

Council's proposed changes are shown in ~~strike through~~ and underline

Black text changes record amendments proposed in track changes version

**Yellow highlighted text changes** record amendments that are considered to be outside the scope of submissions

**Grey highlighted text changes** records amendments that are consequential amendments from previous hearings/evidence.

Numbering of this precinct will be reviewed as part of the overall review of the UP numbering protocols.

*PART 2 – REGIONAL AND DISTRICT OBJECTIVES AND POLICIES > Chapter F: Precinct objectives and policies > 7. West >*

**7.17 Titirangi Village Precinct**

The Titirangi Village precinct is in the Waitākere Ranges heritage area (heritage area), as defined by the Waitākere Ranges Heritage Area Act 2008 (WRHAA). It has multiple underlying zones. Refer to planning maps for the location and extent of the precinct.

The purpose of the precinct is to provide a policy and rule framework which gives effect to the purpose and objectives of the WRHAA for precinct area. The WRHAA recognises the national, regional, and local significance of the heritage area and promotes the protection and enhancement of its heritage features for present and future generations. The heritage features encompass a range of ecological, landscape, historical, cultural and natural character values and are specifically defined at section 7 of the WRHAA.

The Titirangi Village precinct is located in the south east of the Ranges. The purpose of the Precinct is to support the social, economic and cultural well-being of the community whilst recognising and enhancing the existing character and amenity of the village through:

**Comment [RA1]:** Generic description distilled from 7.9, which is now deleted in entirety as a result of outcome of expert conferencing and Council's position on re-structure of the precinct.

4450-46; 4454-46; 4445-6

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- controlling the design of new buildings
- protecting the surrounding landscape values
- enabling specific nonresidential land uses within certain residential areas in close proximity to the village centre
- protecting and enhancing its heritage features.

Titirangi Village is the focal point for the Titirangi community and supports the community's social, cultural, economic and environmental wellbeing.

The village is a distinctive place in the Auckland region because of its setting, character, scale, form and function. It is both a gateway to the heritage area and a destination and meeting place for residents and visitors. A range of businesses and services provide for the needs of residents and visitors, creating a village atmosphere and offering local employment opportunities.

The village is dominated, defined and enclosed by the surrounding natural landforms and forested landscapes. Defining landform features are Rangiwai Hill and Mt Atkinson, located at each end of the village, and the indigenous forested area located on both sides of Titirangi Road (including indigenous forest opposite Lopdell house). The village is located on the sensitive ridgeline which stretches between these landform features.

Lopdell House is an important landmark of the village. It dominates the village, is iconic and valued by the community. Overall, buildings within the village are subservient to the surrounding vegetation and landforms. The pattern of village development is compact and contained within defined boundaries.

Titirangi is significant to Tangata Whenua, especially Ngati Whatua who fought a battle in the area, and who along with Te Kawerau A Maki have a long history and relationship with this area.

The Titirangi Village precinct manages land use and development controls affecting sites subject to the Local Centre and Large Lot zones.

There are two sub-precincts:

- Titirangi Village Commercial sub-precinct ~~Sub-policy area A (commercial)~~ introduces design and development controls that manages the built form of the centre and protects landscape values. The underlying zone for this sub-precinct

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~~policy~~ area is Local Centre; and

- Titirangi Village Residential sub-precinct ~~Sub-policy area B (residential)~~ supports specific non-residential land use in the residential area. The underlying zone for this sub-precinct ~~Sub-policy area~~ is Large Lot.

The Titirangi Village sub-precincts ~~Sub-policy areas A and B~~ are shown on Precinct Plan 17: Titirangi Village.

### **Objectives**

The objectives are as listed in the applicable underlying zone ~~and this precinct except as in addition to those~~ specified below.

The objectives are as listed in the Auckland-wide objectives, in addition to those specified below.

