effects on streams and waterways (including those in the Long Bay 1 zone to the north of the Glenvar Ridge Road) and areas of native vegetation. This is to include avoiding retaining structures within Protection and Management Areas and Riparian Margins and minimising ground level differences between Protection and Management Areas and Riparian Margins and sites and streets within the Long Bay 2 zone.
- d) Within the catchment of stream 1C, groundwater flows post-development should mimic pre-development groundwater conditions.

##### **17B.3.8.3.4 Long Bay 3B Zone**

- a) Site works should be contained wholly within the zone and not encroach into the Long Bay 7(Heritage Protection) zone.
- b) Retaining structures adjacent to the Long Bay 7(Heritage Protection) zone should comply with 17B.4.8.3.5 (7)(c).

##### **17B.3.8.3.5 Long Bay 6 Zone**

- a) The design of site works associated with the realignment of stream 1B and construction of wetlands should minimise and mitigate adverse effects on the Vaughan and Awaruku Streams and their riparian margins.
- b) Design of earthworks adjacent to the Vaughan Stream and Awaruku Stream margins shown on the Structure Plan maps, should identify the edge of the margin and provide protection in compliance with Rule 17B.3.3.2.d).
- c) The riparian margin should be planted in native vegetation according to an approved

planting plan. The planting plan shall be in accordance with Rule 17B.4.6.4, and shall be approved by Council. Planting shall be maintained for a period of not less than 2 years. Any plants that fail to thrive during that time shall be replaced.

- d) Any site works within the bed and banks of the riparian margin of the Vaughan and Awaruku Streams should only be associated with the infrastructure required to serve the area and as shown on the Structure Plan maps and an approved Precinct Plan.
- e) Site works for the provision of stormwater wetlands in the land outside the riparian margins of Vaughan and Awaruku Streams should provide for public access and connectivity along the stream corridors and provide sufficient space for landscaping and tracks and trails.

#### **17B.3.8.3.6 Realignment of Stream 1B**

- a) Site works design for the realignment of Stream 1B should achieve a streambed that interfaces with groundwater and provides a diversity of macro invertebrate habitats and riparian margin planting.
- b) The realignment of the stream should involve sustainable construction practices and integrate with the adjoining landform to provide a diverse functioning stream corridor.
- c) Site works design should ensure the linkage of the realigned stream with the Vaughan Stream is in the location shown on Appendix 11B to the District Plan Maps, and minimises disruption to the main stream channel.
- d) The design of any stream crossing should limit adverse effects on the ecological values of the re-aligned stream.
- e) A monitoring programme is to be provided that will identify whether the re-alignment is successful, and a programme of remedial action set out in the event that it is not successful.

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## **17B.4 Rules: Subdivision**

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### **17B.4.1 Classification of Activities**

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

All subdivision and development shall be subject to compliance with Table 17B.4 and Rules 17B.4.1.1, 17B.4.3, 17B.4.4 and 17B.4.5.

For the purpose of these tables:

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

Table 17B.4 Subdivision				
	Long Bay Zone 1	Long Bay Zone 2-5	Long Bay 7 Zone Heritage Protection	Piripiri Point Protection Area
Subdivision to effect a minor boundary adjustment (as defined in Section 21).	C	C	NC	C
Subdivision for network utilities provided that all new lots created and not used for the network utility shall comply with Rule 9.4.5 and Rule 9.4.10 and the network utility is a Permitted activity and/or all necessary resource consents have been granted.	C	C	NC	C
Subdivision of residential (integrated and intensive housing) units in the Long Bay 2-5 zones in the Stream Protection B area, that are in accordance with a land use consent granted under section 17B.5.	NA	C	NA	NA
Subdivision of sites subject to two or more zones carried out in accordance with Rule 17B.4.3.2	LD	LD	NA	NA
Subdivision in the Stream Protection B Area carried out in accordance with an approved Precinct Plan (except for the Heritage Protection zone)	NA	LD	NA	NA
Subdivision in the Stream Protection B Area not in accordance with an approved Precinct Plan (except for the Heritage Protection zone).	NA	NC	NA	NA
Subdivision in the Heritage Protection zone in accordance with an approved Heritage Management Plan and complying with Rule 17B.4.5.9.	NA	NA	D	NA
Subdivision in the Heritage Protection zone not in accordance with an approved Heritage Management Plan and not complying with Rule 17B.4.5.9.	NA	NA	PRO	NA
The single lot subdivision required by Rule 17B.4.4.4.5 b) i), including the amalgamation of the relevant part of Lot 26 DP 66117 to incorporate the existing dwelling site and curtilage (as shown as the nominated building platform on Appendix 11A to the District Plan Maps) into the Long Bay 1C zone.	C	NA	NA	NA
Subdivision in the Piripiri Point Protection Area for public road purposes only	NA	NA	NA	D
Subdivision in the Long Bay 1 zone and in the Long Bay 2 zone within the Stream Protection A Area.	D	D	NA	NA

### Explanation and Reasons

*The rules relating to subdivision and the preparation of Precinct Plans for precinct areas identified in the plan recognise the importance of staging of development and its coordination with infrastructure and the need to provide a level of certainty around the expected outcomes for development of the area as a whole.*

#### 17B.4.1.1 Precinct Plan

- a) All Precinct Plans and any subsequent amendments which are more than minor, for any one of the Precincts in the Stream Protection B Area (shown on Appendix 17B/ A) shall require Discretionary Land Use consent provided that they:
- Are in accordance with the land use strategy shown on Appendix 11A and 11B to the District Plan Maps; and
  - Demonstrate compliance with Rules 17B.3.3.4 to 17B.3.3.9, 17B.4.4 and 17B.4.5.4 a)(2);

In other cases, they shall be a Non-complying activity.

Minor amendments to an approved Precinct Plan may be accommodated by way of a variation of consent.

- b) Precinct plans shall be prepared for the whole of a precinct area described in Appendix 17B/A, or a logical division of a precinct such as following the route of a proposed road, zone boundary or a topographical feature that defines an infrastructure catchment.

The Precinct Plan for the North Vaughans Area does not need to include the single lot subdivision provided for by Rule 17B.4.1 and required by 17B.4.4.4.5.b) i), including the incorporation of the house site and curtilage from Lot 26 DP 66117.

They shall contain the information in Rule 17B 4.6.3, where relevant.

A Precinct Plan is not required for the Glenvar Precinct.

## **17B.4.2 Notification**

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

### **Explanation and Reasons**

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

## **17B.4.3 General Subdivision Standards**

### **17B.4.3.1 General**

- a) Rule 9.4.4 shall apply with the exception of Rule 9.4.4.7.
- b) Any subdivision that does not comply with the standards in 17B.4.3, 17B 4.4 and 17B. 4.5 shall be a non-complying activity, except for Rule 17B.4.4.4 a) and 17B.4.4.4.5 a) where any non compliance is a prohibited activity.
- c) The rules in 17B.3 apply to siteworks forming part of a subdivision application.

### **17B.4.3.2 Subdivision of Sites with Two or More Zones**

- a) Where any land with more than one zoning is to be subdivided, lot boundaries shall follow the zone boundary and all lots created shall comply with the provisions of the zone in which the lots are located or the subdivision shall become a non-complying activity,

except where:

- i) the extent to which the proposed subdivision boundaries do not coincide with the zone boundaries is minor, that is, the adjustment to the proposed lot boundary affects no more than 10% of the total area of the lot in another zone and favours the predominant zone of the lot; and
- ii) The adjustment to the proposed lot boundary does not affect the zoning of any existing development, such as houses, or lots already created; and
- iii) The proposed boundary adjustment results in a more logical arrangement of lot boundaries, and does not involve the Long Bay 6 and 7 zones.

in which case that aspect of the subdivision is permitted and a consent notice shall be attached to the property title stating which zone applies to the lot.

- b) Where the subdivision involves the acquisition of other land for a minor boundary adjustment as defined in Section 21 and that other land is of a different zone, the subdivision shall be considered as a Limited Discretionary activity.

### **17B.4.3.3 Re-Subdivision of Existing Lots**

Except where provided for as a minor boundary adjustment or subdivision carried out around a development for which land use consent has been granted, the re-subdivision or amalgamation of lots for which a certificate of title has been issued in the Long Bay 2



and Long Bay 3 zone {after the date proposed Plan Change 6 becomes operative} shall be a Non-Complying activity.

## **17B.4.4 Specific Standards for Subdivisions**

### **17B.4.4.1 Compliance**

Any application for subdivision shall comply with Rules 17B.4.4.2 to 17B.4.4.5.

### **17B.4.4.2 Proposed Roads**

#### **a) Alignment**

The Proposed Roads shown in the Structure Plan maps shall be provided in accordance with the alignments shown and the staging of subdivision.

#### **b) Design Standards**

Proposed Roads shall be constructed in accordance with the standards listed below. The widths of roads should be as set out in the Structure Plan maps.

- i) All Proposed Roads (other than Glenvar Ridge Road) shall be provided with a separate shoulder cycle lane in each direction.
- ii) On-street parking (other than Glenvar Ridge Road) shall be provided on both sides of the road in order to satisfy the on-street parking requirements.
- iii) Street trees, grass berms and footpaths are to be provided on both sides of the road, except in the Long Bay 3, 4 and 5 zones, where grass berms may be replaced by other forms of landscaping, such as a median strip.
- iv) Stormwater quality treatment devices shall be provided within the road reserve to treat stormwater runoff generated by the road.
- v) Driveways and vehicle crossings shall be located so that they integrate with on-road stormwater treatment devices and on-street vehicle parking areas and runoff shall not flow directly onto the road surface.
- vi) The Proposed Roads are to provide the road widths shown in Appendix 11B to the District Plan Maps. The Glenvar Ridge Road shall have a 9 metre wide carriageway planned within the 22 metre road reserve. The 9 metre carriageway width is to provide two 4.5 metre wide traffic lanes. To ensure the safety of cyclists there will be no parking permitted on the 9 metre carriageway. Parking within the road reserve will only be permitted if it can be indented and shown to operate safely.

#### **c) Variation of Alignments or Designs**

Where it is proposed to alter the alignment of a Proposed Road by more than 20 metres either side of the centre line of a road at any point along its length this shall be considered a non complying activity. Any alteration to the alignment of a proposed road shall be assessed against the assessment criteria set out in 17B.4.8.3.2. For the sake of clarity moving the alignment of a Proposed Road less than 20 metres either side of the centre line of the road to take into account finished earthworks is not considered to be an alteration of its alignment, except for the Proposed Road within the Long Bay 7 zone, which shall be provided in the location shown.

### **Explanations and Reasons**

*The roading structure illustrated in the Structure Plan maps comprises a hierarchy of Proposed Roads. Once constructed, these roads are likely to be classified as arterial/collector roads. Detailed traffic and geotechnical engineering investigations have been undertaken to determine the most appropriate alignment for the Proposed Roads in recognition of the critical role these roads play in providing access to and through the Structure Plan area and to the adjacent Long Bay Regional Park. Some flexibility has been provided in terms of the precise location of the Proposed Roads in acknowledgment of changes that will inevitably occur to the landform as a result of bulk earthworks being undertaken through the subdivision of this area. Construction of the Proposed Roads in accordance with the alignments shown in the Structure Plan maps is considered to be of primary importance in terms of achieving good access through the Structure Plan area.*

### **17B.4.4.3 Stormwater Management**

- a) Subdivision and development proposals shall include the information requirements set out in 17B.4.6.2.
- b) Subdivision and development proposals are to demonstrate that the lots to be created can reasonably accommodate development that will be able to comply with the on-site stormwater management standards set out in 17B.5.3.10 of the Structure Plan, including the actions to be taken to ensure the on-going retention and maintenance of on-site mitigation areas and facilities, including the need for covenants and/or consent notices under Section 221 of the Resource Management Act 1991.
- c) At the time of subdivision, planting to fully mitigate the effects of stormwater from accessways shall be established. This planting is required to be located in any riparian margins and Ecology/Stormwater Management Areas, identified on the Structure Plan Maps within the existing boundaries of the lots, as a priority, before other areas are planted. This planting shall be established before the issue by Council of a Certificate of Compliance pursuant to Section 224(c) of the RMA.
- d) Existing overland flow paths in Long Bay 1 zone and post development overland flow paths in the Long Bay 2 to 5 zones are to be identified and protected, taking into account the need to provide connectivity with overland flow paths above and below the site.
- e) For all residential zones (except the Long Bay 1 zone), Rule 17B.5.3.10 On-Site Stormwater Management may be achieved by a combination of individual and communally owned on-site measures. Where the stormwater devices are proposed to serve more than one unit title, or are located on public land or land vested in Council, then these shall be vested in Council, and shall meet all Council's design requirements. If communally-owned measures are to be partly relied upon, then the following standards shall apply:
  - i) Bio-retention, rain tanks and other localised detention and treatment devices designed to serve a number of lots under the one unit-title (e.g. multi-unit apartment building) shall be retained in private ownership and shall be managed by an appropriate management structure (e.g. body corporate).
  - ii) The use of proposed reserves for soakage areas will only be accepted where these are to vest as Local Purpose Drainage Reserves and will not be deducted from development contributions for parks and reserves.

Note: Refer to Long Bay Practice Notes for assistance on how these requirements can be met.

#### **Explanation and Reasons**

*The design and layout of a subdivision affects the ability of sites to effectively mitigate the stormwater generated from proposed future development on the site. For this reason, the developer is required at subdivision stage, to demonstrate that appropriate stormwater management can be undertaken.*

*The amount of impervious surfaces allowed on sites in Long Bay is set out in Rule 17B.5.3.10 On-Site Stormwater Management. This rule requires that stormwater generated from impervious areas be mitigated by approved stormwater management techniques. The Long Bay Practice Notes provide details on the design and use of techniques such as rain tanks, pervious paving, and bush revegetation.*

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

#### **17B.4.4.4 Protection Areas**

##### **17B.4.4.4.1 Landscape Protection Area - Conservation**

Any subdivision application to create sites containing land identified as Landscape Protection Area - Conservation shall comply with the following:

- a) All land identified on the Structure Plan maps as Landscape Protection Area - Conservation shall be surveyed to define the boundary of the existing extent of the area of vegetation from the edge of the drip line of the trees.
- b) All land in the Protection Area shall be fenced to a stockproof standard (unless the Council approves an alternative proposal which effectively excludes all livestock from the area).
- c) All site works, building platforms and infrastructure, with the exception of surface laid wastewater disposal fields and tracks for public access purposes, shall be located wholly outside of any land identified as Landscape Protection Area - Conservation.
- d) A weed and pest management strategy shall be submitted to and approved by Council. Weed and pest management shall be undertaken in accordance with the approved strategy.
- e) An agreement to covenant in perpetuity the Landscape Protection Area - Conservation shall be entered into before the issue by the Council of a Certificate of Compliance pursuant to Section 224(c) of the RMA. Covenants shall be registered against the titles of all affected lots to be created through the subdivision. These covenants shall require that the fencing of the Landscape Protection Area identified on both the original lot and on the newly created lots is maintained to a stockproof standard and that these areas remain undisturbed from any earthworks or structures, that all existing trees and any re vegetation of the area shall be protected and that weeds and pests are controlled;

Or a consent notice under section 221 of the Resource Management Act 1991 shall be entered into and registered against the title in order to secure the same outcomes as the covenant.

##### **17B.4.4.4.2 Landscape Protection Area - Restoration**

Any subdivision application to create sites containing land identified as Landscape Protection Area - Restoration shall comply with the following:

- a) All land identified on the Structure Plan maps as Landscape Protection Area - Restoration shall be fenced to a stockproof standard (unless the Council approves an alternative proposal which effectively excludes all livestock from the area).
- b) All site works building platforms and infrastructure, including wastewater disposal fields shall be located wholly outside of any land identified as Landscape Protection Area - Restoration.
- c) All land identified as Landscape Protection Area - Restoration shall be planted for restoration purposes in accordance with an approved planting plan.
- d) A weed and pest management strategy shall be submitted to and approved by Council. Weed and pest management shall be undertaken in accordance with the approved strategy.
- e) The planting plan shall be in accordance with Rule 17B.4.6.4, and shall be approved by Council. Planting shall be maintained for a period of not less than 2 years. Any plants that fail to thrive during that time shall be replaced.
- f) An agreement to covenant in perpetuity the Landscape Protection Area - Restoration shall be entered into before the issue by the Council of a Certificate of Compliance pursuant to Section 224(c) of the RMA. Covenants shall be registered against the titles of all affected lots to be created through the subdivision. These covenants shall require that the fencing of the Landscape Protection Area on both the original lot and on the newly created lots is maintained to a stockproof standard and remains undisturbed from any earthworks or structures; that restoration planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting plan; that weeds and pests are controlled and that all existing

trees and any re vegetation of the area shall be protected;

Or a consent notice under section 221 of the Resource Management Act 1991 shall be entered into and registered against the title in order to secure the same outcomes as the covenant.

#### **17B.4.4.3 Riparian Margins**

Any subdivision application to create sites containing land identified as Riparian Margin shall comply with the following:

- a) All land identified on the Structure Plan maps as riparian margin shall be surveyed to define the width of the riparian margin as shown on Appendix 11B to the District Plan Maps of the stream/s on the site. Note: Detailed mapping of the riparian margins is available from the Council.
- b) Details of the existing vegetation and ground cover within the margin shall be provided to identify the scale and extent of additional planting required to ensure bank stability and an enhanced aquatic habitat of the stream within the margin.
- c) Where any rehabilitation and replanting of the riparian margin is required it shall be in accordance with an approved planting plan.
- d) The planting plan for the riparian margin shall be in accordance with Rule 17B.4.6.4, and shall be approved by Council. Planting shall be maintained for a period of not less than 2 years. Any plants that fail to thrive during that time shall be replaced. Planting of the margin of stream 2 in the Long Bay 7 (Heritage Protection) Zone shall be determined by the Heritage Management Plan.
- e) A weed and pest management strategy for the riparian margin shall be submitted to and approved by Council. Weed and pest management shall be undertaken in accordance with the approved strategy.
- f) All land identified as riparian margin shall be fenced to a stockproof standard (unless the Council approves an alternative proposal which effectively excludes all livestock from the area).
- g) All site works, building platforms and infrastructure shall be located wholly outside of any land identified as riparian margin except only for the purposes of installing and maintaining infrastructure and for the purposes of rehabilitation and enhancement of the stream bank and margin and for the provision of tracks and trails for public access to and along a public reserve that is located more than 5 metres from the top of the bank of the stream within the margin.
- h) Where the riparian margin is not to be taken or provided as an Esplanade Reserve or Strip, an agreement to covenant in perpetuity the area of riparian margin shall be entered into before the issue by the Council of a Certificate of Compliance pursuant to Section 224(c) of the RMA. Covenants shall be registered against the titles of all affected lots to be created through the subdivision. These covenants shall require that the fencing of riparian margins on both the original lot and on the newly created lots is maintained to a stockproof standard; that the margin remains undisturbed from any earthworks or structures; that restoration planting occurs in the areas identified on the plan of subdivision in accordance with the approved planting plan and that weeds and pests are controlled and any revegetation of the margin shall be protected;

Or a consent notice under section 221 of the Resource Management Act 1991 shall be entered into and registered against the title in order to secure the same outcomes as the covenant.

