



## APPENDIX 12T

### SPECIAL 19 (SILVERDALE NORTH) ZONE – STAGING PROVISIONS

#### Schedule 12T.1 – Staging of Urban Development in Silverdale North

- Stage 1 – Development that can proceed without improvements to the primary road network or connections to this network.
- Stage 2 – Development that can proceed once the following improvements are completed:
  - Design work for south facing ramps to SH1A at Wainui Road and improvements to the local network that connects to the ramps;
  - Physical works to ban right turn movements at Wainui Road intersection with the Hibiscus Coast Highway; and
  - Physical works to close the southern end of Leigh Road between Wainui Road and the Silverdale Parkway.
- Stage 3 – Development that can proceed once Stage 1 and Stage 2 and the following improvements are completed:
  - Fully operational south facing ramps to SH1A at Wainui Road and improvements to the local network that connect to the ramps;  
**Note:** In the event that this infrastructure cannot proceed due to issues of tenure, an alternative site for the south facing ramps will be accommodated on the adjoining land to the north.
  - The Silverdale Parkway from Wainui Road south of the proposed Wainui Interchange, east (via the north) to the intersection with Leigh Road;
  - Upgrading of the Whangaparaoa Road / Hibiscus Coast Highway Intersection consisting of:
    - Widening of the northern approach on Hibiscus Coast Highway and provision of two right turn lanes into Silverdale Parkway;
    - Widening of the Silverdale Parkway to lengthen the left turn slip lane into Hibiscus Coast Highway; and
    - Widening and reconfiguration of the southern approach to improve access and queue storage to the two right turn lanes into Whangaparaoa Road; and
  - The installation of metering signals at the Silverdale Interchange (SH1 and Hibiscus Coast Highway) to provide increased capacity to the northbound off ramp.
- Stage 4 - Development that can proceed once the Stage 1, Stage 2 and Stage 3 improvements and the following are completed:
  - The commencement of construction of a north-south arterial link between the proposed Silverdale North Parkway and Grand Drive, including a bridge across the Orewa River and arrangements are in place (including contractual arrangements) so that this link will be completed within 2 years of construction commencing.



- Stage 5 – Development that can proceed once the Stage 1, Stage 2, Stage 3 and Stage 4 improvements and the following, are completed:
  - - The commencement of construction of PENLINK and associated local road improvements on the Whangaparaoa Peninsula or the Whangaparaoa Road Widening Project (widening to four lanes between Hibiscus Coast Highway and Arklow Lane) and arrangements are in place including contractual arrangements, so that those improvements will be completed within 3 years of construction commencing or by 1 January 2016, whichever is the earlier. (Note this rule does not oblige the Council to construct PENLINK in any particular timeframe).
- Stage 6 – Development that can proceed once the Stage 1, Stage 2, Stage 3, Stage 4 and Stage 5 improvements and the following, are completed:
  - - The commencement of construction of the southern connection to East Coast Road or arrangements (including contractual arrangements) are in place so that this connection will be completed and operational within 1 year. This connection shall not be operational until PENLINK or the alternative Whangaparaoa Road widening project is completed and operational.

Where any activity does not fall to be considered as a non-complying activity in Activity Table 12T.2, the status of the activity shall be determined by reference to the relevant Policy Area table.

#### Activity Table 12T.2 – Silverdale North Staging

ACTIVITY	ALL PRECINCTS
Any activities or subdivision prior to the Stage 1 roading network improvements specified in Schedule 12T.1 being completed, except <ul style="list-style-type: none"> <li>(a) Any activities within Precinct 1</li> <li>(b) Within Precinct 9A; earth and civil works for the whole of Precinct 9A and development and subdivision of lots equating to the creation of 15 household units, and the development of buildings on those lots</li> <li>(c) Within Precinct 9B; earth and civil works but not the subdivision of lots.</li> </ul>	NC





<p>Any of the following activities or subdivision prior to the Stage 2 roading network improvements specified in Schedule 12T.1 being completed:</p> <ul style="list-style-type: none"> <li>(a) Within Precinct 4; earth and civil works and development and subdivision of lots equating to the creation of 200 household units, and the development of buildings on those lots.</li> <li>(b) Within Precincts 4, 5, 6 or 7 – earth and civil works development and subdivision only of additional lots equating to the creation of 200 household units (this does not include building development on these lots).</li> <li>(c) Within Precinct 4 the construction and occupation of buildings within the Neighbourhood Shops Policy Area.</li> <li>(d) Within Precinct 8A1 – earth and civil works development, subdivision, and occupation of, or operation from, buildings on lots equating to 8ha net site area.</li> <li>(e) Within Precinct 8A2 – earth and civil works and subdivision of lots (this does not include building development on those lots).</li> <li>(f) Within Precincts 8B1 and 8B2 – earth and civil works.</li> </ul>	<b>NC</b>
<p>Any of the following activities or subdivision prior to the Stage 3 roading network improvements specified in Schedule 12T.1 being completed:</p> <ul style="list-style-type: none"> <li>(a) Within Precincts 4, 5, 6 or 7; building development on lots provided for in stage 2 ((b) above).</li> <li>(b) Within Precincts 4, 5, 6 or 7 earth and civil works development and subdivision only of additional lots equating to the creation of 200 household units (this does not include building development on these lots).</li> <li>(c) Within Precinct 8A2 occupation of, or operation from, buildings on lots.</li> </ul>	<b>NC</b>
<p>Any of the following activities or subdivision prior to the Stage 4 roading network improvements being completed:</p> <ul style="list-style-type: none"> <li>(a) Full earth and civil works development, subdivision and building development of lots within Precincts 4, 5, 6 and 7. Lots for the equivalent of up to 180 household units may be developed in Precinct 3 in lieu of the same number of lots being developed in Precinct 7.</li> <li>(b) Within Precinct 8B1 occupation of, or operation from, buildings on lots</li> </ul>	<b>NC</b>



<p>Any of the following activities or subdivision prior to the Stage 5 roading network improvements being completed:</p> <ul style="list-style-type: none"><li>(a) Full earth and civil works development, subdivision and building development of lots within Precincts 2 and 3.</li><li>(b) Subdivision and occupation of, or operation from, buildings on lots within Precinct 8B2.</li></ul>	<p><b>NC</b></p>
<p>Any of the following activities or subdivision prior to the Stage 6 road network improvements being completed:</p> <ul style="list-style-type: none"><li>(a) Full earth and civil works, subdivision and occupation of, or operation from, buildings on lots within Precinct 11.</li><li>(b) The subdivision and building development on lots within Precinct 9A and 9B, other than that provided for prior to the Stage 1 roading network improvements.</li></ul>	<p><b>NC</b></p>