1. The social, cultural, economic and environmental well-being of the area's people and communities is provided for while the heritage features of the precinct are protected, restored and enhanced.
2. The unique density pattern and landscape qualities of the more intensively developed areas of Titirangi Laingholm are maintained and enhanced.
3. The adverse effects of subdivision and development, including cumulative effects, on the precinct's heritage features are recognised and avoided, as far as practicable or otherwise remedied or mitigated
4. The limited capacity of the precinct to absorb further subdivision is recognised.
5. The quality and diversity of landscapes in the precinct are maintained, restored, enhanced and managed.
6. Community distinctiveness, character and identity are maintained and enhanced.

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7. Non residential activities that benefit the people and communities of, and visitors to, the heritage area are of an appropriate nature, size and scale. These activities are clearly connected to the wellbeing of these people and the enjoyment, protection, or enhancement of the natural character and amenity values of the heritage area
8. The natural and cultural values of rivers and streams are protected, maintained and enhanced.
9. Aquatic and terrestrial ecosystems are protected and enhanced.
10. Those features of the heritage area that relate to its water catchment and supply functions are protected
11. Roads and infrastructure are designed to protect the heritage features of the precinct

#### **Titirangi Village Commercial Sub-precinct**

12. Titirangi village provides for the social, cultural, economic and environmental well-being of the community whilst ensuring its village form and character is maintained and enhanced.
13. ~~Sub-policy area A~~ Titirangi village is the primary location for retail and non-residential activities in the Titirangi Precinct.
14. Commercial development in ~~sub-policy area A~~ the Sub-precinct is of a scale, bulk, height and intensity that integrates with the surrounding landscape and natural landform.
15. Titirangi village functions as a community focal point for Titirangi and a cultural destination and gateway to the heritage area.

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16. Development maintains the visual prominence of Lopdell House, protects views to natural and heritage features and maintains the subservience of built elements to the surrounding landforms and forest setting.
17. Development maintains the village's distinct boundaries and provides quality architectural outcomes and a mainstreet form with active building frontages to Titirangi Road.

### **Titirangi Village Residential Sub-precinct**

18. A limited range of non-residential activities in ~~sub-policy area A~~ this Sub-precinct is enabled in keeping with the scale of surrounding residential buildings.

### **Policies**

The policies are as listed in the applicable underlying zone ~~and this precinct except as in addition to those~~ specified below.

The policies are as listed in the Auckland-wide policies in addition to those listed below.

1. Manage the scale and effects of subdivision and development so that they are consistent with the objectives of the WRHAA.
2. Limit subdivision and development which will have cumulative adverse effects on the heritage area's features.
3. Require subdivision and development to be of a scale, design and location in keeping with the existing character and amenity values of the heritage area.
4. Manage built development so that it does not dominate the natural values of the heritage area.
5. Require buildings, infrastructure and structures, including fences and driveways, to be sited, designed and where necessary, screened by vegetation so that:

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- (a) The existing amenity values and the character of the local area is not adversely affected
  - (b) Views of sensitive ridgelines and areas of high and outstanding natural character are not adversely affected
- 6. Enable people to provide for their social, economic, cultural and environmental wellbeing in a way that is compatible with and/or enhances the heritage features and character and amenity values of the precinct.
- 7. Avoid, where practicable, or otherwise minimise activities that do not rely on or support the productive use and capacity of rural land, or the character, amenity, community, recreational attributes of the heritage area
- 8. Enable non residential activities:
  - (a) which benefit and rely upon residents within the heritage area and which support the heritage area's distinct communities
  - (b) that are of a type, scale and intensity that will not, on an individual or cumulative basis, lead to adverse effects on heritage features
- 9. Avoid, where practicable, or otherwise minimise non-residential activities that may be more appropriately located in urban areas outside of the heritage area
- 10. Enable filming activities to be undertaken in a manner that avoids, remedies or mitigates adverse effects on character and amenity values, in particular traffic generation and modifications to natural landforms from temporary structures.
- 11. Limit commercial and office activities to home occupations and activities that support the heritage area's distinctive communities.
- 12. Provide for small scale retail and services in appropriate locations to support the wellbeing of the heritage area's distinct communities and help reduce the need for travel outside of the heritage area.