#### **Explanation and Reasons**

*The riparian margins identified on the Structure Plan maps include the area of land immediately adjacent to a stream. Protection of riparian margins is important to ensure that development does not result in modification of streams or unnecessary destruction of vegetation, as this will reduce water quality through surface runoff or erosion. The widths of the margins for the Vaughan Stream and tributaries (numbered from 1 to 16) and the Awaruku Stream, in the Long Bay Structure Plan area, are shown in Appendix 11B to the District Plan Maps. The riparian margins have been based on on-site*

*ecological surveys assisted by aerial photography and are a minimum distance of 5m from the top of any stream bank.*

#### **17B.4.4.4.4 Park Interface Protection Area**

Prior to any 224(c) certificate being issued for lots within the North Vaughans Precinct (except for a balance lot) the following shall apply:

- a) A ridgeline with natural form shall be constructed meeting the requirements of Rule 17B. 3.3.4.b)
- b) The northern and eastern faces of the ridgeline shall be vegetated in accordance with a planting and maintenance plan approved by the Council, as per Rule 17B.4.6.4. Planting shall be consistent with planting in the adjoining land within the Long Bay Regional Park. The planting is to be maintained for a period of not less than 2 years. Any plants that fail to thrive during that time shall be replaced.
- c) A stockproof fence shall be provided along the northern and eastern boundaries with the Long Bay Regional Park.
- d) Any fencing on the boundary of each lot shall be in accordance with 17B. 5.3.11.
- e) Details of the ownership mechanisms and obligations for the ongoing protection and management of the Park Interface Protection Area shall be provided and approved by the Council.
- f) A covenant, consent notice shall be registered against the titles of the lots to be created through subdivision. The mechanism shall define the boundary of the Park Interface Protection Area within the Long Bay 2 zone and the Ridgeline Height Control Line, being the physical location of the crest of the ridgeline (as formed), and require that:
  - planting and maintenance occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan; and
  - pest and weeds are controlled in the planted area; and
  - the maximum height of buildings or structures within the Protection Area, south or west of the Ridgeline Height Control Line are to be 2 metres below the lowest point of the ridgeline, as required by rule 17B. 5.1.2
  - no buildings, structures, site works, development or infrastructure is permitted on the crest or to the north or east of the Ridgeline Height Control Line except for permitted fencing and revegetation; and
  - fencing on the boundary of the Long Bay Regional Park is maintained to a stock proof standard.

#### **17B.4.4.4.5 Piripiri Point Protection Area**

- a) Any application for a Precinct Plan, site works or subdivision in the North Vaughans Precinct shall provide for:
  - i) the design of a ridgeline with a natural form in the Protection Area and/or contouring of land to the south of the Ridgeline Height Control Line as required by Rule 17B.3.3.4 b) to be undertaken in conjunction with the ridgeline and contouring of land in the Park Interface Protection Area and the Long Bay 2 zone to the south, and
  - ii) that the ridgeline that complies with Rule 17B.3.3.4 b) shall be constructed prior to the issue of any 224(c) certificates for lots in the Long Bay 2 zone in the North Vaughans Precinct.
- b) Prior to any section 224(c) certificates being issued for lots in the Long Bay 2 zone of the North Vaughans Precinct the following shall occur:
  - i) A single lot subdivision with one title shall be created for the whole of the area shown as Piripiri Point Protection Area on the Structure Plan maps, and is to include an area of land of approximately 1.17ha incorporating the nominated building platform shown on Appendix 11B to the District Plan Maps, to be subdivided from Lot 26 DP 66117.

- ii) Provision shall be made for a public access road to the Piripiri Reserve.
- iii) Details shall be provided to and approved by Council of the ownership mechanism and obligations for the ongoing protection and management of the Piripiri Point Protection Area.
- iv) A covenant in perpetuity shall be registered against the title of the lot to be created through subdivision. The covenant shall require that:
  - buildings, structures, above ground infrastructure and access ways to these buildings be confined to the nominated building platform shown on Appendix 11A to the District Plan Maps; and
  - activities in the Piripiri Point Protection Area are limited to grazing and other pastoral uses, indigenous revegetation and a public road to the Piripiri Reserve; and
  - fencing will be limited to farm type, post and wire fences;
  - no further subdivision shall occur, except for the purposes of a public road to the Piripiri Reserve;
  - the Ridgeline Height Control Line be defined, being the physical location of the crest of the ridgeline as formed, and that the ridgeline may not be reduced in height; and
  - a ridgeline with natural form meeting the requirements of Rule 17B. 3.3.4 b), or as set out in any approved precinct plan or subdivision consent for the land in the North Vaughans Precinct, shall be constructed in conjunction with the ridgeline within the Park Interface Protection Area and appropriately maintained.

Or a consent notice under section 221 of the Resource Management Act 1991 shall be entered into and registered against the title in order to secure the same outcomes as the covenant.

#### **Explanation and Reasons**

*Protection Areas are identified as overlay areas in the Designations and Special Provisions maps.*

*The Landscape Protection Area-Conservation, riparian margins and Landscape Protection Area - Restoration includes land which is generally covered in existing native vegetation, contains tributaries of the Vaughan Stream and Awaruku Stream, steep gullies or areas suitable for revegetation. This land has been identified as being worthy of protection for landscape, ecological and land stability purposes. Upon subdivision, the land is required to be protected in perpetuity and generally remain free of all forms of services or development. In the Landscape Protection Area - Restoration the land will be revegetated to extend the area of native bush and to protect the area and streams from development.*

*The Park Interface Protection and Piripiri Point Protection Areas generally overlay areas of land that have been identified as being worthy of protection for landscape and public amenity purposes.*

*The Park Interface Protection Area (in conjunction with landform shaping in the adjacent zone) will provide a landform buffer to protect views from the Long Bay Regional Park into the adjoining development area. The buffer includes a constructed ridgeline to a height shown in the plan maps as the Ridgeline Height Control. Upon subdivision the Park Interface Protection Area will be owned by the individual lots adjoining it and each title will detail the owner's obligations for the long term development and maintenance of their portion of the Park Interface Protection Area.*

*The Piripiri Point Protection Area applies to land zoned Long Bay 1C for rural type development and incorporating Piripiri Point Ridge, identified as an area of outstanding landscape bounding the Long Bay Regional Park. The constructed ridgeline in the Park Interface Protection Area extends into this area and provides a visual buffer for any development when viewed from the Long Bay Regional Park. Buildings and structures are restricted to land adjacent to the protection area. The whole of zone 1C including the Piripiri Protection Area will be held in one title and activities within the protection area will be restricted to grazing and other pastoral uses. A public accessway will be provided to the Piripiri Reserve.*

#### **17B.4.4.5 Management Areas**

##### **17B.4.4.5.1 Ecology/Stormwater Management Area**

Any subdivision of sites which contain land identified as Ecology/Stormwater Management Area and where development (building platforms and accessways) is proposed within the Management Area, the following shall apply:

- a) An area, no less than 50% of the area of Ecology/Stormwater Management Area within any new allotment shall be planted for revegetation purposes in accordance with an approved planting plan. This area may include areas revegetated for the purposes of on-site stormwater mitigation. In the Ecology/Stormwater Management Area identified at the head of stream 1C the whole of this area shall be planted for revegetation purposes in accordance with an approved planting plan.
- b) This planted area shall be located within the Ecology/Stormwater Management Area or be contiguous with land identified as Landscape Protection Area - Conservation or riparian margin on the Structure Plan maps. The planting plan shall be in accordance with Rule 17B.4.6.4, and shall be approved by Council. Planting shall be maintained for a period of not less than 2 years. Any plants that fail to thrive during that time shall be replaced.
- c) All building platforms, accessways and services shall be located wholly outside of riparian margins and any land identified for revegetation. In the case of the headwaters of stream 1C, all development and earthworks shall be kept wholly outside the Ecology/Stormwater Management Area.
- d) An agreement to covenant in perpetuity the revegetation area required above shall be entered into before the issue by Council of a Certificate of Compliance pursuant to Section 224 (c) of the RMA. Covenants shall be registered against the titles of the revegetation lots and any lots related to the revegetated lots to be created through the subdivision. These covenants shall require that the revegetation area is planted in accordance with an approved planting plan, fencing is maintained to a stockproof standard, the area remains undisturbed and that weeds and pests are controlled;

Or a consent notice under section 221 of the Resource Management Act 1991 shall be entered into and registered against the title in order to secure the same outcomes as the covenant.

##### **17B.4.4.5.2 Landscape Enhancement Area**

Any subdivision application to create sites containing land identified as Landscape Enhancement Area shall comply with the following:

- a) All the Landscape Enhancement Area contained within the boundaries of the lots to be created shall be revegetated in accordance with a planting plan. This replanting may include planting required by Rule 17B.4.4.4.3 Riparian Margins and 17B.5.3.10 On site Stormwater Management.
- b) The planting plan shall be in accordance with Rule 17B.4.6.4 and shall be approved by Council. Planting shall be maintained for a period of not less than 2 years. Any plants that fail to thrive during that time shall be replaced.
- c) A weed and pest management strategy shall be submitted to and approved by Council. Weed and pest management shall be undertaken in accordance with the approved strategy.
- d) An agreement to covenant in perpetuity the Landscape Enhancement Area shall be entered into before the issue by Council of a Certificate of Compliance pursuant to Section 224 (c) of the RMA. Covenants shall be registered against the titles of all affected lots to be created through the subdivision. These covenants shall require that the fencing of the Landscape Enhancement Area on both the original lot and on the newly created lots is maintained to a stockproof standard, and remains undisturbed from any earthworks or structures; that planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan; that weeds and pests are controlled and that any revegetation of the area shall be protected;

Or a consent notice under section 221 of the Resource Management Act 1991 shall

be entered into and registered against the title in order to secure the same outcomes as the covenant.

### **Explanation and Reasons**

Management Areas are identified as overlay areas in the Designations and Special Provisions maps.

The Ecology/Stormwater Management Area is land that has been identified as being suitable for the planting of vegetation to contribute to extending areas of native bush in the Structure Plan area and to assist in the on-site mitigation of stormwater from buildings, structures and impervious surfaces on the property as required by Rule 17B.5.3.10 On Site Stormwater Management. As such this area generally should be kept free of development. Where smaller sites are proposed, wholly or partly, in these areas, planting requirements are imposed to ensure that existing native bush areas are extended for ecological purposes and to reduce the dominance of buildings on the landscape.

The Landscape Enhancement Area includes land which is relatively steep and not generally suitable for development. The intention for this area is to provide a planted profile to the escarpment edging the Long Bay 1 zone and the adjacent Long Bay 3 and 4 zones. Any subdivision or earthworks on sites containing this enhancement area will trigger the requirement to provide landscape planting within this area. This approach enables the mitigation of the visual impacts of the more intensive type of development adjacent to the ridge and the less intensive development in the Long Bay 1 zone located on the ridge.

## **17B.4.5 Specific Zone-Based Subdivision Standards**

### **17B.4.5.1 Compliance**

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

### **17B.4.5.2 Long Bay 1A and 1B Zone**

#### **a) Site Area Requirements**

Minimum Site Area:	All sites - 2ha
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The Council may permit subdivision into sites of less than 2 hectares in the following circumstances:

- i) The proposed subdivision shall protect all land on the existing site identified as Landscape Protection Area - Conservation and Landscape Protection Area - Restoration, in which case the minimum site areas may be as follows:

Long Bay 1A zone:	2500m <sup>2</sup>
Long Bay 1B zone:	5000m <sup>2</sup>

Provided that:

- a) The minimum area must be clear of any land identified as Landscape Protection Area - Conservation and Landscape Protection Area - Restoration.
- b) For sites that contain land identified as Landscape Enhancement Area, then accessways and any building platforms must be clear of this area.
- c) The total surface area of site works associated with subdivision shall not exceed an average of 2000m<sup>2</sup> per lot to be created. This area may exclude areas of trench excavation that remain open for no more than 3 days to provide for counterfort or subsoil drains and stormwater or wastewater pipes.

### **Explanation and Reasons**

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

The opportunity for smaller lot sizes is provided within this zone where possible house



sites and associated areas are outside of land identified as Landscape Protection Area - Conservation and Landscape Protection Area - Restoration.

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

The level of development possible within the Long Bay 1A and 1B zone is also affected by whether or not the site contains land with a Landscape Protection area (as identified in the Structure Plan maps). The Landscape Protection area is applied to areas of land with the greatest instability and slope and in areas where there are large areas of vegetation. Development and earthworks are to be avoided in this area. By protecting these identified Landscape Protection areas, landowners may be able to develop to greater densities within the Long Bay 1 zone. In such instances, any area of Landscape Protection Area - Conservation or Landscape Protection Area - Restoration is to be protected in addition to the minimum site area specified. This is to ensure that 100% onsite stormwater mitigation is able to be achieved outside of the Protection areas. However, the minimum site area specified may include land identified as Ecology/Stormwater Management Area. This is because these areas may be revegetated to assist in the mitigation of stormwater on site or if building sites are approved in the Ecology/Stormwater Management Area, then alternative areas are required for revegetation purposes.

### 17B.4.5.3 Long Bay 1C Zone

No subdivision is permitted, except for the provision of a public road.

#### Explanation and Reasons

The Piripiri Point land zoned Long Bay 1C is to remain in one title (unless division is required for public road access or reserve purposes), with its own rural type zoning. The zone is subject to the Piripiri Point Protection area that restricts development to rural/pastoral activities. No buildings or structures are possible within the Piripiri Point Protection Area.

### 17B.4.5.4 Long Bay 2 Zone

#### a) Site Area Requirements

##### 1. Stand Alone Houses

	Minimum Net Site Area	Minimum Average Net Site Area within any Precinct
<b>Stream Protection A Area</b>	600m <sup>2</sup>	NA
<b>Stream Protection B Area</b>	450m <sup>2</sup>	500m <sup>2</sup>

##### 2. Integrated Housing

The Council may permit subdivision into sites less than 450m<sup>2</sup> for integrated housing developments in the following circumstances:

- i) The proposed integrated housing development area and associated housing typology is in accordance with an approved Precinct Plan; and
- ii) The number of dwellings to be provided for in all integrated housing areas within a precinct will not exceed 20% of the likely total number of dwellings within the Long Bay 2 zone in the whole of that precinct; and
- iii) The integrated housing development is located fronting proposed roads or fronts a neighbourhood reserve of at least 2000m<sup>2</sup> in area; and
- iv) In the case of the North Vaughans Precinct, integrated housing to the south and west of the Vaughans Road extension is to be located to below the 50 metre contour line. To the north and east of the Vaughans Road extension, it is to be located below the 40 metre contour line and no further than 30 metres east of the eastern side of Vaughan Road extension (as these features are shown on Appendix 11B of the District Plan Map); and
- v) The lot must not be a rear lot; and

- vi) Vehicle access can be provided by a rear access lane or a joint driveway; and
- vii) Is not located within the Stream Protection A Area.

In these circumstances the minimum net site areas are as follows:

House Typology	Minimum Net Site Area of Integrated Housing Area
Single Townhouse (with zero lot line except where abuts a lot of 450m <sup>2</sup> or greater)	300m <sup>2</sup>
Duplex (Two units side by side sharing a common wall)	400m <sup>2</sup>
Triplex (Three units side by side sharing a common wall between each unit)	600m <sup>2</sup>
Comprehensive (Terraced Housing)	1500m <sup>2</sup> or greater

- b) Subdivision of integrated housing lots to create individual sites for dwellings may only occur once land use consent has been granted in respect of a development. In such cases, the number, size and location of all sites must be in accordance with the land use consent granted in respect of the development.
- c) Minimum Site Frontage and Access Requirements  
All sites for stand alone houses on lots of 450m<sup>2</sup> or greater shall comply with the following:
  - i) No more than 10% of lots created per subdivision shall be rear lots.
  - ii) Where rear lots are created, Rule 9.4.5.8 shall apply
  - iii) Shape factor as per Rule 9.4.5.9.
- d) Protection and Management Areas
  - i) The proposed subdivision shall protect, in accordance with Rule 17B.4.4.4 and 17B.4.4.5 that area of land identified in the rules as required to be set aside from development.
  - ii) Sites may incorporate land identified as Park Interface Protection Area, Landscape Protection Area - Conservation, and Ecology/Stormwater Management Area in the Structure Plan maps where the provisions of Rule 17B.4.4.4 and 17B.4.4.5 are met. In such cases at least 400m<sup>2</sup> of the site must be clear of these areas.
  - iii) In the North Vaughans Precinct, for sites created north and east of the Vaughans Road extension as shown in Appendix 11A to the District Plan Maps, a consent notice under section 221 of the Resource Management Act 1991 shall be entered into and registered against the titles setting out the natural ground level from which maximum building height shall be measured.

#### **Explanation and Reasons**

*The Long Bay 2 zone provides for a mix of conventional detached houses and integrated housing types in specific locations. Site area and shape factor controls are specified to ensure that sites are able to easily accommodate a conventional detached house or other housing typology within the integrated housing areas and associated outdoor living areas, while minimum site frontage and access requirements are specified to ensure that the vast majority of sites are front sites, and that any rear sites have suitable vehicle access. Where land identified as Protection or Management Areas are located within a proposed site, an area is required to be clear of this land in order to ensure that future access, buildings and outdoor living areas do not encroach on these areas.*

#### **17B.4.5.5 Long Bay 3 Zone**

- a) Site Area Requirements

Either

1. Minimum Net Site Area: 300m<sup>2</sup>;

Or

2. The Net Site Area is 1500m<sup>2</sup> or greater;

Or

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

- b) Rear Lots

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

### 3B Zone

In addition to the above, the following also apply:

- a) Sites shall be of sufficient size to ensure that no structures or planting, including associated earthworks, will encroach into the Long Bay (Heritage Protection) zone.

### **Explanations and Reasons**

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

*Rear lots are not permitted in the zone in order to assist in achieving a safe and private environment for all residents, as well as a positive relationship between houses and adjacent streets.*

### **17B.4.5.6 Long Bay 4 Zone**

- a) Site Area Requirements

Either:

1. Minimum Net Site Area: 1500m<sup>2</sup>;

Or

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

- b) Rear Lots

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

### **Explanations and Reasons**

*The Long Bay 4 zone is generally intended for apartment buildings, of three to four storeys. It is expected that the housing within this area will be developed comprehensively. The subdivision standards therefore reflect the need to create sites of a sufficient size to allow for innovative design solutions.*

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

### **17B.4.5.7 Long Bay 5 Zone**

Site Area Requirements

1. Long Bay 5A

Minimum Net Site Area: 1500m<sup>2</sup>

Or

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

2. Long Bay 5B

No minimum subdivision size

Rear lots shall not be permitted.