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13. Provide opportunities for the expansion of lawfully established activities to ensure they continue to provide for the wellbeing of the community and/or the quality of the visitor experience.
14. Enable nature-based, rural and wilderness experiences, outdoor recreation and pursuits that are compatible with, and appropriate to, the character and amenity values of the heritage area and the natural and rural environment.
15. Enable the reuse of existing buildings that relate to the historic and/or rural character of the heritage area.
16. Recognise and provide for the relationship between Mana Whenua and the area, including the use of traditional resources and food gathering.
17. Enable the continued operation, maintenance, repair and minor upgrading of the water catchment and supply functions contained within the heritage area, while managing any significant adverse environmental effects
18. Design subdivision and associated development to:
  - a. avoid the need for clearance of native vegetation and maintain the dominance of the natural environment by locating these in areas of lower ecological value on the site
  - b. require planting of native vegetation to improve the natural environment
  - c. protect native vegetation through legal protection mechanisms and fences
  - d. allow buildings and structures which will not be visually prominent, particularly on ridgelines, or through the removal of native vegetation
  - e. maximise the use of ~~passive environmental designed dwellings~~ by appropriate site orientation for designed dwellings
  - f. enable practical vehicle access to a road which maintains safety but does not modify the site to an extent that adversely affects the character of the surrounding landscape
  - g. avoid earthworks that do not minimise alterations and visible scars to the landform and landscape

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- h. protect the mauri of water, native vegetation and fauna habitat and land
- i. be consistent with the existing pattern of density in the heritage area.

~~2. Ensure built development is subservient to the heritage values of the bush setting~~

#### **Titirangi Village Commercial Sub-precinct**

- 19. Enable new buildings that are designed to:
  - a. avoid extensive shadowing of pedestrian and public places
  - b. contribute to the visual landscape of the village
  - c. provide quality architectural and design outcomes
  - d. achieve a mainstreet form with active building frontages where appropriate
  - e. protect the visual prominence of Lopdell House and maintain views to natural and heritage features.
- 20. Limit building height adjacent to Titirangi Road.
- 21. Encourage retail at street level and develop building façades that enhance the pedestrian experience and provide continuous pedestrian cover over the footpath.
- 22. Avoid signs dominating the built form of the village.
- 23. Retain views to the forested backdrop to the village.
- 24. Avoid inappropriate vehicle access and parking areas adjoining the street frontage on Titirangi Road and within forested areas.

#### **Titirangi Village Residential Sub-precinct**

- 25. Provide for a limited range of non-residential activities within buildings of a residential scale and form, comparable in design to existing residential buildings.

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**7.17 Titirangi Village Precinct**

~~The activities, controls and assessment criteria in the applicable underlying Large Lot zone and Local Centre zone apply in this precinct sub-precinct unless otherwise modified specified in by the activity table below.~~

**Comment [A2]:** Introductory passage taken from notified K7.9.3

The activities, controls and assessment criteria in the Auckland-wide rules apply in this precinct unless otherwise specified in the activity table below.

1. The following ~~defined term~~ only applies to sites in this precinct which are in the underlying Large Lot zone ~~only~~:

**Comment [A3]:** Definitions taken from notified K7.9

- a. non-residential activities means any activity that is not the use of land or buildings by people for living accommodation where those people voluntarily live at the site for a month or more and generally refer to the site as their home and includes baches and holiday homes and other similar private accommodation but excludes temporary activities and prohibited activities

- ~~b. outdoor recreation activity means an organised recreation activity undertaken entirely outdoors with buildings limited to structures ancillary to the activity up to a maximum of 30m<sup>2</sup>. It excludes activities involving motorsport and gun clubs and does not include temporary activities or home occupations~~