**Explanations and Reasons**

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

*The Long Bay 5B zone will provide for commercial activities with a community focus, such as art galleries, restaurants and cafes, designed to ensure, where possible, an open and natural character for the Vaughan Stream margin.*

**17B.4.5.8 Long Bay 6 Zone**

1. Council shall only approve the subdivision of land within the Long Bay 6 zone if it is needed to provide for infrastructure in general accordance with the land use strategy and Structure Plan maps, including stormwater management wetlands and other stormwater management facilities, roading, pedestrian walkways and cycleways, landscaping and revegetation; and works associated with the realignment of stream 1B in the Vaughan Flats.
2. In the Vaughan Flats, the Esplanade Reserve shall be reduced to the area covered by the Long Bay 6 zone where:
  - i) All land in the Long Bay 6 zone is vested in Council; and
  - ii) On completion of the planting of that part of the riparian margin that is to be planted by the landowner, as set out in Policy 17B. 1.4.2 (2).

**Explanations and Reasons**

*The Stormwater Management zone is intended to provide for those works associated with stormwater control and treatment. It is anticipated that stormwater treatment and ancillary structures will be constructed in this area. It is also intended that road and pedestrian and cycleway crossings will be constructed through the zone as indicated in the land use strategy and through an approved Precinct Plan. The remainder of the land outside the wetlands in both the Awaruku and Vaughan Stream corridors is to provide for walking and cycling and be landscaped to create areas of high public amenity.*

**17B.4.5.9 Long Bay 7 Zone**

No minimum site area. The Council shall limit subdivision to the following:

- a) Creation of any lot identified through the approved Heritage Management Plan for the purposes of education and interpretative activities for the public of the heritage resources.
- b) Creation of one lot identified through the approved Heritage Management Plan for the purposes of the existing dwelling and minor residential unit (MRU).
- c) For the purposes of public reserve or public access.
- d) Subject to a protective heritage covenant under the Historic Places Act for the Long Bay 7: Heritage Protection zone having been agreed between the landowner and the Historic Places Trust.

**Explanations and Reasons**

*Subdivision and development in the Long Bay 7: Heritage Protection Zone will only be considered where there is an approved Heritage Management Plan.*

## **17B.4.6 Rules: Information Requirements**

Without limiting sections 88, or 92 or the Fourth Schedule of the RMA and in addition to any information or plans required under Rule 3.10.7 and Rule 3.10.9 the following information shall be required:

### **17B.4.6.1 General**

Rule 9.6 and 17B.3.3.2 a) shall apply.

### **17B.4.6.2 Stormwater Management**

All applications for subdivision and development shall include the following information:

- a) The amount of stormwater to be generated from the future development on the lots to be created, taking into account existing and future stormwater flows upstream and downstream of the site, where relevant. Relevant assumptions and calculations are to be provided.
- b) How the design of the development (for example the layout of the lots, driveway locations, the design of roads and the protection of ecological features and stream riparian margins) takes into account stormwater-related limitations and incorporates the principles of Low Impact Design.
- c) The range of techniques to be used to manage the adverse effects of the stormwater to be generated by the development and the extent to which these techniques can be accommodated on-site in accordance with Rule 17B.5.3.10.
- d) How sufficient space is to be provided for the required stormwater mitigation measures.
- e) In areas where the groundwater levels need to be controlled to maintain stability, how proposed stormwater mitigation measures comprising sub-surface features are designed, in particular lined and drained, to avoid the adverse discharge of runoff to ground.
- f) How development is to be managed to ensure that the integrity of any stormwater mitigation devices (such as bio-retention and pervious paving) will not be compromised during and after the subdivision, development, building and landscaping process.
- g) Details of any covenants and/or consent notices under Section 221 of the Resource Management Act 1991 necessary to ensure the on-going retention and maintenance of on-site mitigation areas and facilities.

### **17B.4.6.3 Precinct Plans**

Applications for a Precinct Plan shall include the following information, where applicable to the Precinct:

- a) Existing site boundaries, defining the precinct and that of any adjoining precinct or area of the structure plan bounding the site.
- b) The location of Protection and Management Areas.
- c) Location, widths and cross sections of all roads, and the location of private rear lanes and accessways within the precinct and how these will connect to roads in adjoining precincts, previously approved precinct plans and other zones of the structure plan.
- d) Layout of road intersections and provisions for pedestrians and cyclists at major intersections.
- e) Proposed stormwater treatment for all roads within the precinct.
- f) Street frontages where vehicle access will not be provided and access will be provided by rear lanes and accessways (public or private).
- g) Integrated housing areas within the Long Bay 2 zone and the associated housing

typology (town house/duplex/triplex/terrace).

- h) Areas for small lots (300m<sup>2</sup>) in the Long Bay 3 zone.
- i) Where off-road cycleways or walkways are located and how these connect to a wider cycle or walkway network.
- j) The location and dimensions of proposed reserves and how these relate to a wider open space network.
- k) The proposed landscaping and planting concepts for the Vaughan and Awaruku Corridors (Long Bay 6 zone).
- l) Details for the realignment of Stream 1B.
- m) Design of the ridgeline in the Park Interface and Piripiri Point Protection Areas, the profile of the adjoining Long Bay 2 zone land, and analysis of the visibility of permitted development south and west of the ridgeline from the Park Interface Viewpoints.
- n) The relationship between development in the Long Bay 3B zone and the Long Bay 7(Heritage Protection) zone, including views into and across the zone.
- o) The layout of development in the Stream Interface Management Area, including how views across the Vaughans corridor are to be retained, and the design of the interface with the Long Bay 6 zone and the Long Bay Regional Park.
- p) Details of the earthwork staging process, including existing and proposed earth work contours for relevant stages; to at least a 5m contour interval for geotechnical remediation, stabilisation and other preparatory earthworks and indicative two metre intervals or less for finished ground levels.
- q) The location of the Awaruku ridgeline, post bulk earthworks, for the purposes of interpreting 17B.5.3.2 and 17B.5.3.4.
- r) The location of proposed sediment control devices proposed during siteworks.
- s) The location, extent and staging of proposed trunk utility services and the staging of development in accordance with essential infrastructure.
- t) Locations where known infringements of development controls may occur (for example a "landmark" building has been proposed on the north western corner of the Beach Road Extension and the proposed road connecting the Beach Road extension and Ashley Ave in proximity to Long Bay College).

#### **Explanation and Reasons**

*Precinct Plans are intended to provide an integrated framework for the subdivision and subsequent land use and built form that will be developed in the Structure Plan area. The purpose is to encourage a high quality design outcome that responds to the surrounding environment and ensures that particular consideration is given to the unique resources in and adjoining the Structure Plan area.*

#### **17B.4.6.4 Planting Plan**

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

- a) Identification of the area of land within the Protection or Management Area and riparian margin to be set aside for planting.
- b) Identification of stream banks, slope, soil type and existing or potential erosion.
- c) Details of areal extent of all existing and proposed development.
- d) Identification of all existing areas of native and exotic bush and vegetation.
- e) Details of soil quality and depth including any required soil reconditioning of

compacted areas as the result of previous land uses and site works.

- f) Species types, source of plant material, maturity of planting and density of planting.
- g) Details of noxious weed, pest and animal control.
- h) Details of timing of planting and possible staging of planting.
- i) Details of maintenance programme to be implemented and a programme for replanting where the survival rate of planting is less than 90%.
- j) Details of any fencing or alternative stock proof methods proposed.
- k) Proposed means of ownership and ongoing management.
- l) Identification of areas of land on which archaeological sites are located, and details of appropriate planting, fencing and ongoing management of those areas.

### **17B.4.7 Reservations - Matters for Control**

#### **Controlled Activities**

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

For all Controlled activities, Council reserves its control to any relevant criteria set out in 9.5 and the effects on Protection Areas (Rule 17B.4.8.3.5).

#### **Limited Discretionary Activities**

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

- a) The matters listed in 9.5.2 and 17B.4.6.3
- b) The contents of an approved Precinct Plan
- c) The matters contained within Rule 17B.8.3.5 for Protection Areas.

### **17B.4.8 Assessment Criteria**

#### **17B.4.8.1 General Assessment Criteria for Controlled Activities**

The criteria of Rule 9.7.1.1 shall apply.

#### **17B.4.8.2 Assessment Criteria for Limited Discretionary Activities**

In addition to the General Assessment Criteria listed in Rule 17B.4.8.1 the following additional criteria apply:

##### **17B.4.8.2.1 Subdivision In Accordance With a Precinct Plan**

- a) Where relevant, the matters listed in Rule 17B.4.6.3 should be in accordance with an approved Precinct Plan.
- b) Minor variations in secondary roading and reserve layout that improves urban design and environmental outcomes may be appropriate.
- c) The streetscape design including carriageway design, footpaths, berms, vehicle crossing, parking bays, street lighting and street trees, utilities and on-site stormwater management for roads and shared pedestrian/vehicle spaces should provide for an integrated, safe and high quality environment.
- d) Lot sizes and dimensions should be appropriate for the intended housing typology, ensure appropriate orientation of development in terms of fronting streets and ensuring privacy between dwellings, and able to accommodate stormwater treatment devices (such as rain tanks).
- e) The design and management of rear lanes and accessways should consider the need for access by emergency vehicles, delivery and rubbish collection and whether they provide thoroughfare for pedestrians and cyclists.
- f) Detailed landscape concepts for proposed reserves and public areas, and areas to

be set aside and protected and/or vested in the Council.

- g) The design of pedestrian and cycle routes should include appropriate landscaping, fencing, pavements, and lighting.
- h) The required Planting Plans for all Protection and Management Areas and any Lizard Conservation Management Plan should provide sufficient details to ensure that sustainable outcomes can be achieved.
- i) On and off-site stormwater management techniques should be appropriate to the Stream Protection Area and integrated with other activities.
- j) Details of covenants or similar mechanisms (as required by the provisions of relevant Protection and Management Areas) provide for the appropriate protection of these areas.

#### **17B.4.8.2.2 Long Bay 3B Zone**

- a) The subdivision design north of the Awaruku ridgeline should provide, for sites that can accommodate an intensity of development similar to that of the Long Bay 3A zone (terrace housing and low rise apartments) and for less intensity of development south of the Awaruku ridgeline where development should provide for detached dwellings with gaps between buildings. Subdivision design should provide for views into and through the Long Bay 7 (Heritage Protection) zone to the Hauraki Gulf.
- b) The design of subdivisions and location of building platforms, roads, accessways, driveways, underground and surface infrastructure, stormwater mitigation techniques, landscaping, planting and fencing does not adversely affect the archaeological sites contained within the Heritage Protection zone
- c) A consistent treatment of the boundary with the Heritage Protection zone should be achieved through the subdivision design using either landscaped earth batters or low (less than 1 metre high) retaining walls, or a combination of both. Retaining wall treatments should be consistent to avoid a clash of different styles and materials along the interface with the Heritage Protection zone.

#### **17B.4.8.3 Additional Assessment Criteria for Discretionary Subdivision Consents and Land Use Consents for Precinct Plans**

Without restricting the exercise of its discretion to grant or refuse consent, or impose conditions, the Council will have regard to the following assessment criteria as well as those set out under Section 17B.3.7.4, and the objectives and policies of the Structure Plan when considering an application under sections 104 and 105 of the RMA.

##### **17B.4.8.3.1 Overall Urban Form, Layout and Design**

- a) The proposed layout should create a settlement pattern that respects and maintains the land use strategy shown on Appendix 11A to the District Plan Maps and integrates and connects well with development in adjoining zones and or precincts.
- b) The proposed layout should create a legible and functional urban pattern that provides for neighbourhood focal points, efficient roading connections and a new Regional Park entrance.
- c) The settlement pattern should provide for a high quality public realm through an interconnected street pattern, including walkways and cycleways that are integrated with a range of accessible, functional open spaces.
- d) The incorporation of a range of housing densities, with higher intensity land uses (housing densities in excess of one unit per 450m<sup>2</sup>) located adjacent to reserves and open spaces, close to passenger transport routes and where they can support the proposed village centre.
- e) The proposed sites are of a size and dimension that can meet, at the building stage, the structure plan requirements for outdoor living space, landscape concepts, on site stormwater mitigation and other on site amenities.
- f) The proposed sites should support good site layout and site orientation to maximise



the use of passive solar radiation and minimise sites with two road frontages, cul-de-sacs and rear sites. In areas of intensive residential housing, the use of rear access lanes is encouraged to reduce the number of vehicle crossings.

- g) The integration of stormwater mitigation devices with the urban form and roading network to ensure that the stormwater devices add to the amenity and landscaping of the area, while the urban form provides the space for both on-site and off-site stormwater mitigation areas.
- h) The staging of the subdivision provides for the infrastructure shown on the Structure Plan maps and in the land use strategy and how this is attained within each precinct and between precincts.
- i) Within Precinct 1: North Vaughans and the catchment of stream 1C, development should provide for interconnectivity between the Precinct and the Long Bay 2 zoned land outside the precinct, such as walkways and cycleways. Such interconnectivity may be via the stream corridor. Interconnectivity does not require, but may involve, a roading connection.

#### **17B.4.8.3.2 Roads**

##### **a) Proposed Roads**

- i) The design of the road achieves a high standard of amenity, in particular through the provision of appropriately designed footpaths, cycleways, berms, median strips and size and spacing of street trees. Berms and street tree pits should be designed to provide bio-retention wherever possible. Appropriate maintenance programmes are in place to maintain street trees and other landscaping. The design of the road intersections achieves a layout that is legible for all road users.
- ii) The design of the road achieves appropriate mitigation of stormwater and the integration of devices for this mitigation with driveways, parking areas, utility space, and pedestrian and vehicle movement.
- iii) Stormwater treatment devices, utilising the best practicable option, should be provided to mitigate within the road reserve, the majority of stormwater generated by the road. The best practicable option should include the following:
  - bio-retention and pervious paving for shallow grades less than 5% parallel to the roadway
  - Inclusion of check dams and other flow control methods with bio-retention for grades between 5% and 8%
  - Off-line treatment for grades greater than 8%.
- iv) The roads should be located so that the majority of public network infrastructure (water, wastewater, stormwater pipes) can be accommodated within the road reserve. Where this cannot be achieved, then access to this infrastructure should be protected through an easement, covenant or similar.
- v) Street lighting on the Vaughans Road extension should be designed so that this lighting has minimal visibility from the Grannys Bay catchment within the Long Bay Regional Park and from Piripiri Reserve.
- vi) Where Proposed Roads are not provided in accordance with the alignments and design standards specified in Rule 17B.4.4.2, alternative alignments that better serve the area, while still ensuring that the proposed road provides the same function as that intended in the Structure Plan. That is, the alternative roads provide the same level of connectivity between land uses as that shown on the Structure Plan maps, while meeting transport efficiency and safety standards and minimising the area that needs to be earthworked, stabilised and compacted.
- vii) The existing section of Ashley Avenue (from the intersection of Ralph Eagles Place to the Proposed Road at the northern edge of Ashley Reserve) should be upgraded so that its design and layout is consistent to the design of the 24

metre wide Proposed Road to the north. This will require a kerb-to-kerb width of 17.6metres, with generally 2.4metre wide footpaths, with wider footpaths on the western frontage of the Long Bay College of not less than 4 metres in width where located adjacent to bus stops. To achieve this, some works will be required within the Ashley Reserve to accommodate the upgraded road, and is likely to involve footpath, berms and associated structures. Works will also be required within the Long Bay College site, where this is agreed with the Ministry of Education, and is likely to involve land purchase. It is expected that up to 2 metres of land will be required from the adjoining Long Bay 2 and 3 zoned land, either side of the existing section of Ashley Avenue, with this land to be vested in the council as part of the subdivision process.

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

Refer to Long Bay Practice Notes and the Infrastructure Design Standards Manual.

## **b) Secondary Rooding Network**

The secondary rooding network provided should be designed to comply with the following:

- i) Roads should be designed for the speed environment appropriate to the setting of the road within the road network.
- ii) A high degree of connectivity should be achieved within the land to be subdivided and within the Structure Plan area as a whole. Blocks (in particular the distance between intersections) should be designed to facilitate safe and efficient movement around the neighbourhood by foot, cycle, bus and car to schools, reserves, community facilities and passenger transport routes. Cul-de-sacs should only be incorporated into the design of the subdivision where it is impracticable for reasons of topography, streams, natural features or where traffic safety standards eliminate the ability to have a connected public street network. Pedestrian and cycle connectivity should be provided where vehicle connectivity is not possible.
- iii) Road layouts should ensure that most, if not all, development has the ability to front a street (there should be limited use of rear lots in the Long Bay 2 zone and no rear lots in the Long Bay 3 and 4 zones) and provide for informal surveillance of roads to promote safety and personal security.
- iv) Blocks should provide sites with dimensions that ensure subsequent development has the opportunity to provide good on-site privacy and amenity and a positive relationship to the street, as follows:
  - In the Long Bay 3 and 4 zone, block depths should be between 40 and 65 metres (i.e. about 60 to 85 metres road centre line to centre line) and no more than 200 metres long
  - In the Long Bay 2 zone, block depths should be between 50 and 70 metres
  - In the Long Bay 1 zone, rooding should be minimised.
- v) Road alignments should create logical boundaries between zones. Blocks created by streets should provide for zone boundaries to run between the backs of properties or along street frontages. In general, lots should not be split by zones (see Rule 17B.4.3.2 for minor changes to zone boundaries).
- vi) The overall street layout should be designed to give maximum frontage possible to reserves with a community and neighbourhood function.
- vii) Streets should be designed to ensure linkages with future streets on adjoining land.
- viii) The design of the road still achieves appropriate mitigation of stormwater and the integration of devices for this mitigation with driveways, parking areas, utility space, and pedestrian and vehicle movement.
- ix) Stormwater treatment devices, utilising the best practicable option, should be provided to mitigate within the road reserve, the majority of stormwater generated by the road. The best practicable option should include the following:

- Bio-retention and pervious paving for shallow grades less than 5% parallel to the roadway
  - Inclusion of check dams and other flow control methods with bio-retention, for grades between 5% and 8%
  - Off-line treatment for grades greater than 8%.
- x) The design of the road achieves a high standard of amenity, in particular through the provision of appropriately designed footpaths, berms and size and spacing of street trees. Berms and street trees pits should be designed to provide bio-retention wherever possible. On street parking should be provided to satisfy the on street parking requirements. Appropriate maintenance programmes are in place to maintain street trees and other landscaping.
  - xi) Shared street designs may be an appropriate form of public road design where traffic volumes and speeds allow for the safe mixing of traffic with pedestrians and cyclists in a specifically designed street environment. The design should provide functional, low maintenance spaces within the street reserve. The shared spaces should still provide for access by emergency vehicles and service vehicles.
  - xii) The roads should be located so that the majority of public network infrastructure (water, wastewater, stormwater pipes) can be accommodated within the road reserve. Where this cannot be achieved, then access to this infrastructure should be protected through an easement, covenant or similar.
  - xiii) Rear vehicle access lanes should be privately owned and maintained.
  - xiv) Street lighting in the Long Bay 2 zone, east of Vaughans Road extension in the North Vaughans Area should be designed so that this lighting has minimal visibility from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve.
  - xv) Within the Long Bay 2 zone within the Stream Protection A area adjacent to Vaughans Road, there should be no more than one street connection to Vaughans Road. In this area, the use of joint accessways/lots to access rear lots from Vaughans Road should be avoided, although individual driveway access is appropriate for lots that front Vaughans Road.

#### **17B.4.8.3.3 Cycle and Pedestrian Only Routes**

- a) Roads and reserves should provide for the main pedestrian and cycle connections through the area, with dedicated off-street links provided where they would maintain and enhance connectivity where vehicle connections cannot be made.
- b) East/west connections following the Vaughan Stream corridor from the Long Bay Regional Park towards East Coast Bays Road and north/south routes to the Torbay and Okura area should be provided.
- c) Cycle and pedestrian only routes should be designed to comply with the following:
  - i) They should be illuminated at night, where appropriate.
  - ii) They should have a minimum width of 5 metres.
  - iii) They should be designed and landscaped to ensure that stormwater generated from paths can be mitigated.

#### **17B.4.8.3.4 Proposed Reserves**

- a) 80% of homes in the Long Bay 2, 3 and 4 zones should be within 400 metres of an existing or proposed neighbourhood park/reserve of at least 2000m<sup>2</sup> in area.
- b) The proposed reserve/park should provide for a local community focal point that can be used for a variety of informal activities.
- c) The park should be located and designed so that neighbouring properties or activities provide for passive surveillance of the park or reserve to promote safety

and personal security.

- d) The location, shape, and gradient (less than 5<sup>0</sup>) of the park should enable easy, level access to the park and for a range of informal recreational activities to be undertaken.
- e) The proposed reserve should help to create linkages with other reserves and natural features in the Structure Plan area and provide a central valley link between the upper valley and the lower valley and the Long Bay Regional Park.
- f) Land which has a solely stormwater or landscape protection function should not be vested as recreation reserve.

#### **17B.4.8.3.5 Protection Areas**

##### **1. Landscape Protection Areas - Conservation**

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

##### **2. Landscape Protection Areas - Restoration**

- a) Subdivision should provide for the protection of the entire area of Landscape Protection Area - Restoration by way of a covenant in perpetuity, or similar mechanism approved by Council.
- b) The Landscape Protection Area - Restoration should be planted and kept free from stock.
- c) A planting plan should be provided containing the information required in Rule 17B.4.6.4
- d) All buildings, structures, vehicle accessways and all infrastructure shall be kept wholly outside the Landscape Protection Area - Restoration, except for fencing.
- e) The subdivision should provide for the ongoing management and maintenance of land within the Landscape Protection Area - Restoration by methods approved by Council.

##### **3. Riparian Margins**

- a) All riparian margins should be planted in native vegetation to the full width of the margin identified on the Structure Plan maps; maintained to protect and enhance the stream environment and fenced to a stockproof standard (unless the Council approves an alternative proposal which effectively excludes all livestock from the area).
- b) A planting plan should be provided containing the information required in Rule 17B.4.6.4. and shall be approved by Council. Planting shall be maintained for a period of not less than 2 years. Any plants that fail to thrive during that time shall be replaced.
- c) Where margins interface with the Long Bay Regional Park planting should be consistent with the existing vegetation and habitats in the adjoining Regional Park land, and any revegetation plan to alter or extend such planting.
- d) Planting should include native trees and shrubs that attract native birds, lizards and insects and should be appropriately spaced to ensure rapid shade cover to protect

against ongoing weed problems and provide an enhanced habitat along streams and riparian margins. Reference should be made to the Auckland Regional Council for planting guidance and the Long Bay Practice Notes on preferred native plants and riparian management methods.

- e) The proposed planting and maintenance programme should seek to ensure plant survival and make provision for replacement planting where necessary and be undertaken in the planting season immediately following the issuing of the subdivision consent.
- f) The pest and weed management programme should protect the planting against damage.
- g) The subdivision should provide for the ongoing management and maintenance of land within the riparian margin by methods approved by Council where they are not taken as Esplanade Reserves or Strips.

#### **4. Park Interface Protection Area**

- a) Subdivision should provide for the protection of the entire area of Park Interface Protection Area by way of a covenant in perpetuity, or similar mechanism approved by Council.
- b) The northern and eastern portion of the Park Interface Protection Area from the top of the Ridgeline Height Control to the boundary with the Long Bay Regional Park should be planted and kept free from stock. All structures, accessways and infrastructure should be kept wholly outside of this area, except for fencing.
- c) Planting of the northern and eastern slopes of the Park Interface Protection Area should provide a vegetated backdrop to the adjacent Long Bay Regional Park. Planting should be integrated with the existing (and any proposed) native plantings in the Regional Park.
- d) Planting of the northern and eastern slopes should be undertaken in the planting season immediately following the completion of bulk earthworks.
- e) The ridgeline, and land in the Long Bay 2 zone should be contoured so that any development (including structures and buildings) to the south and west of the Ridgeline Height Control Line can comply with Rule 17B 3.3.4 b) i).
- f) Appropriate ownership mechanisms should be put in place to ensure the ongoing protection and maintenance of the Park Interface Protection Area, as approved by Council.

#### **5. Piripiri Point Protection Area**

- a) The design of the subdivision should provide for a single lot to include the house site identified on Appendix 11B to the District Plan Maps, unless separate lots are needed to provide for public road access to Piripiri Reserve. No other house sites can be substituted for the nominated house site.
- b) The protection in perpetuity of the entire Piripiri Point Protection Area should be secured by way of a covenant or similar mechanism, as approved by Council.
- c) All buildings and structures should be kept wholly outside the Piripiri Point Protection Area.
- d) All above ground infrastructure including electricity, wastewater, water supply, stormwater and wastewater disposal areas to service the building platform should be kept outside the Piripiri Point Protection Area.
- e) The design and layout of the access road to the Piripiri Reserve should avoid an overly built appearance and retain the open character of the area. The length of the road should be planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf. The road carriageway should be sealed but there should be no kerb and channelling. Provision should be made for grassed/vegetated drainage swales either side of the road and generous provision for pedestrian access.
- f) The subdivision should provide for the ongoing management and maintenance of

land within the Piripiri Point Protection Area by methods approved by Council.

- g) The ridgeline should be contoured so that any development (including structures and buildings) to the south and west of the Ridgeline Height Control Line and north and east of the Vaughans Road extension shown on the Land Use Strategy Map (Appendix 11A to the District Plan Maps) is not visible from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve when viewed from the Park Interface viewpoints 2 and 3 shown on Appendix 11B to the District Plan Maps.

#### **6. Heritage Protection Zone**

- a) Any subdivision or development is to be consistent with the Heritage Management Plan.
- b) Details of any covenant which is to protect the historic heritage and heritage landscape should be provided.
- c) Any boundaries for lots created for public education and interpretive purposes or for the existing dwelling and minor residential unit or lots for road access to the Regional Park should ensure that archaeological sites are avoided and that services can be provided in a way that does not adversely impact archaeological resources.

### **17B.4.8.3.6 Management Areas**

#### **1. Ecology/Stormwater Management Areas**

- a) Development, including access and building sites, should only occur provided there is no loss of native vegetation and waterways are not adversely affected, or where vegetation clearance is required, the development is related to infrastructure identified on the Structure Plan maps.
- b) Building platforms, accessways and other impervious coverage should be designed so that areas of earthworks, stabilisation and compaction are minimised.
- c) Proposed building platforms should generally be located at least 50 metres from neighbouring houses and building platforms, in the Long Bay 1 zone.
- d) Planting within the created lots should be located to expand or connect existing remnants of native plantings within or linked to the Landscape Protection Areas and Riparian Margins identified on the Structure Plan Maps.
- e) Sites identified as suitable receptor sites for the relocation of indigenous lizards should be located within the Ecology/Stormwater Management Areas.
- f) Species selected should be consistent with the planting guide provided in the Auckland Regional Council Riparian Zone Management (Technical Publication 148). Planting should be sourced from the local area within the Tamaki Ecological District where possible.
- g) Planting should include native trees and shrubs that attract native birds, lizards and insects and should be appropriately linked to existing native plantings to create ecological corridors for fauna to move along. Reference should be made to the Auckland Regional Council for planting guidance on the preferred native plants.
- h) Planting should be appropriately spaced to ensure rapid shade cover to protect against ongoing weed problems and provide an enhanced habitat along streams and riparian margins.
- i) The proposed planting and maintenance programme should seek to ensure plant survival and should make provision for replacement planting where necessary.
- j) The pest and weed management programme for the area should protect the planting against damage.
- k) Planting should be undertaken in the planting season immediately following the completion of physical works.
- l) The subdivision should provide for the ongoing ownership, management and maintenance of land within the Ecology/Stormwater Management Area by methods

approved by Council.

## **2. Landscape Enhancement Area**

- a) Revegetation of the ridge face covered by the Landscape Enhancement Area should occur so that a vegetated backdrop to development in the Vaughans Flats is provided.
- b) A planting plan should be provided containing the information required in Rule 17B.4.6.4, and set out an appropriate planting programme.
- c) The proposed planting and maintenance programme should seek to ensure plant survival and make provision for replacement planting where necessary.
- d) A pest and weed management programme should protect the planting against damage in both the short and long term.
- e) Appropriate mechanisms should be set up which ensure the ongoing protection, management and maintenance of the Landscape Enhancement Area as approved by Council.

### **17B.4.8.3.7 Stream Interface Management Area**

#### **a) South of Vaughan Flats**

- i) The location, scale and intensity of development should contribute to the open nature of the area and provide public access to the Vaughan Stream and views across the Vaughan Corridor to the northern edge.
- ii) Not more than 40% of the Glenvar Ridge Road frontage of the Long Bay 3A zone should be developed.
- iii) Subdivision design within the Long Bay 5B zone should retain an open character between and around the buildings, including public access towards the stream.
- iv) A consistent edge treatment between the Long Bay 3A zone and the Long Bay 6 zone should be provided through the subdivision design by using either landscaped earth batter slopes or low (less than 1 metre high) retaining walls, or a combination of both, together with visually permeable fencing which should be set back from the Long Bay 6 boundary by 1.5 metres where it is above 1.2 metres in height. The edge treatment should provide for shared access between adjoining lots to the Long Bay 6 zone, preferably adjacent to public footpaths within the Long Bay 6 zone and being unobtrusive in character. Retaining wall treatments should be consistent to avoid a clash of different styles and materials along the public interface.

#### **b) North of Vaughan Flats**

- i) Subdivision design should provide views across the Vaughan Flats to the southern edge.
- ii) The shared vehicle and pedestrian lane to be provided to the west of Vaughans Road extension, along the edge of the Long Bay 6 zone, should have a narrow carriageway design (maximum 5 to 6 metres wide, no footpath or curb and channel) that will slow traffic and provide for occasional parking bays off the carriageway. The lane should be designed to a high standard with the use of landscaping and surface treatment to integrate with adjoining apartment development and to signal a slow speed environment.
- iii) The landscaping and planting in the Stream Interface Management Area should retain the open character of the area and provide for public amenity.

### **17B.4.8.3.8 Realignment of Stream 1B**

- a) Subdivision should provide for the realignment of Stream 1B in the alignment shown on the Structure Plan Maps, or within 20 metres either side of this alignment.
- b) Revegetation of the riparian margins of the Stream should protect and enhance the stream environment.
- c) Landscaping, planting and a management plan for the Riparian margin of Stream

1B should be consistent with Rule 17B.4.6.4.

- d) Realignment of Stream 1B should provide for public access to and along the stream and to Vaughan Stream corridor from surrounding residential areas.

#### **17B.4.8.4 Additional Assessment Criteria for Specific Zones**

##### **17B.4.8.4.1 Subdivision in the Long Bay 1A Zone and Long Bay 1B Zone**

###### **1. Landform**

The design and layout of building platforms and accessways should seek to maintain existing landforms and minimise earthworks that result in changes to the landscape character of the zone. This may mean that larger than minimum sites are required.

###### **2. Access**

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

- a) Access should be located as close as practical to a formed legal road or served by an existing formed vehicle access, or should be shared between lots where feasible.
- b) Access should avoid Landscape Protection Areas - Conservation, Riparian Margins and Ecology/Stormwater Management Areas identified in the Structure Plan maps.
- c) Access should be designed to follow the existing landform and cause minimal land disturbance.
- d) Access should be designed in such a way that it incorporates low impact stormwater mitigation techniques such as bio-retention and dual strip driveways.
- e) The design of the access should not accentuate stormwater runoff, erosion or increase the potential for land instability.
- f) The gradient of the accessway should not exceed 1:8.
- g) There should be no direct discharge of stormwater to the street.

###### **3. Stormwater**

The design and layout of the subdivision should ensure that the site is capable of achieving full stormwater mitigation on site in accordance with Rule 17B.5.3.10 On Site Stormwater Management.

###### **4. Wastewater Disposal**

The design and layout of subdivision in the Long Bay 1A and 1B zone 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.

##### **17B.4.8.4.2 Subdivision in the Long Bay 2 Zone and Long Bay 3 Zone:**

###### **1. Lot Dimensions**

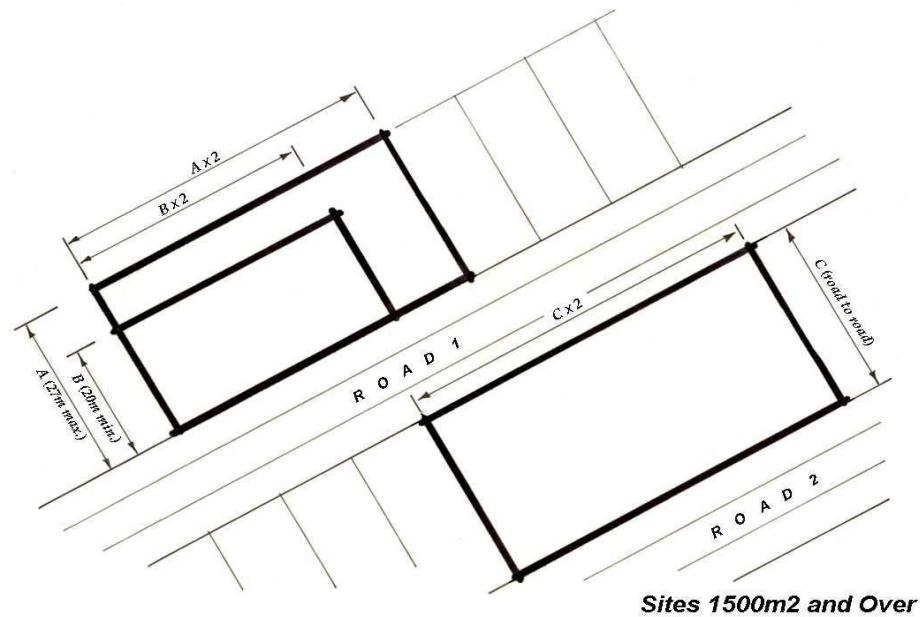
- a) For Integrated Housing sites in the Long Bay 2 zone, the following minimum lot dimensions should generally apply:

<b>Lot size/housing typology</b>	<b>Minimum road frontage for Integrated Housing Area</b>
300m <sup>2</sup> Single town house	12m
400m <sup>2</sup> Duplex	14m
600m <sup>2</sup> Triplex	20m



- b) For the Long Bay 3 zone, 300m<sup>2</sup> lots should have a minimum frontage of 12m.
- c) For sites 1500m<sup>2</sup> or greater in the Long Bay 2 and 3 zones, the following should apply (refer diagram below):

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



- d) Lot depths shall be measured at right angles to the road frontage. For corner sites, each road frontage should have the minimum distance listed, excluding corner splays

## 2. On Street Parking

### a) Standard On-Street Parking Requirement

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

In the case of lots of greater than 1500m<sup>2</sup> created within the Long Bay 2, 3 and 4 zones, on-street parking should be provided at a rate of one on-street park for every 500m<sup>2</sup> of subdivided land (excluding roads or reserves to be vested).

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

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

### b) Reduction of on-street parking requirements

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

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

## 17B.5 Rules: Long Bay Structure Plan Activities

### 17B.5.1 Determination of Activity Status

- Tables 17B.5 and 17B.6 specifies the activity status for activities in the Long Bay 1A and 1B zones, the Long Bay 2, 3 and 4 zones.
- Table 17B.7 specifies the activity status for activities in the Long Bay 1C Zone and Long Bay 5 and 6 zones.
- Table 17B.8 specifies the activity status for activities in the Protection Areas identified on the Designations and Special Provisions Maps.