**Comment [A4]:** Definition deleted as term does not appear in this Precinct.

- c. ~~convenience shop means a shop which sells one or more of the following:~~

**Comment [A5]:** Definition deleted as term does not appear in this Precinct.

- i. ~~food~~  
ii. ~~beverages~~  
iii. ~~books~~  
iv. ~~magazines~~  
v. ~~stationery items and~~  
vii. ~~health care items.~~

**7. Policy area 3: Titirangi Village**

1. **Activity table**

~~The activities, controls and assessment criteria in the applicable underlying Large Lot zone~~

**Comment [A6]:** All activity table rows, land use and development controls matters of discretion and assessment criteria taken from notified K7.9.3.7 (Policy Area 3), except where otherwise indicated

**Comment [A7]:** Introductory wording moved from notified K7.9.3.7 (Policy Area 3).

The activity tables in the underlying Large Lot zone and Local Centre zone apply in the Titirangi Village precinct unless otherwise specified below.

The activity tables in the Auckland-wide rules apply in the Titirangi Village precinct unless otherwise specified below.

All buildings accessory to any activity specified in this table have the same status as the activity itself, unless otherwise specified below.

Activity Table 1, Titirangi Village precinct

Activity	Activity Status		
	Commercial sub-precinct	Large Lot sites within Residential sub-precinct	Large Lot sites outside Residential sub-precinct
	Sub-policy Area A (Commercial)	Sub-policy Area B (Residential)	
<b>Commerce</b>			
Restaurants and cafés up to 300m <sup>2</sup> GFA	NA	RD	D
Retail	NA	RD	RD
Filming	P	P	P
Expansion of existing lawfully established non-residential activities	NA	RD	RD
Non-residential activities not otherwise provided	P	D	D

**Comment [A8]:** Note that further amendments are needed to structure of precinct to clarify application of rules. In particular, "Large Lot zone" (column 4) to become "Residential sub-precinct", and "Large Lot sites within Residential sub-precinct" (column 3) to become a policy area.

Updated track-changes are to follow.

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Expansion of lawfully existing non-residential activities	<u>P</u>	<u>D</u>	<u>D</u>
<b>Community</b>			
Care centres	<u>P</u>	<u>D</u>	<u>D</u>
Community facilities	<u>P</u>	<u>D</u>	<u>D</u>
Healthcare facilities	<u>P</u>	<u>D</u>	<u>D</u>
Information facilities	<u>P</u>	<u>D</u>	<u>D</u>
<b>Development</b>			
Additions <u>and alterations</u> that do not exceed 50m <sup>2</sup>	RD	<del>NA</del> RD	<u>P</u>
Additions and alterations that exceed 50m <sup>2</sup>	D	<del>NA</del> D	<u>P</u>
Additions and alterations that do not increase the height or bulk of the building	P	P	<u>P</u>
Additions and alterations which increase the height or bulk of the building but not exceeding 8m in height	RD	<del>NA</del> -P	<u>P</u>
Additions and alterations which increase the height or bulk of the building but not exceeding 11m in height	D	<del>NA</del> D	<u>D</u>
Buildings not exceeding 8m in height	RD	<del>NA</del> -P	<u>P</u>
Buildings not exceeding 11m in height	D	<del>NA</del> D	<u>D</u>
Public deck or terrace on Area A of Figure 1 (Part 4.5.3.14.5) survey plan SO67597 at 490 South Titirangi	RD	NA	<u>NA</u>
18 public car parking spaces on the balance land of survey plan SO67597 at 490 South Titirangi Road	RD	NA	<u>NA</u>
Signs (excluding road signs)	P	<del>NA</del> -RD	<u>RD</u>
<b>Accommodation</b>			
One <del>d</del> wellings per site	<u>P</u>	<u>P</u>	<u>P</u>
Two dwellings per site	<u>P</u>		<u>P</u>
Camping grounds	<u>NC</u>		<u>D</u>
Retirement villages	<u>D</u>		<u>D</u>
Supported residential care and boarding houses	<u>P</u>		<u>D</u>
Home occupations	<u>P</u>		<u>P</u>
<b>Subdivision</b>			
Subdivision	<u>RD</u>	<u>D</u>	<u>D</u>