For the purpose of these tables

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

**The activity status of any activity may be changed by rules in other Sections of the Plan.**

Table 17B.5 Long Bay Structure Plan Activities - Long Bay 1A, 1B, 2, 3 and 4 Zones					
	Long Bay 1A and 1B Zone: Large Lot/ Rural Residential	Long Bay 2 Zone: Suburban Neighbour hood	Long Bay 3A Zone: Urban Neighbour hood	Long Bay 3B Zone: Urban Neighbour hood	Long Bay 4 Zone: Urban Village
<b>General</b>					
Activities not specifically provided for in the Structure Plan area	NC	NC	NC	NC	NC
Development which does not comply with Rule 17B.5.3.10 and which is not provided for by Control Flexibility	NC	NC	NC	NC	NC
Development which does not comply with Rule 17B.5.3.2 and not within the Long Bay 2 zone within the North Vaughans Precinct, north and east of the Vaughans Road extension as shown on the Land Use Strategy Map (Appendix 11A to the District Plan Maps) and which is not provided for by control flexibility	D	D	D	D	D
Development which does not comply with Rule 17B.5.3.2 and located in the Long Bay 2 zone within the North Vaughans Precinct, north and east of Vaughans Road extension, as shown on the Land Use Strategy Map (Appendix 11A to the District Plan Maps)	NA	PRO	NA	NA	NA
Development which does not comply with Rules 17B.5.3.3 to 17B.5.3.9, and 17B.5.3.11 to 17B.5.3.14 and which is not provided for by Control Flexibility	D	D	D	D	D

<b>Table 17B.5 Long Bay Structure Plan Activities - Long Bay 1A, 1B, 2, 3 and 4 Zones</b>					
	Long Bay 1A and 1B Zone: Large Lot/ Rural Residential	Long Bay 2 Zone: Suburban Neighbourhood	Long Bay 3A Zone: Urban Neighbourhood	Long Bay 3B Zone: Urban Neighbourhood	Long Bay 4 Zone: Urban Village
Activities in the Ecology/Stormwater Management Area and Landscape Enhancement Area	D	D	NA	NA	NA
Impervious surfaces in the Stream Protection A area	C	C	NA	NA	NA
<b>Housing</b>					
Residential Units not exceeding one per site, on lots greater than 600m <sup>2</sup> in the Stream Protection A area	C	C	NA	NA	NA
Residential Units not exceeding one per site, on lots greater than 450m <sup>2</sup> in the Stream Protection B area	NA	P	P	C	NA
Residential units in the Long Bay 2 zone at a density of more than 1 unit per 450m <sup>2</sup> of site area on lots identified for integrated housing developments in accordance with an approved Precinct Plan, within the Stream Protection B area	NA	LD	NA	NA	NA
Residential units in the Long Bay 3 and 4 zones not exceeding a density of 1 unit per 300m <sup>2</sup> of site area	NA	NA	C	C	C
Residential units in the Long Bay 3 and 4 zones exceeding a density of 1 unit per 300m <sup>2</sup> of site area	NA	NA	LD	LD	LD
Minor Residential Units in the Long Bay 2 zone on sites greater than 1000m <sup>2</sup> , in the Stream Protection B Area, and in the Long Bay 3A and 4 zones where they are located above a garage accessed from a rear lane	NA	P	P	NA	P
Additions or alterations to an existing building in the Stream Protection A area which increase the impervious area coverage or roof area	C	C	NA	NA	NA
Additions or alterations to an existing building in the Stream Protection B area which increase the impervious area coverage or roof area, except for integrated housing developments in the Long Bay 2 zone.	NA	P	LD	LD	LD
Additions or alterations to an existing building in the Stream Protection B area which increase the impervious area coverage or roof area for integrated housing developments in the Long Bay 2 zone	NA	LD	NA	NA	NA
Demolition or removal of an existing house	P	P	P	P	P
Guesthouses	C	C	D	D	D
Housing for the elderly and disabled	NC	D	D	NC	D
Rest homes accommodating not more than 10 persons, including resident manager	D	C	D	D	D

<b>Table 17B.5 Long Bay Structure Plan Activities - Long Bay 1A, 1B, 2, 3 and 4 Zones</b>					
	Long Bay 1A and 1B Zone: Large Lot/ Rural Residential	Long Bay 2 Zone: Suburban Neighbourhood	Long Bay 3A Zone: Urban Neighbourhood	Long Bay 3B Zone: Urban Neighbourhood	Long Bay 4 Zone: Urban Village
Rest homes accommodating more than 10 persons, including resident manager	NC	D	D	NC	D
Retirement Complexes	NC	D	D	NC	D
Residential Care Centre or Boarding Houses, housing up to five residents including live in support staff	D	C	D	D	D
Residential Care Centre or Boarding House, housing six or more residents including live in support	NC	D	D	D	D
<b>Accessory Buildings</b>					
Accessory Buildings in the Stream Protection A area not exceeding a total of 50m <sup>2</sup> GFA per site	LD	C	NA	NA	NA
Accessory Buildings in the Stream Protection B area not exceeding a total of 50m <sup>2</sup> GFA per site in the Long Bay 2 zone, except for sites identified for integrated housing development	NA	P	NA	NA	NA
Accessory Buildings in the Long Bay 2 zone on sites identified for integrated housing development, and in the Long Bay 3 and 4 zones in the Stream Protection B area and not exceeding a total of 25m <sup>2</sup> GFA per site	NA	C	C	C	C
<b>Services and Facilities</b>					
Community Welfare Centres with a maximum staff of two at any one time except in the Long Bay 4 zone	NC	C	D	NA	NC
Community Welfare Centres with more than two staff at any one time except in the Long Bay 4 zone	NC	D	D	NC	NC
Community Welfare Centres at ground floor level in the Long Bay 4 zone	NA	NA	NA	NA	D
Dairies and Cafes not exceeding 100m <sup>2</sup> GFA except in the Long Bay 4 zone	NC	D	D	NC	NA
Dairies and Cafes not exceeding 100m <sup>2</sup> GFA at ground floor level in the Long Bay 4 zone	NA	NA	NA	NA	D
Health Care Centres staffed by not more than one Health Care Provider at any one time except in the Long Bay 4 zone	NC	C	D	NC	NA
Health Care Centres staffed by more than one Health Care Provider at any one time except in the Long Bay 4 zone	NC	D	D	NC	NA
Health Care Centres at ground floor level in the Long Bay 4 zone	NA	NA	NA	NA	D
Hospitals	NC	D	D	NC	NC
Home Occupations	P	P	P	P	P
Offices not exceeding 100m <sup>2</sup> GFA at ground floor level in the Long Bay 4 zone	NA	NA	NA	NA	C

<b>Table 17B.5 Long Bay Structure Plan Activities - Long Bay 1A, 1B, 2, 3 and 4 Zones</b>					
	Long Bay 1A and 1B Zone: Large Lot/ Rural Residential	Long Bay 2 Zone: Suburban Neighbourhood	Long Bay 3A Zone: Urban Neighbourhood	Long Bay 3B Zone: Urban Neighbourhood	Long Bay 4 Zone: Urban Village
Childcare Centres catering for up to five children except in the Long Bay 4 zone	D	P	P	D	NA
Childcare Centres catering for 6-10 children except in the Long Bay 4 zone	D	C	D	NC	NA
Childcare Centres catering for more than 10 children except in the Long Bay 4 zone	NC	D	D	NC	NA
Childcare Centres catering for up to five children at ground floor level in the Long Bay 4 zone	NA	NA	NA	NA	C
Childcare Centres catering for 6-10 children at ground floor level in the Long Bay 4 zone	NA	NA	NA	NA	D
Schools	NC	D	D	NC	NC
Schools (additions and alterations to an existing school)	NC	C	C	NC	NC
Churches	NC	D	D	NC	NC
Community Facilities except in the Long Bay 4 zone	NC	D	D	NC	NA
Community Facilities at ground floor level in the Long Bay 4 zone	NA	NA	NA	NA	D
Show Homes	C	C	LD	LD	LD
Travellers' Accommodation	NC	D	D	NC	D
Commercial Breeding/Boarding of Animals	D	NC	NC	NC	NC
Garden Centres	D	NC	NC	NC	NC
<b>Subdivision and Site Works</b>					
Refer to Rule Classification of Activities: 17B.3.1 Site Works and 17B.4.1 Subdivision.					

In addition to the above, within the Long Bay 1 zone, the following are provided for:

<b>Table 17B.6 Long Bay Structure Plan Activities - Long Bay 1A and 1B</b>	
Pastoral Farming	C
Horticulture	P
Glasshouses not exceeding 50m <sup>2</sup> per site	LD
Glasshouses in excess of 50m <sup>2</sup> per site	D
Sale of produce grown on the property	D
Riding Trails and Horse Jumping Courses for non commercial purposes	D

Table 17B.7 Long Bay Structure Plan Activities - Long Bay 1C, 5, and 6 Zones		
Zone	Activities	Activity Status
<b>Long Bay 1C</b>	Refer to Rule 18.5 as it applies to Rural 4(ii), provided that any buildings are located within the building area specified on Appendix 11A to the District Plan Maps.	As per Rule 18.5, except for that area covered by the Piripiri Point Protection Area in Table 17B.3
<b>Long Bay 5A Zone</b>	All new buildings	LD
	Alterations and additions that change the gross floor area of a building	LD
	Alterations and additions that change the external appearance, but not the gross floor area of a building	C
	Any retail activity and any activity listed in 15.6.1.5 having a maximum gross floor area of no more than 500m <sup>2</sup> , provided that one retail activity (such as a supermarket) may exceed this limit up to a maximum gross floor area of 3000m <sup>2</sup> .	P
	Any other activity provided for in the Business 1 zone	P
	Residential development on the ground floor of any development that fronts the Proposed Roads shown on the Structure Plan maps	NC
	Service Stations	NC
<b>Long Bay 5B Zone</b>	Walkways and playgrounds	P
	All new buildings and all alterations and additions that change the gross floor area of a building	D
	Alterations and additions that change the external appearance, but not the gross floor area of a building	D
	Activities listed in Section 15.6.1.5, (except for religious organisations), provided that the maximum gross floor space for any one activity shall not exceed 100m <sup>2</sup>	P
	All other activities	NC
<b>Long Bay 6 Zone</b>	Stormwater management facilities including wetlands, water and wastewater infrastructure, roads and associated structures (bridges), boardwalks and tracks, playgrounds and below ground network infrastructure.	D
	All other activities	NC

Table 17B.8 Long Bay Structure Plan Activities - Protection Areas						
	Landscape Protection Area Conservation	Landscape Protection Area Restoration	Riparian Margins	Heritage Management Plan Area	Piripiri Point Protection Area	Park Interface Protection Area on the crest, North and East of the Ridgeline Height Control Line
Farm type fencing (post and wire)	P	P	P	P	P	P
Non-paved farm type accessways	NC	NC	D	D*	P	PRO
Roads and bridges	NC	NA	D	NC	P* Provided they are public roads	PRO
Footpaths, tracks and trails	D	P	P Provided they are 5 metres from the top of the bank of a stream	D*	P	D Provided for purposes of public access and identified on a Precinct Plan
Pastoral farming	NC	NC	NC	P Excluding cattle, horses, pigs	P	PRO
Shelters, sheds ancillary to maintenance, signs and interpretive displays	NA	NA	NC	D*	PRO	PRO
The external maintenance and repair (but not extensions or additions) to existing buildings	NA	NA	NA	C	NA	NA
Education and interpretive activities for the public within existing buildings (including alterations and additions to these buildings)	NA	NA	NC	D*	NA	NA
Alteration, or removal of any native vegetation	NC	NC	D	D	D	NC
All other activities	NC	NC	NC	PRO	PRO	PRO

\*As identified in an Approved Heritage Management Plan.

- Within 6 months of the land in the Long Bay 7 zone being transferred to the Council and prior to any activities (including any siteworks) occurring in the zone before the transfer has been completed, the landowners of the Long Bay 7 zone (being the Council and the owner of the two existing dwellings) are to agree and enter into a protective heritage covenant with the Historic Places Trust, under the Historic Places Act 1993, for the long term protection, conservation and maintenance of the historic heritage and landscapes in the zone.

### **17B.5.1.1 Heritage Management Plan**

- a) A Heritage Management Plan is to be prepared and approved for the whole of the Long Bay 7 (Heritage Protection) zone within two years of 1 August 2011.
- b) A Heritage Management Plan (and any subsequent amendment to an approved Plan) is an activity that requires a discretionary land use consent.
- c) The Heritage Management Plan shall be prepared by the Council, after consultation with the Historic Places Trust, iwi and owners of land in the Long Bay 7 and 3B zone.
- d) The Heritage Management Plan shall include but not be limited to:
  - i) A heritage inventory to allow definite statements to be made about the nature, age and extent of the sites
  - ii) How heritage values and heritage landscape will be protected and managed in perpetuity, including the terms and conditions of the protective covenant under the Historic Places Act and any relevant provisions of the Temporary Management Plan required by Rule 17B 3.3.4 (c)
  - iii) Details relating to the future use, maintenance and management of existing buildings within the Long Bay 7 (Heritage Protection) zone.
  - iv) Management proposals for the pastoral areas, including details of any stock to be grazed and stock management practises.
  - v) Design principles for any planting including the planting of the margins of stream 2
  - vi) Management of pedestrian and vehicle access
  - vii) Design principles relating to existing and future fences, signs, tracks paths and their use
  - viii) Location, design and height of buildings which are ancillary to maintenance of the area and/or for educational or interpretive purposes.

### **17B.5.1.2 Park Interface Protection Area South and West of the Ridgeline Height Control Line**

Activities and development in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line are subject to the following:

- i) All buildings, except for accessory buildings, are a Prohibited activity
- ii) Accessory buildings and structures are Discretionary activities, provided that the maximum height of any buildings and structures are 2 metres below the lowest point of the Ridgeline Height Control line on that property. Any buildings or structures breaching this control shall be a Prohibited activity.

Note: 8.4.6 Tree Protection also applies to all zones.

#### **Explanation and Reasons**

*The Heritage Management Plan applies to land contained within the Long Bay 7 (Heritage Protection) Zone. This zone protects a heritage landscape that contains a group of scheduled archaeological sites on the southern headlands overlooking Long Bay Regional Park that form a contiguous landscape of human occupation and use dating from about the mid-fifteenth century to the present. The oldest sites within this zone are particularly significant to Maori associated with the area. No other similar group of sites survives along the east coast of the Region, and they are relatively intact and undisturbed. Within the landscape three significant periods in the history of Aotearoa/ New Zealand are represented: pre-European Maori occupation; the early colonial and settler occupation, including ditch and bank sites related to 19th century farming activities; and 20th century occupation and use, including sites relating to World War II. These historic heritage resources are of national, regional and local significance and the Heritage Management Plan is to protect these resources in perpetuity.*



## 17B.5.2 Notification

Applications for activities in the Long Bay Structure Plan area which are provided for as Controlled or Limited Discretionary activities shall be considered without notification or service of the application, in accordance with Section 94D(2) and (3) of the RMA except for Limited Discretionary applications to infringe Development Standards provided for as control flexibility where notification may be required.

### ***Explanation and Reasons***

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

## 17B.5.3 Rules: Development Controls

### 17B.5.3.1 General Development Controls

#### 17B.5.3.1.1 Compliance

All Permitted, Controlled and Limited Discretionary activities in the Long Bay 1 to 5 zones shall comply with the controls listed in sections 17B.5.3.2 to 17B.5.3.14.

Refer to Table 17B.5 for the activity status for development that does not comply with the above rules.

For development in the Long Bay 7 (Heritage Protection) zone, development standards are to be those set out in the approved Heritage Management Plan. Departure from these standards is a non-complying activity.

### 17B.5.3.2 Maximum Height

Development shall comply with the maximum permitted heights set out in Table 17B.9:

Table 17B.9		
Zone	Maximum storeys	Maximum Permitted Height
Long Bay 1 zone	2	8 metres
Long Bay 2 zone	2	8 metres
Long Bay 3A zone	3	10.5 metres
Long Bay 3B zone north of the Awaruku ridge as shown on approved Precinct Plan	3	10.5 metres
Long Bay 3B zone south of the Awaruku ridge as shown on an approved Precinct Plan	2	8 metres
Long Bay 4 zone	4	14 metres
Long Bay 5A zone	4	14 metres
Long Bay 5B zone	2	8 metres
Long Bay 6 zone	NA	NA

### ***Control Flexibility***

By means of a Limited Discretionary Activity application:

An additional storey (up to a total height of 14m) for one landmark building as delineated on the approved Precinct Plan, within the Long Bay 3A zone.

### **Explanation and Reasons**

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

*Within the Long Bay 7 (Heritage Protection) zone the height of any new structures will be determined by the Heritage Management Plan*

### **17B.5.3.3 Height in Relation to Boundary**

- a) **Long Bay 1 zone:** Rule 16.6.1.3 shall apply
- b) **Long Bay 2 zone:** Rule 16.6.1.3 shall apply, except as follows for integrated housing areas identified on a Precinct Plan:
- i) For comprehensive housing lots over 1500m<sup>2</sup> in area, rule 16.6.1.3 shall apply to the exterior boundaries, except the road boundary. For internal boundaries, no height in relation to boundary rule applies;
  - ii) For 300m<sup>2</sup> lots for town houses, one side boundary and the rear boundary shall be 2.5 metres plus 45<sup>0</sup>, the other side boundary may be 3 metres at the boundary, plus 3 metres in height for every 1.2 metres from the boundary (3 metres + 68<sup>0</sup>), where the boundary abuts another 300m<sup>2</sup> integrated housing site, in all other cases 2.5 metres plus 45<sup>0</sup> shall apply; or
  - iii) For lots 400m<sup>2</sup> and 600m<sup>2</sup> lots identified for duplexes and triplexes respectively, 2.5 metres and 45<sup>0</sup> shall apply on the exterior boundaries.
- c) **Long Bay 3 zone:**
- i) Rule 16.6.1.3 shall apply along any boundary with the Long Bay 1 or 2 zone, a Recreation zone or the Long Bay 7 (Heritage Protection) zone.
  - ii) For sites that adjoin other sites in the Long Bay 3 and 4 zones 3 metres on the side and rear boundaries, plus 3 metres in height for every 1.2 metres in from the boundary (3 metres + 68<sup>0</sup>), except that this shall not apply to:
    - The internal boundaries of sites 1500m<sup>2</sup> or greater.
    - The boundary between adjoining dwellings established concurrently on adjoining sites and joined at a common wall on the boundary.
    - Front boundaries.
- d) **Long Bay 4 zone:** Rule 16.6.1.3 shall apply around the perimeter of the zone, except for the front boundary, where no height in relation to boundary control applies, or sites that adjoin the Long Bay 5 zone.
- e) **Long Bay 5 zone:** Nil
- f) **Long Bay 6 zone:** Nil

**Control Flexibility**

- a) Unrestricted in the Long Bay 1 and 2 zones by means of a Limited Discretionary activity application.
- b) Within the Long Bay 2 zone on sites identified as Integrated Housing Areas and in the Long Bay 3A and 4 zones, garages may infringe the height in relation to boundary control where they are part of a comprehensively designed development where vehicle access is provided by a rear lane rather than direct from the street. Garages should be designed and located to maintain the amenity of adjacent lots. In the Long Bay 3A and 4 zones, they may incorporate a minor household unit that is designed to overlook the rear vehicle access lane.

**Explanation and Reasons**

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

*Control flexibility is provided for garages that are part of a rear lane access design. In such cases, garages may infringe the height in relation to boundary control associated with a rear boundary, provided that the garages do not overshadow or dominate neighbouring properties.*

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

**17B.5.3.4 Yards**

- a) Development shall comply with the minimum yard distances set out in Table 17B.10:

Table 17B.10 Yards					
	Long Bay 1 Zone	Long Bay 2 Zone	Long Bay 3A Zone	Long Bay 3B Zone	Long Bay 4 Zone
Front Yard	7.5m	5m*	2m	2m	2m
Side Yard	6m	1.2m	Nil	Nil north of the Awaruku ridge line 1.2m south of the Awaruku ridge line.	Nil
Rear Yard	6m	3m**	1.2m	3m yard to be provided on boundary with the Long Bay 7 (Heritage Protection) Zone	Nil

\* Except where the Vaughans Road setback applies under Rule 17B 5.3.7 (b).

***\*\* Except that in the Long Bay 2 zone in the North Vaughans Precinct, for sites containing the Park Interface Protection Area, no development may be built to the north and east of the Ridgeline Height Control Line.***

- b) For integrated housing developments in the Long Bay 2 zone, identified on a Precinct Plan, the following side yards shall apply:
  - i) For 1,500m<sup>2</sup> lots for comprehensive housing developments, a 2 metre yard requirement shall apply to the exterior boundaries. No yard requirement applies to interior boundaries.
  - ii) For 300m<sup>2</sup> lots for town house developments, one side yard is to be 2 metres, for the other side yard, a building may be built up to the boundary where this boundary adjoins another 300m<sup>2</sup> Integrated Housing development site
  - iii) For 400m<sup>2</sup> and 600m<sup>2</sup> lots for duplexes and triplexes, a 2 metre yard requirement shall apply to exterior boundaries. For internal boundaries, a building may be built up to the boundary where it involves dwellings units established concurrently on the site and joined at a common wall at the boundary.
- c) Rain tanks may be situated within any side and rear yard provided that they do not exceed 2.5 metres in diameter and are no more than 1.8 metre in height. Rain tanks may be situated within any required front yard provided they are at least 1.5 metres from the front boundary and are located below finished ground level.
- d) Long Bay 5 Zone:
  - i) In the Long Bay 5A zone, no front, side or rear yards apply
  - ii) In the Long Bay 5B zone, a 2 metre yard shall apply to all boundaries with the Long Bay 6 zone.