**Comment [A9]:** Activity table row from notified K7.9.3.1 (Sub-precinct C)

**Comment [A10]:** Activity table row from notified K7.9.3.1 (Sub-precinct C)

**Comment [A11]:** Activity table row from notified K7.9.5.1 (Policy Area 2)

## 2. Land use controls

The land use controls in the underlying Large Lot zone and Local Centre zone apply to sites with this zoning in the Titirangi Village precinct, unless otherwise specified below.

The land use controls in the Auckland-wide rules apply in the Titirangi Village precinct, unless otherwise specified below.

### ~~2.1 Restricted Discretionary activities~~

#### 2.1.1 Signs

1. Signs in the Commercial sub-precinct~~sub-policy area A~~ as a permitted activity must comply with the following ~~which meet the following controls are permitted:~~
  - a. located below the verandah (canopy), or on the facade of the building up to the height of the first street level story, or on and within the depth of the verandah (canopy) fascia
  - b. not flashing, moving or illuminated.
2. Signs in the Commercial sub-precinct~~sub-policy area A~~ which that does not comply with clause 1 ~~meet the above controls will be assessed as is~~ a restricted discretionary activity~~activities~~.
3. Signs on sites zoned Large Lot must be:
  - a. located on the site to which it relates
  - b. maximum sign area of 1.5m<sup>2</sup>
  - c. is not illuminated, moving or flashing.
4. Any sign that does not comply with clause 3 above is a non-complying activity.

#### ~~2.1.2 Two dwellings per site~~

1. Two dwellings on one site in the underlying Large Lot zone as a permitted activity must comply with the following:
  - a. the GFA of one of the dwellings must not exceed 65m<sup>2</sup> excluding any garaging for motor vehicles.
  - b. the site must have a minimum net site area of 1500m<sup>2</sup>.
  - c. the additional dwelling must be incorporated within, or share a common wall no longer than 3m with the other dwelling on the site.

**Comment [A12]:** Control moved from notified K7.9.3.1 (Sub-precinct C)

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2. Dwellings ~~not meeting the above controls will be assessed~~ that do not comply with clause 1 above are ~~as~~ a non complying activity.

### **2.1.3 Home occupations**

1. Home occupations on sites zoned Large Lot must comply with the following:
  - a. no more than 5 persons are engaged in the home occupation
2. Home occupations on sites in the underlying Large Lot zone involving homestays must comply with the following:
  - a. sites under 2ha are restricted to a maximum of 8 people inclusive of those who reside on the site
  - b. sites over 2ha are restricted to a maximum of 10 people inclusive of those who reside on the site
  - c. the homestay, apart from the parking of one vehicle, is screened from the adjoining sites and the road
3. Any home occupation which does not comply with clause 1 or clause 2 is a discretionary activity.

**Comment [A13]:** Addition consequential to restructure, provisions taken from notified sub-precinct C.

### **2.1.4 Filming**

1. Filming activities on sites zoned Large Lot as a Permitted Activity must comply with the following:
  - a. must not involve any filming activity longer than six months from start to finish, irrespective of whether the activity is carried out in different years and
  - b. must not require the construction of any building and
  - c. must not exceed 50 vehicle movements per day.
2. Filming activities that do not comply with clause 1a above are a controlled activity providing that:
  - a. no buildings are constructed; and
  - b. vehicle movements must not exceed 40 per day.
3. Any filming activity that does not comply with clause 2 above is a discretionary activity

**Comment [A14]:** Addition consequential to restructure, provisions taken from notified sub-precinct C.

## **2.2 — ~~Restricted Discretionary activities~~**

### **2.2.1 Buildings in the Commercial sub-precinct**

1. Buildings ~~are a restricted discretionary activity provided they do~~ must not have residential activities at street level (other than entrances or accessways for residential activities on upper floors) on Titirangi Road.
2. ~~Any Bbuildings which does not not comply with clause 2.2.1 have residential activities at street level (other than entrances or accessways for residential activities on upper floors) on Titirangi Road will be assessed as~~ is a non-complying activity activities.