### **Control Flexibility**

By means of a Limited Discretionary Activity application:

#### **Front Yards**

- i) Within the Long Bay 2 zone, where the sites do not front Beach Road extension (except for that portion of road in the Awaruku precinct opposite the Long Bay 3 zone), Vaughans Road Extension, Ashley Avenue and Glenvar Road extension as shown on the Land Use Strategy map, the front yard may be reduced to 1.5 metres, provided that not more than 30% of the area which lies between 1.5 metres and 5 metres back from the front boundary of the site is covered by buildings.

No control flexibility is provided where the sites front Beach Road extension south of the Long Bay 3A zone; Vaughans Road extension; Ashley Avenue or Glenvar Road extension.

- ii) Within the Long Bay 4 zone on sites that adjoin Proposed Roads, the front yard may be reduced or waived provided that any part of a building at ground level that is located within the front yard shall not be used for residential purposes (including garages).
- iii) No flexibility is provided in relation to the remaining zones.

#### **Side Yards**

- i) Unrestricted within the Long Bay 2 zone.
- ii) No flexibility is provided in relation to the remaining zones.

#### **Rear Yards**

Within the Long Bay 2 zone, with the length of that part of the building infringing the yard to be no greater than 10 metres.

Within the Long Bay 3A zone, unlimited, provided that the development has been approved as part of a land use consent granted in respect of development of a lot in excess of 1500m<sup>2</sup>.

Garages (including minor household units) in Rear Yards

Within the Long Bay 2 zone on sites identified on an approved Precinct Plan for Integrated Housing and in the Long Bay 3A and 4 zones, garages may be built within rear yards where they are part of a comprehensively designed development where vehicle access is provided by a rear lane rather than direct from the street. Garages should be designed and located to maintain the amenity of adjacent lots, and should occupy no more than 70% of the frontage of the rear yard. The garages may include a minor household unit designed to overlook the rear vehicle access lane.

**Explanation and Reasons**

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

1. **Long Bay 1 Zone:** Side yards of 6 metres are required to encourage wide shaped lots and a spacious rural residential environment which provides privacy and adequate room for planting.
2. **Long Bay 2 Zone:** Side yards of 1.2 metres and a 3 metre rear yard are required in recognition of the desire to ensure a spacious form of development. Control Flexibility provides opportunities for buildings to be erected in side and rear yards where the height, bulk, orientation and relationship of the buildings to adjacent development avoids adverse effects. Front yards promote a high quality streetscape. Control flexibility is provided where development in front yards does not detract from the visual amenity and character of the street and adjoining neighbours. Within Integrated Housing development areas, yard requirements are varied to ensure suitable set backs with adjacent stand alone housing developments, while allowing for more intensive development options within these areas.
3. **Long Bay 3A Zone:** No side yards are proposed, to allow for the establishment of semi-detached, terraced housing and low rise apartment buildings. A minimum setback from the rear boundary is required to maintain privacy and visual separation between units. Control flexibility is provided for garages that are part of a rear lane access design.
4. **Long Bay 3B Zone:** The provisions matching those of the Long Bay 3A zone apply north of the Awaruku ridgeline. To the south of the ridge, detached houses are expected and therefore a side yard applies.
5. **Long Bay 4 Zone:** No side yards are proposed, to allow for the establishment of apartment buildings. Control flexibility has been provided to allow for a reduction or waiver of the front yard in situations where the creation of a mixed-use frontage will complement the operation of the Village Centre.
6. **Long Bay 5 Zone:** No side yards are proposed in the Long Bay 5A zone to allow for the establishment of business and mixed-use developments that abut one another. In the Long Bay 5B zone, a generous set back from the Vaughan Stream corridor is required to retain the open character of the area.

**17B.5.3.5 Maximum Building Setback**

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

**Explanation and Reasons**

*The purpose of this control is to ensure that development in the Long Bay 4 zone is not set back from the road such that ground level car parks or enclosed landscape areas can locate between the building and the road, harming the quality of the streetscape.*

*Development should be designed to ensure that surface car parking areas occur to the side or rear of buildings or below ground level to avoid a concentration of parking spaces and ensure that parking areas do not visually dominate a site or development. Rule 17B.5.4.3.3 Location of Parking Areas also applies to development in the Long Bay 4 zone*

### **17B.5.3.6 Swimming Pools**

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

#### **Explanation and Reasons**

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

### **17B.5.3.7 Special Setbacks**

#### **a) Arterial Roads**

Rule 16.6.1.6 shall not apply in the Long Bay Structure Plan.

#### **b) Vaughans Road Set Back**

All buildings on sites subject to the Vaughans Road Set Back shown in the Structure Plan maps shall be set back a minimum of 10 metres from the common boundary with the road reserve.

#### **Control Flexibility**

Unrestricted by means of a Limited Discretionary activity application.

#### **Explanation and Reasons**

*The Vaughan Road set back is aimed at maintaining the natural character of the Vaughans Road ridgeline. It is designed to protect the ridgeline from being dominated by houses when viewed from the Long Bay Regional Park, and from public vantage points in Okura. The set back from the road is combined with the planting of a boulevard of trees along the ridgeline to achieve these objectives.*

*The front yard control for sites affected by the Set Back may be relaxed in accordance with Control Flexibility provisions to a small extent generally, and to a larger extent only in exceptional circumstances. Such circumstances may include extreme topographical or geotechnical problems which impede the establishment of an adequate building platform or appropriate stormwater mitigation, vehicle access and parking. The combined effect of height, width and extent of building projection on the ridge will be assessed to determine the effect it has on the park backdrop when viewed from the Long Bay Regional Park and upon the rural amenity of Okura.*

### 17B.5.3.8 Maximum Building Coverage

Development shall comply with the maximum building coverage controls set out in Table 17B.11.

Table 17B.11 Maximum Building Coverage	
Zone	Maximum Net Site Coverage
Long Bay 1 zone	10%
Long Bay 2 zone	35% Excluding land to the north and east of the Ridgeline Line Height Control Line within the Park Interface Protection Area.
Integrated Housing Development lots within the Long Bay 2 zone	40%*
Long Bay 3A zone	50%*
Long Bay 3B zone	50%
Long Bay 4 zone	80%
Long Bay 5(A) zone	100%
Long Bay 5(B) zone	30%
Long Bay 6 zone	NA

\* For sites with rear vehicle access via a private lane shown on an approved Precinct Plan, building coverage may be assessed on the basis of the sites proportionate share of the accessway.

#### Control Flexibility

Up to an additional 5% in the Long Bay 3A zone by means of a Limited Discretionary activity application provided that the additional coverage has been approved as part of a land use consent granted in respect of a development of a lot in excess of 1500m<sup>2</sup>.

#### Explanation and Reasons

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

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

*Additional coverage is available in the Long Bay 3A zone provided it is part of a comprehensive design of a larger site.*

### 17B.5.3.9 Building Length Control

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

#### Control Flexibility

Unrestricted within the Long Bay 4 zone by means of a Limited Discretionary activity application.

#### Explanation and Reasons

*The purpose of this control as it relates to the Long Bay 1 and 2 zones is to keep bulky buildings a reasonable distance from site boundaries in order to prevent the physical*

domination of adjoining sites and to prevent long, unbroken building facades.

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

### 17B.5.3.10 On-site Stormwater Management

#### 1. Impervious Surfaces

Development shall comply with the maximum impervious areas set out in Table 17B.12, provided that the provisions set out below related to the mitigation, on-site, of the stormwater generated from these impervious areas can be complied with in terms of both water quality and quantity.

Table 17B.12 Maximum Impervious Area		
Zone	Stream Protection A Area	Stream Protection B Area
Long Bay 1 zone	500m <sup>2</sup> or 15% of the site (whichever is greater)	NA
Long Bay 2 zone	50%(to a maximum of 500m <sup>2</sup> )	50%(to a maximum of 500m <sup>2</sup> )*
Long Bay 3A & B zone	NA	70%
Long Bay 4 zone	NA	90%
Long Bay 5A zone	NA	100%
Long Bay 5B zone	NA	50%
Long Bay 6 zone	NA	NA

\* The calculation of impervious area shall exclude all land to the north and east of the Ridgeline Height Control Line within the Park Interface Protection Area. Within this area, no impervious surfaces are allowed.

#### 2. On-Site Stormwater Mitigation

##### Rain Tanks

- a) All development shall use rain tanks to store and reuse stormwater generated from roof areas. Rain tanks and associated plumbing shall be designed to ensure that water from roof areas will be used as a non-potable source of water for toilets, washing machines and irrigation.
- b) In the Stream Protection A Area rain tanks should be for both attenuating peak flows and for reuse of stormwater (that is, dual purpose rain tanks). The size of the rain tank shall be determined by reference to the roof area of buildings and the nature and extent of other on-site stormwater management techniques to be used.
- c) In the Stream Protection B Area, rain tanks need only be designed for the reuse of rainwater as a non-potable source of water in the dwelling. The minimum rain tank size shall be 3000 litres per dwelling or commercial unit, or at least 3000 litres per 150m<sup>2</sup> of roof area where there is more than one unit within a building.

##### Other On-Site Mitigation

##### **Stream Protection A area:**

- d) In the Long Bay 1 zone, not less than 100% of the total constructed impervious area on the site is required to be fully mitigated by on-site stormwater management techniques, including the use of the rain tanks required by a) and b), revegetation and other on-site techniques such as pervious paving and bio retention. In all cases, a mix of techniques shall be used.
- e) In the Long Bay 2 zone all stormwater run off from: i) not less than 80% of the total constructed impervious areas on sites in Precinct 4: Glenvar and ii) 100% of impervious areas in the catchment of stream 1C is required to be fully mitigated by on-site stormwater management techniques, including the use of



rain tanks required by a) and b), revegetation as well as other on-site techniques such as pervious paving and bio retention. A mix of rain tanks and other on site techniques are to be used.

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

- f) The amount of revegetation should take into account any revegetation established at the time of subdivision for the purposes of stormwater mitigation.

**Stream Protection B area:**

- g) In the Long Bay 2, 3, 4, 5 zones in the Stream Protection B areas, no additional stormwater mitigation measures to the rain tanks required by a) above are required for the management of the stormwater generated from impervious areas specified in Table 17B.12.

Design of On-site Mitigation

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

- h) The best practicable option (as defined in section 2.1 of the Resource Management Act) shall be applied in the choice of stormwater management techniques to be used, except for stormwater wetlands which cannot be used in the Stream Protection A area.
- i) All proposed on-site stormwater management techniques shall be subject to the approval of Council
- j) All stormwater management devices shall be installed as soon as possible after site construction is complete.
- k) Street Discharge:
  - Stormwater and surface runoff from development should be discharged into the primary stormwater system and not to the street.
  - Impervious surfaces (including driveways) shall incorporate techniques to intercept and/or divert stormwater runoff to a sump designed to trap silt and floatable debris and where practical discharge to a bio retention device in the road reserve where adequate capacity is available. In other cases the sump shall discharge to the primary stormwater system in accordance with a) above.
- l) In the Stream Protection A areas, a mix of on-site techniques shall be used. Rain tanks cannot be the sole form of mitigation.
- m) Where the site is identified in Appendix 11B to the District Plan Maps as containing riparian margins and Ecology/Stormwater Management areas on the Designations and Special Provisions maps, then priority shall be given to planting in these areas when designing on site stormwater measures. A planting plan shall be provided in accordance with Rule 17B.4.6.4.
- n) A Council approved covenant under section 108 of the Resource Management Act 1991 or a consent notice under section 221 of that Act shall be registered against the title of every site required to undertake on site stormwater mitigation in accordance with Rule 17B.5.3.10. The effect of such covenant/consent notice shall be to ensure the efficient future functioning and ongoing maintenance of the on-site stormwater management system.

**Control Flexibility**

Stream Protection B area - Long Bay 2 zone

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

- a) Any stormwater run off from any additional area of impervious surface above the 50% of the site is required to be fully mitigated by on-site stormwater management techniques, so that the stormwater run-off from the site is equal to the amount of stormwater generated if 50% of the site was covered in buildings and impervious areas.
- b) A Council approved covenant under section 108 of the Resource Management Act 1991 or a consent notice under section 221 of that Act shall be registered against the title of every site required to undertake on site stormwater mitigation in accordance with Rule 17B.5.3.10. The effect of such covenant/consent notice shall be to ensure the efficient future functioning and ongoing maintenance of the on-site stormwater management system.

Notes:

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

Applicants for consent are encouraged to take into account the future development potential of the site including any future alterations to the size of buildings, when designing stormwater mitigation measures for Council approval, in particular the size of rain tank required.

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

### **Explanation and Reasons**

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

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

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

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

*In the Long Bay 2 Zone, sites within the Stream Protection Area A are required to provide on-site stormwater mitigation for 100% of the constructed impervious surface on the site in the stream 1C catchment, and 80% of the constructed impervious surface on the site in all other stream catchments.*

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

*Stormwater run-off in the Stream Protection B area is provided for by a combination of rain water tanks and other measures such as bio retention areas in public roads, and wetlands. It is recognised that the density of development in the Long Bay 3, 4 and 5*

zones will result in a high level of impervious surfaces and limited space on sites to accommodate mitigation measures. For this reason, the best practicable option is to limit on-site stormwater mitigation measures to rain tanks and to provide additional treatment through off-site measures. Rain tanks provide a valuable water quality function by diverting potentially contaminated roof runoff to the wastewater system after use in the household for non-potable purposes.

#### **17B.5.3.11 Fences, Boundary and Retaining Walls**

- a) The following shall apply to development in all zones excluding the Long Bay 5 zone, the Long Bay 7 (Heritage Protection) zone, Piripiri Point and Park Interface Protection Areas, and the boundary between the Long Bay 3B zone with the Long Bay 7 (Heritage Protection) zone:
  - i) A fence, boundary or retaining wall may be erected on any side or rear boundary or within any side or rear yard, to within 3 metres of the front boundary, provided fences or boundary walls do not exceed 1.8 metres in height, or the height (measured top to bottom) of any combined fence, boundary or retaining wall does not exceed 1.8 metres. Any such retaining wall must be a Permitted activity or have been granted resource consent in accordance with Rule 17B.3.1. For the purpose of this control, any retaining wall which has been granted consent in accordance with Rule 17B.3.1 may be excluded from the calculation.
  - ii) A fence, boundary or retaining wall may be erected on any front boundary or within 3 metres of any front yard, provided fences or boundary walls do not exceed 1.2 metres in height, or the height (measured from top to bottom) of any combined fence, boundary or retaining wall does not exceed 1.2 metres in height.
  - iii) For sites that abut land zoned recreation or land shown as proposed reserve in a Precinct Plan or is within a Stream Interface Management Area any boundary fences or walls within a yard fronting a reserve or the Long Bay 6 zone shall be limited to a maximum height of 1.2 metres, unless at least 50% of the fence is visually permeable (the ability to see through the fence to the front yard), in which case a 1.8 metre high fence may be erected.
  - iv) For sites that immediately abut land for Cycle and Pedestrian routes, a boundary fence or wall may be constructed to a maximum height of 1.2 metres on the common boundary, unless at least 50% of the fence is visually permeable (the ability to see through the fence to the walkway or cycleway), in which case a 1.8m high fence may be erected.
  - v) Fences, boundary and retaining walls shall be designed and located to avoid obstructing overland flow paths.
- b) In the Long Bay 5 zone, the Long Bay 7 (Heritage Protection) zone, Piripiri Point and Park Interface Protection Areas and the boundary between the Long Bay 3B zone and the Long Bay 7 (Heritage Protection) zone, the following apply:
  - i) In the Long Bay 5 zone, no front fences are permitted.
  - ii) In the Heritage Protection zone, the Long Bay 3B zone boundary with the Heritage Protection zone, the Piripiri Point Protection Area and the Park Interface Protection Area, north and east of the Ridgeline Height Control Line, and on the crest of the ridge, fencing shall be limited to farm type, post and wire fences.
  - iii) In the Park Interface Protection Area, south and west of the Ridgeline Height Control Line, provisions (a) above may apply, provided that the height of any fence does not exceed the Ridgeline Height Control Line.
- c) Access points (gates) from private lots into the Long Bay 6 zone, the Regional Park and the Long Bay 7(Heritage Protection) zone shall be located on the shared boundary between private lots.

#### **Explanation and Reasons**

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

*High fences and walls in front can have an adverse effect on the amenity and safety of*

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

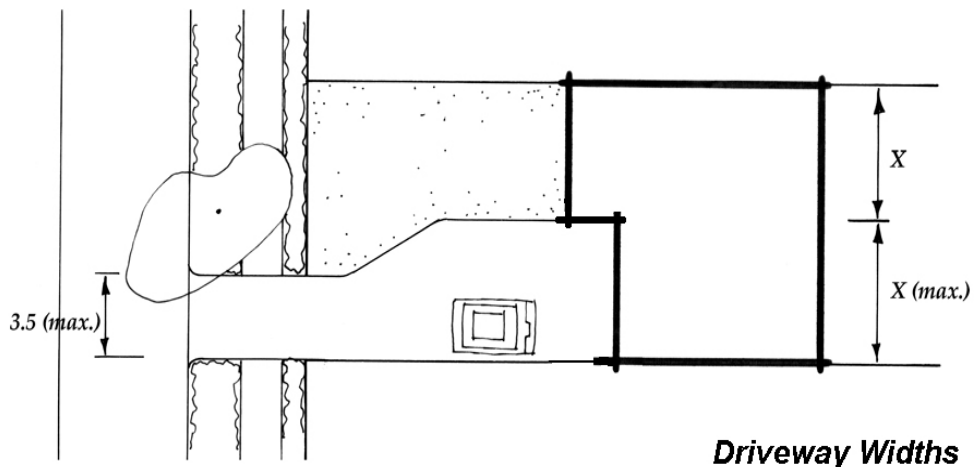
In Protection Areas and the Long Bay 7 (Heritage Protection) zone fencing is limited to farm type fencing so as to maintain the open character of these areas, while maintaining a degree of control over access and security.

#### 17B.5.3.12 Vehicle Access

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

Provided that for lots with a net site area of between 300m<sup>2</sup> and 450m<sup>2</sup> in the Long Bay 2 and 3 zones (refer diagram below):

- i) The amount of road frontage taken up by driveways, accessways or car parking areas at the front boundary shall be limited to 3.5 metres.
- ii) Driveways, accessways and car parking spaces may splay from the front boundary up to a width of no greater than 50% of the total width of road frontage.



Note: Rule 12.4.2.7 (d) ii concerning reverse manoeuvring may apply.

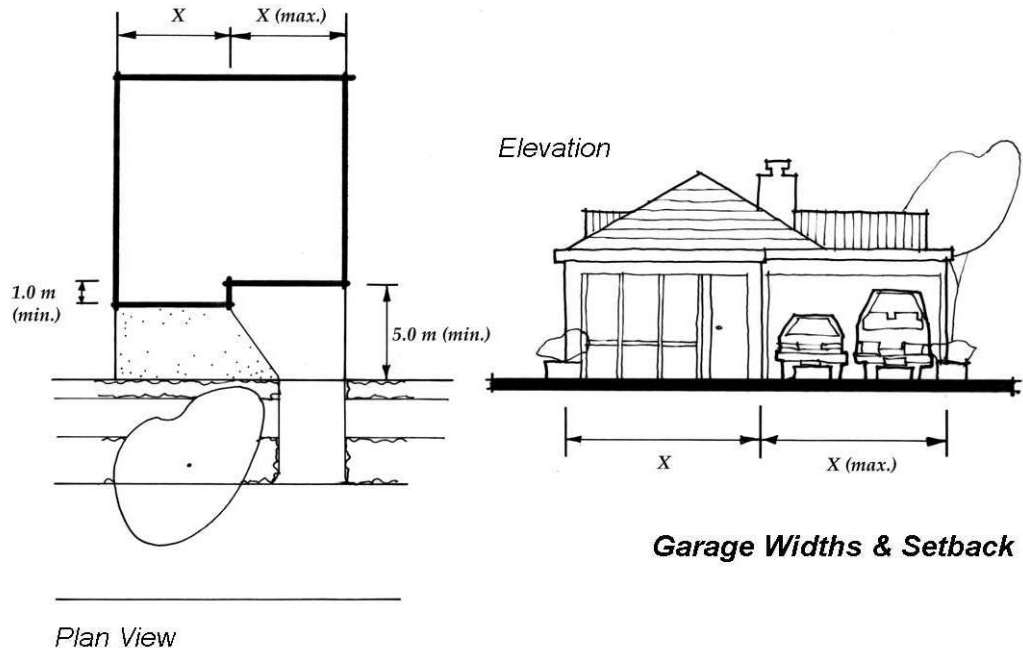
#### Explanations and Reasons

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

### 17B.5.3.13 Garage Widths and Setback Requirements

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

- They must not exceed 50 per cent of the width of the front face of the unit to which they relate, or be no more than 3.5m wide where they exceed 50% of the width of the frontage.
- They must be set back at least 1 metre behind the front face of the unit.
- The garage door must be set back at least 5 metres from the street boundary it faces.



#### Explanation and Reasons

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

### 17B.5.3.14 Wastewater Disposal

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

#### Explanation and Reasons

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

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

## **17B.5.4 Additional Controls**

Activities that do not comply with the following controls shall be a non-complying activity.

### **17B.5.4.1 Residential Units in the Long Bay 2 Zone:**

#### **17B.5.4.1.1 Outdoor Living Space**

Rule 16.6.2.4 a) shall apply as it does in the Residential 1 to 5 zones.

#### **17B.5.4.1.2 Service Courts**

Rule 16.6.2.5 shall apply as it does in the Residential 1 to 5 zones.

#### **17B.5.4.1.3 Visual Privacy**

Rule 16.6.2.6 shall apply as it does in the Residential 1 to 5 zones.

### **17B.5.4.2 Residential Units in the Long Bay 3 Zone**

#### **17B.5.4.2.1 Outdoor Living Space**

- a) Each ground floor residential unit shall be provided with a private outdoor living space which:
  - i) Is not less than 40m<sup>2</sup> in area;
  - ii) Is able to contain a circle with a 6 metre diameter; and
  - iii) Is conveniently accessible from the principal living room.
- b) Each upper floor residential unit shall be provided with a balcony which:
  - i) Is not less than 10m<sup>2</sup> in area;
  - ii) Has a depth of not less than 1.8 metres; and
  - iii) Is conveniently accessible from the principal living room.
- c) Where upper floor residential units are proposed an additional area of communal outdoor living space shall be provided as an integral part of the development. For developments of 10 units or less, this space should be no less than 250m<sup>2</sup> in area. For developments of more than 10 units, this space shall be no less than 400m<sup>2</sup>, or 10m<sup>2</sup> per unit (whichever is the greater). The design of this space is subject to the assessment criteria set out under Section 17B.5.8.

#### **Explanation and Reasons**

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

### **17B.5.4.3 Residential Units in the Long Bay 4 Zone:**

#### **17B.5.4.3.1 Minimum Unit Size**

- a) The minimum unit size for one bedroom units within the development shall be at least 40m<sup>2</sup>, for two bedroom units at least 55m<sup>2</sup> and for three bedroom units at least 70m<sup>2</sup>.
- b) In any one residential development containing in excess of 20 residential units, no more than 30% of units shall be less than 55m<sup>2</sup>.

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

#### **Explanation and Reasons**

*The purpose of this control is to ensure that units are of an appropriate size and that a range of unit types are established within the zone to cater for a variety of household types. While smaller than the size of units that would be expected in other parts of the Structure Plan area, the minimum and average areas specified are considered appropriate for multi-storey apartment developments of the sort envisaged in the zone.*

*Control over the fundamental intensity of a unit (governed by its occupancy and measured through the provision of bedrooms) has been applied to ensure that units are provided with a high standard of amenity.*

#### **17B.5.4.3.2 Private and Communal Outdoor Living Space**

- a) Each ground floor residential unit shall be provided with a private outdoor living space which:
  - i) Is not less than 40m<sup>2</sup> in area;
  - ii) Is able to contain a circle with a 6 metre diameter; and
  - iii) Is directly accessible from the principal living room.
- b) Each upper floor residential unit shall be provided with a balcony which:
  - i) Is not less than 10m<sup>2</sup> in area;
  - ii) Has a depth of not less than 1.8 metres; and
  - iii) Is conveniently accessible from the principal living room.
- c) A communal outdoor living space shall be provided as an integral part of the development. For developments of 10 units or less, this space should be no less than 250m<sup>2</sup> in area. For developments of more than 10 units, this space shall be no less than 400m<sup>2</sup>, or 10m<sup>2</sup> per unit (whichever is the greater). The design of this space is subject to the assessment criteria set out under Section 17B.5.8.

#### **Explanation and Reasons**

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

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

#### **17B.5.4.3.3 Location of Parking Areas**

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

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

#### **Explanation and Reasons**

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

#### **17B.5.4.4 Development in the Long Bay 5 Zone: Village Centre**

##### **17B.5.4.4.1 Hours and Days of Operation and Amplified Music**

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

##### **17B.5.4.4.2 Outdoor Activity on a Site**

No outdoor activity (as defined in Rule 15.6.1.8) other than car parking, outdoor markets or outdoor dining associated with cafes, bars and restaurants shall be permitted on any site within the Long Bay 5 zone. Temporary activities are provided for by Rule 3.10.3.1.

### **Control Flexibility**

Any outdoor activities other than those identified in 17B.5.4.4.2 by means of a Limited Discretionary activity application.

### **Explanations and Reasons**

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

#### **17B.5.4.4.3 Residential Development**

- a) Each upper floor residential unit shall be provided with a balcony which:
  - i) Is not less than 10m<sup>2</sup> in area;
  - ii) Has a depth not less than 1.8 metres; and
  - iii) Is conveniently accessible from the principal living room.
- b) The main glazing (i.e. glazing associated with kitchens, living rooms, dining rooms and bedrooms) of each non-ground floor level residential unit shall be provided with an outlook area of open space, unimpeded by buildings and immediately adjacent to that glazing. Any outlook area must have a minimum dimension of 10 metres, measured at right angles to the glazing. The outlook area shall comprise one of the following:
  - i) An area of on-site space which must be kept free of structures
  - ii) Areas of road reserve.

### **Explanation Reasons**

*It is expected that any residential units proposed within the Long Bay 5 zone will form part of a mixed-use development. The units should generally be established at first floor or above. Due to similarities in the nature of residential development envisaged within the zone (i.e. apartments as opposed to detached or terraced houses), the standards required in terms of outdoor living space are similar to those for the Long Bay 4 zone without the communal space required due to the proximity to the open space in the vicinity*

#### **17B.5.4.4.4 Minimum Unit Size**

The standards in 17B.5.4.3.1 shall apply.

### **17B.5.5 Additional Controls for Specific Activities**

Any activities listed in this rule shall comply with the relevant controls listed below in addition to those of Rule 17B 5.3.1: General Development Controls.

Activities that do not comply with the following controls shall be a non-complying activity.

#### **17B.5.5.1 Resthomes Accommodating not more than Ten persons**

Rule 16.6.3.6 shall apply.

#### **17B.5.5.2 Health Care Centres**

Rule 16.6.3.7 shall apply.

#### **17B.5.5.3 Home Occupations**

Rule 16.6.3.2 shall apply.

#### **17B.5.5.4 Childcare Centres for Six to Ten Children**

Rule 16.6.3.3 shall apply.

#### **17B.5.5.5 Schools: Additions and Alterations to Existing Schools**

Rule 16.6.3.8 shall apply.



### **17B.5.5.6 Showhomes**

All show homes shall comply with the following:

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

### **17B.5.5.7 Minor Residential Units in the Long Bay 2, 3 and 4 zones**

The provisions of Section 16.6.3.1 apply to minor residential units in the Long Bay 2 zone on sites of 1000m<sup>2</sup> or greater.

In the Long Bay 3 and 4 zones, 16.6.3.1 (a) and (b) shall apply, provided that:

- a) The minor residential unit is located above a garage that is accessed from a rear lane.
- b) The unit is orientated so that living/dining/kitchen area overlooks the rear lane.
- c) The minor residential units do not need to have its own outdoor living area or service court and may be provided with only one on-site car park.

#### **Explanations and Reasons**

*The purpose of the control is to ensure that in the Long Bay 2 zone, the activity remains of an appropriate scale and does not detract from the character or amenity of the area, in particular by attracting traffic to a rear site. In the Long Bay 3 and 4 zones, minor residential units can offer additional housing choices in a way that increases the safety of semi public spaces like vehicle access lane ways.*

### **17B.5.6 Other Relevant Rules**

In addition to the controls specified in Section 17B.5.3, all Permitted, Controlled and Limited Discretionary activities shall comply with the relevant rules specified in the following General Sections:

- Section 3: General Rules
- Section 8: Natural Environment
- Section 9: Subdivision and Development
- Section 10: Pollution, Hazardous Substances & Waste Management
- Section 11: Cultural Heritage
- Section 12: Transportation
- Section 13: Signs
- Section 14: Network Utilities and Designations

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

### **17B.5.7 Reservations - Matters for Control**

#### **Controlled Activities**

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

1. For the assessment of an activity which proposes only to increase the impervious area of a site in a Stream Protection A Area i.e. no buildings are proposed, Council reserves its control to matters of stormwater management.
2. For activities in the Long Bay 1C zone, Council reserves its control to any relevant criteria set out in 18.7.3.
3. For the Long Bay 5A zone, Council reserves its control to any relevant criteria set out in 17B.5.8.2.2.
4. For all other Controlled activities, Council reserves its control to any relevant criteria set out in Rule 17B.5.8.1 and 17B.5.8.2.1.

### **Limited Discretionary Activities**

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

- a) Neighbourhood Integration
- b) Streetscape and neighbourhood character
- c) Building design and appearance
- d) Outdoor living space
- e) Privacy
- f) Landscaping
- g) Site facilities and storage areas
- h) Stormwater management
- i) Wastewater disposal
- j) Visual impacts on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline
- k) In relation to the Long Bay 3B zone, in addition to the above, the intensity of development south of the Awaruku ridgeline and the design of development north of the Awaruku ridgeline in relation to views into and across the Long Bay 7(Heritage Protection) zone.

### **17B.5.8 Assessment Criteria**

#### **17B.5.8.1 Assessment Criteria for Controlled Activities**

##### **17B.5.8.1.1 General Assessment Criteria**

Any relevant criteria specified in Section 16.7.2.

##### **17B.5.8.1.2 Stormwater Mitigation of Impervious Areas**

- a) The following principles should apply to the selection and design of on-site stormwater techniques:
  - i) The natural drainage patterns of the site should be retained wherever possible.
  - ii) There should be no direct piping of stormwater discharges to streams.
  - iii) Modifications to natural waterways should be avoided in the Stream Protection A area, and ensure that stream flows, including base flows are not adversely affected.
  - iv) No stormwater works should be undertaken on steep or unstable slopes.
  - v) Runoff from the site should be discharged into the primary stormwater system and not to the street
  - vi) Runoff from residential driveways and parking areas should, where practicable, enter the primary stormwater system via a sump to trap silt and floatable debris.
  - vii) Runoff from outdoor car parking areas and vehicle accessways in the Long Bay 5 zone should be treated on-site to remove a minimum of 75% of total suspended sediment on a long term average basis prior to entering the primary stormwater system. Bio retention should be used in preference to proprietary stormwater treatment systems.
  - viii) The extent of perviousness of paving, green roofs, uncovered slatted wooden decks and swimming pools.
  - ix) The degree of imperviousness of areas earthworked (cut and fill) and compacted should be taken into account when considering stormwater runoff.
- b) In Stream Protection A Areas, development should involve a combination of:
  - i) Water reuse with 'dual purpose' rainwater tanks. These tanks and their associated plumbing should be designed for stormwater peak flow attenuation and rainwater reuse by the dwelling. Refer to the Long Bay Practice Notes for appropriate sizing of rain tanks.
  - ii) One or more of the following methods to mitigate stormwater generated by

other hard surfaces (driveways, paths, patios, decks):

- Revegetation, bioretention (rain gardens, stormwater planters, tree pits), pervious paving and other similar devices
- c) Planting within the land identified as Ecology/Stormwater Area on the site, in particular any riparian areas should be prioritised over other parts of the site.
- d) Appropriate ongoing maintenance and management systems should be arranged.

#### **17B.5.8.1.3 Wastewater Disposal**

- a) On-site wastewater disposal systems, used as an interim solution on lots in the Long Bay 1 zone should be advanced secondary treatment systems with ultraviolet disinfection and surface dripper irrigation land disposal. Such systems should be designed to enable connection to the public wastewater system once it becomes available.
- b) A covenant capable of registration under the Land Transfer Act 1952 and approved by Council should be registered against the title of every site with an on-site wastewater treatment system to ensure the efficient future functioning and ongoing maintenance of the system and requiring the property owner to enter into a programmed maintenance contract to Council's satisfaction.

#### **17B.5.8.1.4 Landscaping and Planting in the Landscape Protection and Management Area**

The assessment criteria of 17B 4.8.3.5 and 17B 4.8.3.6 shall apply.

#### **17B.5.8.1.5 Rest Homes Accommodating no More than 10 Persons**

The assessment criteria of 16.7.3.10 shall apply.

#### **17B.5.8.1.6 Long Bay 1C zone**

The assessment criteria of 18.7.3 shall apply.

#### **17B.5.8.1.7 Residential Units and Accessory Buildings in the Long Bay 3B Zone**

Any relevant criteria in Section 16.7.2 and assessment criterion 17B.5.8.2.1 a) iv).

#### **17B.5.8.1.8 Long Bay 5A zone**

Refer to 17B 5.8.2.2.

#### **17B.5.8.2 Additional Assessment Criteria for Limited Discretionary Activities**

In addition to the General Assessment Criteria listed in Rule 9.7.1.1 and 17B.5.8.1 the following additional criteria apply.

##### **17B.5.8.2.1 Residential Units as part of Integrated Housing developments in the Long Bay 2 and all Residential Units in the Long Bay 3 and 4 Zones**

- a) Neighbourhood Integration

The development should help to provide a well connected public movement network, taking into account the following:

- i) The development should provide for the Proposed Roads shown on the Structure Plan maps, and the secondary roads and Pedestrian and Cycle Routes shown on an approved Precinct Plan.
- ii) Development should front reserves and public open space areas on adjacent sites. Fences, garages and the sides and rear of buildings should not dominate the views obtained from future open spaces, the Vaughans Corridor and the Long Bay Regional Park.
- iii) The layout of the development should allow for the majority of dwellings to front public streets. The use of cul-de-sacs and internalised accessways should be minimised.

- iv) In relation to development in the Long Bay 3B zone to the south of the Awaruku Ridgeline (as identified on the relevant Precinct Plan), development is expected to consist of detached housing, similar to the intensity of the surrounding Long Bay 2 zone. To the north of the Awaruku Ridgeline, where development is proposed opposite the termination of a public road that is orientated towards (perpendicular to) the Long Bay 7 (Heritage Protection) zone, the layout of the buildings should provide for a view shaft from such a road to continue through into the Heritage Protection zone where practicable and where grades allow. In this case the landscaping within the relevant part of private lots in the Long Bay 3B zone shall be kept low and sympathetic with the landscape character of the Long Bay 7 (Heritage Protection) zone. Yards are to be maintained unencumbered by accessory structures that would block a view shaft.

b) Streetscape and Neighbourhood Character

The dwelling should integrate well with the immediate locality and contribute positively to the street scene, taking into account the following:

- i) The development should be sensitive to the existing and anticipated residential amenity values of the zone.
- ii) Each dwelling should have a sheltered front door that faces or is clearly visible and accessible from a public street or reserve. Where a common pedestrian entrance is provided to an apartment building comprising a number of units, the entrance should be clearly visible and accessible from a public street.
- iii) Car parking and vehicle access areas should not dominate the front of the site.
- iv) Fences and boundary walls on road boundaries should enable people in the development to see out to the street from ground floor habitable rooms.
- v) The majority of units should be oriented so that they overlook, and in the case of ground floor units, have their front doors facing a public street. Extensive continuous building forms should be avoided. The visual impact of lengthy building forms should be relieved by setting parts of the building back and by the careful planting of specimen trees. Continuous expanses of buildings should be limited to a maximum of 80 metres. The minimum separation distance between expanses of buildings should be 8 metres.

c) Building Design and External Appearance

The architectural qualities of the dwelling should be of a high standard, taking into account the following:

- i) The development should achieve an appropriate degree of integration with neighbouring dwellings (existing or proposed) through consistency of façade treatments, including articulation, window and door proportions, design features and materials.
- ii) The dwelling should also create visual character and variety through variation in building form and materials, relative to neighbouring dwellings (existing or proposed).
- iii) The main living areas of the dwelling should be designed to achieve good sunlight access.
- iv) Garage door position and design should ensure that it does not dominate the street elevation.
- v) Where visible from public areas, blank walls should be avoided.
- vi) In the case of housing other than apartment buildings, buildings should be designed to achieve sense of individual identity and address for each dwelling.
- vii) Rooflines should be articulated and varied to create visual interest.

d) Outdoor Living Space

The dwelling should allow for occupants to enjoy a reasonable outlook and quality outdoor living space, taking into account the following:

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

e) Privacy

The dwelling should provide for the visual and aural privacy of residents and neighbours, taking into account the following:

- i) Dwellings should be located and oriented, and windows, balconies and fences designed and placed to maintain an acceptable level of privacy for residents and neighbours. This applies to habitable rooms (e.g. living rooms, kitchens, dining rooms and bedrooms) and private outdoor living spaces.
- ii) Private outdoor living spaces should be located, designed and screened to ensure good privacy from other dwellings.
- iii) The common walls and floors between neighbouring units should be designed to achieve a high standard of sound insulation.
- iv) Adequate separation should be provided between dwellings within the same street block, with at least 12 metres between the backs of development for those parts of the development that are above the ground floor.

f) Landscaping

Landscaping should be used to enhance the overall appearance of the dwelling and provide an attractive living environment for its residents, taking into account the following:

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

g) Site Facilities and Storage Areas

Site facilities should be provided to meet the needs of residents of the dwelling, taking into account the following:

- i) Appropriately sized rubbish and recycling, tool storage and outdoor clothes drying areas should be provided for the dwelling.
- ii) Rubbish and recycling storage and collection areas should be easily accessible by service vehicles and workers, and should be located or designed to screen rubbish and recycling bags or bins from view.

### **17B.5.8.2.2 Development in the Long Bay 5A Zone: Village Centre**

- a) The criteria in Section 15.7.1.1 shall apply.
- b) Where residential units are proposed, the criteria of Section 17B.5.8.2.1 shall apply, with the exception that communal outdoor living areas are not required within the zone.
- c) Buildings should be built to the street edge along the Beach Road and Glenvar Road

extensions, with car parking located underground or to the rear of the building.

- d) Buildings should incorporate ground floor uses that activate the street edge and provide weather cover over the adjacent footpath.
- e) Buildings should display high quality urban design that contributes to a vibrant, safe and attractive town centre. Development is expected to:
  - i) Orientate itself to the street, with doors, windows and balconies opening out to the street.
  - ii) The ground floor of buildings should be distinguishable from upper floors by way of increased stud height, greater extent of glazing/openings and quality of finish.
  - iii) The facades of buildings should be modulated and proportioned to present an interesting, fine grained and visually rich picture to the street.
  - iv) Roof lines should be varied, with plant and machinery hidden where possible and corners accentuated.

#### **17B.5.8.2.3 Glasshouses not exceeding 50m<sup>2</sup> per site in the Long Bay 1A and 1B zone**

The assessment criteria under section 16.7.4 shall apply.

#### **17B.5.8.3 Assessment Criteria for Control Flexibility**

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

##### **17B.5.8.3.1 Reduction in Rain Tank Size in a Stream Protection B Area**

In the Stream Protection B area, development that involves rain tanks of less than 3000 litres per unit should utilise other on-site stormwater techniques so that no additional stormwater to that generated from permitted development occurs.

##### **17B.5.8.3.2 Additional Impervious Area in the Long Bay 2 zone: Suburban Neighbourhood**

The assessment criteria under section 17B.5.8.1.2 shall apply.

##### **17B.5.8.3.3 Buildings within the Vaughan Road Setback**

- a) The site should have exceptional topographical or geotechnical constraints that require a building to be constructed within the setback.
- b) The proposal should be for small-scale development such as accessory buildings, garages, swimming pools, decks and terraces, or where a dwelling is proposed, it should be no more than 1 storey in height.
- c) The proposed reduction in yard should have no more than a minor effect on the rural character of the ridgeline when viewed from the Long Bay Regional Park and from the Okura coastline.
- d) Wherever possible existing native trees and vegetation should be retained.

##### **17B.5.8.3.4 Landmark Building in Long Bay 3A zone**

The building should be of a high architectural design standard; it should positively acknowledge and reflect its location at the entrance to the more intensive areas of the structure plan and its location on a prominent corner site.

##### **17B.5.8.3.5 Front Yards, Long Bay 2 and 4 Zone**

In the Long Bay 2 zone, the combined effect of the height, width and extent of building projection towards the street boundary on the visual amenity of the streetscape and neighbouring properties should not be adverse. The control flexibility cannot be used to establish car ports and garages in the front yard (Rule 17B.5.3.13 applies).

In the Long Bay 4 zone, at ground level, the building should contain non-residential activities that open to the street (that is, with doors, windows and display glazing fronting the street) and which help to activate the street environment. The building should be designed to present a high quality, attractive frontage to the street.

#### **17B.5.8.3.6 Side and Rear Yards in Long Bay 2 and 3A Zones**

Section 16.7.5.3 shall apply.

#### **17B.5.8.3.7 Additional Maximum Building Coverage, Long Bay 3A Zone.**

The additional building coverage should not result in development that will have an adverse effect on the privacy and amenity of adjacent development (both within the comprehensive development area and adjoining sites), or on the streetscape.

#### **17B.5.8.4 Assessment Criteria for 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 assessment criteria when considering an application under sections 104 and 105 of the RMA.

##### **17B.5.8.4.1 Guesthouses**

The Criteria under section 16.7.2 shall apply.

##### **17B.5.8.4.2 Resthomes Accommodating not more than Ten Persons**

The Criteria under section 16.7.2 shall apply.

##### **17B.5.8.4.3 Residential Care Centre or Boarding House, Housing up to Five Residents**

The Criteria under section 16.7.2 shall apply.

##### **17B.5.8.4.4 Residential Care Centre or Boarding House, Housing Six or More Residents**

The Criteria under section 16.7.3.10 shall apply.

##### **17B.5.8.4.5 Housing for the Elderly and Disabled**

The criteria under section 16.7.3.8 shall apply.

##### **17B.5.8.4.6 Retirement Complexes**

The criteria under section 16.7.3.4 shall apply.

##### **17B.5.8.4.7 Schools**

The criteria under section 16.7.3.16 shall apply.

##### **17B.5.8.4.8 Travellers' Accommodation**

Any relevant criteria under section 16.7.3.11 shall apply.

##### **17B.5.8.4.9 Sale of Produce Grown on the Property**

The site should be a front site.

The area used for sales purposes should not exceed 15m<sup>2</sup>.

##### **17B.5.8.4.10 Activities in the Long Bay 5B zone**

- a) Development should be of a very high quality in terms of design, materials and finish.
- b) Development including pathways, plazas, outdoor seating areas and landscaping should integrate with the adjacent Vaughan corridor.
- c) Buildings should incorporate large areas of openings, glazing and transparent material to ensure a high degree of visual integration between the town centre to the south, and the Vaughan corridor to the north.
- d) No on-site car parking is anticipated.

**17B.5.8.4.11 Activities in the Ecology/Stormwater Management Area**

- a) Development including access and building sites should not result in the removal of any native vegetation.
- b) Housing should generally be located at least 50 metres apart from neighbouring houses.
- c) Development should only occur provided there is no loss of riparian vegetation; waterways are not adversely affected and the ecological values of the area are not compromised, or unless the development is related to necessary infrastructure. Any adverse effect of infrastructure is to be off-set by way of revegetation.
- d) Development of riding trails and horse jumping courses should be located where they would not result in the removal of any native vegetation and should only occur where the existing and future ecological and landscape values of the Management Area will not be compromised.

**17B.5.8.4.12 Activities in the Long Bay 7 Zone - Heritage Protection**

- a) Development in the Heritage Protection zone should only occur if it is in accordance with a Council-approved Heritage Management Plan.
- b) Development should be sensitive to, and avoid adverse effects on, the heritage values of the zone.
- c) Accessways should be designed and constructed so that the need for earthworks is minimised, and damage to scheduled heritage sites is avoided.
- d) Planting and landscaping should not damage, destroy or modify scheduled historic heritage sites.
- e) Accessory buildings, fences and structures associated with interpretive displays should be sensitive to the heritage values of the zone, as well as be sympathetic to the visual and other amenity values of the adjacent Long Bay Regional Park.

**17B.5.8.4.13 Activities in the Park Interface Protection Area South and West of the Ridgeline Height Control Line**

- a) The activity should not undermine or in any way compromise the visual integrity or structural stability of the ridgeline.
- b) Any structures should not be visible when viewed from within the Grannys Bay catchment of the Long Bay Regional Park and the Piripiri Reserve.
- c) Any development should contribute to the on-going maintenance of the ridgeline and associated protection area as an integrated entity.

**17B.5.8.4.14 Activities in Riparian Margins**

- a) Development should not lead to the removal of existing native vegetation, unless it is required for the provision of infrastructure, tracks and trails in which case any loss of vegetation should be replaced elsewhere in the margin.
- b) Removal of weeds and exotic vegetation should be immediately followed by stabilisation of cleared areas and their replanting.
- c) Structures for the purposes of stream bank stabilisation should retain a natural form to the stream channel and minimise the amount of earthworks and disruption to the stream.
- d) Stream crossings should involve bridge-type structures that span the waterway, rather than culverts, weirs and the like.

**17B.5.8.4.15 Riding Trails and Horse Jumping Courses in the Long Bay 1 zone**

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



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

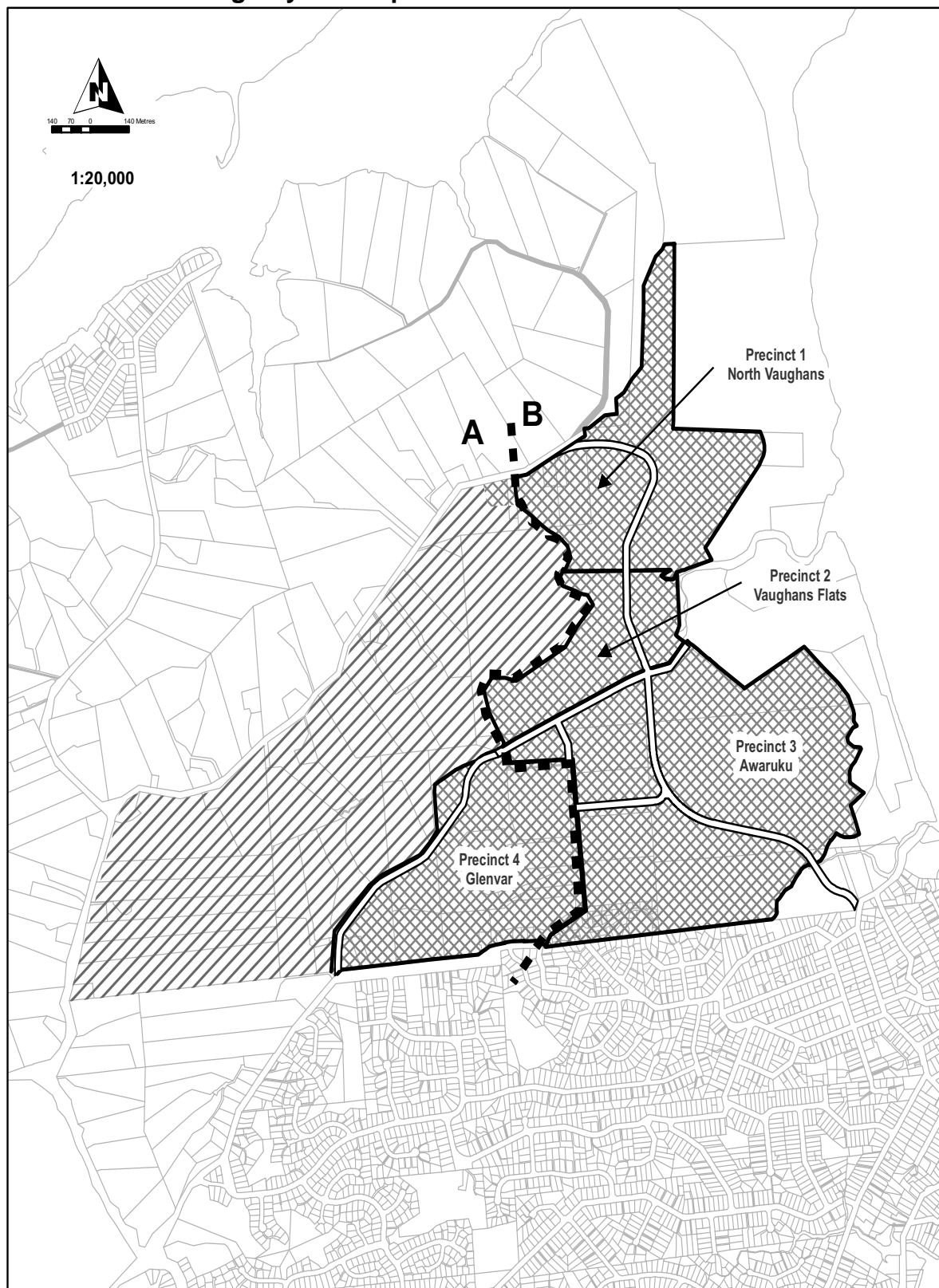
#### **17B.5.8.4.16 Alteration or Removal of Native Vegetation**

Refer to Rule 8.4.6.7.



#### **17B.5.8.4.17 Heritage Management Plan**



- a) The adequacy of the management programme proposed to protect, manage and maintain the historic heritage values including the scheduled archaeological sites and cultural heritage landscape within the Long Bay 7(Heritage Protection) zone . The assessment of the adequacy will take into account comments from an archaeologist approved by the Historic Places Trust and the Council.
- b) The adequacy of methods by which the heritage landscape is to be maintained and enhanced.
- c) Compatibility of the use of any existing buildings with the objectives for the Heritage Protection zone.
- d) The location, bulk, form, height and design of any new buildings and structures proposed and any proposed changes to existing buildings should be visually unobtrusive and maintain the open nature of the landscape and that any views into this area from the Long Bay Regional Park are unobstructed and maintained.
- e) The design of the buildings and structures should integrate with the heritage values and heritage landscape.
- f) The location and design of any accessways and their surfaces should be in character with the zone and where possible follow the routes of existing tracks and accessways within the zone including details of any vehicle usage.
- g) Location and design of any underground and surface infrastructure and stormwater devices and to include an assessment to confirm that such infrastructure avoids the known extent of scheduled archaeological sites.
- h) The adequacy of proposed management principles for landscaping, planting, pedestrian and vehicle access; and fencing to protect the heritage resources, and whether their form and scale is sensitive to and appropriate for the heritage values in the Heritage Protection zone and to the amenity values of the Long Bay Regional Park and development in the adjoining zones.
- i) Details of any signage for interpretive or directional purposes within the zone to ensure that it integrates with the overall heritage character of the area.

## Appendix 17B/A Long Bay Development Areas



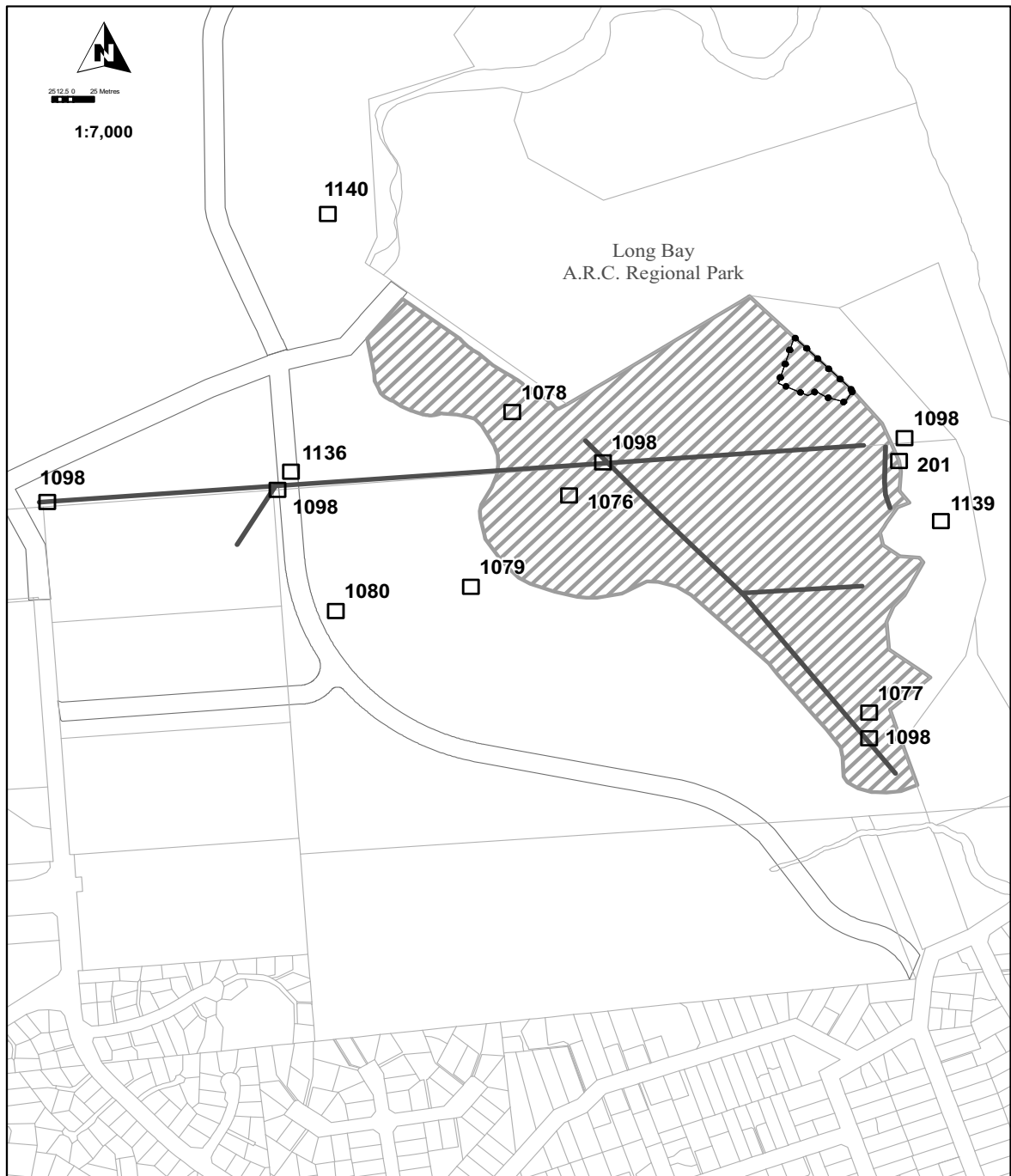
### Legend

 lower valley  
 upper valley

 precincts  
 proposed roads

 Type A & B stream protection areas

# **Appendix 17B/B Heritage Management Plan Area Extent of archaeological site 1098 (ditch & bank system) and site of existing of dwellings & extent of curtilage**



## **Legend**

- |   |                               |
|---|-------------------------------|
| ARCHAEOLOGICAL SITE                             | HERITAGE MANAGEMENT PLAN AREA |
| DITCH AND BANK FENCE SYSTEM                     | PROPOSED ROAD                 |
| SITE OF EXISTING DWELLINGS & EXTENT OF CURTLAGE |                               |