### **2.2.2 Retail within the Commercial sub-precinct**

1. Retail ~~within area B~~ activities must be located within an existing building and:
  - a. limited to the sale of artisan industries goods
  - b. the retail floor space is limited to 10 per cent of the floor area of the building or 10m<sup>2</sup> whichever is the lesser.

### **2.2.3 Expansion of lawfully established non-residential activities**

1. Non-residential activities (excluding home occupations) in sites zoned Large Lot but not within the Residential sub-precinct which involve an increase in scale and/or intensity of an existing lawfully established non-residential activity are restricted discretionary where retail sales are limited to produce from an artisan industry or restaurant and cafe (excluding drive through sales).
2. Any existing non-residential activity that does not comply with clause 1 is a discretionary activity.

**Comment [A15]:** Addition consequential to restructure, provisions taken from notified sub-precinct C.

### **2.2.4 Non-residential activities not otherwise provided for**

1. Non-residential activities that are not otherwise provided for in the relevant underlying zone or in this precinct are restricted discretionary in sites zoned Large Lot but outside

**Comment [A16]:** Addition consequential to restructure, provisions taken from notified sub-precinct C.

the Residential sub-precinct where retail sales are limited to the sale of produce from an artisan industry with a gross floor area no greater than 100m<sup>2</sup>

2. Non-residential activities that are not otherwise provided for in the relevant underlying zone or in this precinct are restricted discretionary in the Residential sub-precinct is a restricted discretionary where:
  - a. retail sales are limited to the sale of produce from an artisan industry within an area not exceeding 10% of a building's gross floor area or 10m<sup>2</sup> whichever is the lesser ; and
  - b. any external additions or alterations to buildings do not exceed 50m<sup>2</sup>.
3. Non-residential activities not complying with clause 3 are discretionary, where retail sales are limited to the sale of produce from an artisan industry
4. Any proposed non-residential activity that does not comply with clause 2 or clause 4 is a discretionary activity.

## **2.3 Discretionary activities**

### **2.3.1 Restaurants and cafes**

1. Restaurants and cafes (excluding drive-through sales) in sites in the underlying Large Lot zone, but outside the Residential sub-precinct, are discretionary activities where the gross floor area is no greater than 300m<sup>2</sup>
2. Restaurants and cafes in the Commercial sub-precinct are discretionary where:
  - a. within an area not exceeding 10% of a building or gross floor area not exceeding 10m<sup>2</sup>, whichever is the lesser; and
  - b. any external additions or alterations to buildings do not exceed 50m<sup>2</sup>.
2. Restaurant and café activities that do not comply with clause 1. above are non-complying activities.

3. Development controls

The development controls in the underlying Large Lot zone and Local Centre zone apply to sites with this zoning in the Titirangi Village precinct, unless otherwise specified below.

The development controls in the Auckland-wide rules apply in the Titirangi Village precinct, unless otherwise specified below.

3.1 Building height

- 1. Buildings on sites in the underlying Large Lot zone must have an Elevation height no greater than 10m.
- 2. Any Buildings that does not comply with clause 1 above are is a discretionary activity activities.
- 34. Buildings in the Commercial sub-precinct sub-policy area A are to be measured from the road level at the centrepont of the site's Titirangi Road frontage.

Comment [A17]: Controls moved from notified K7.9.3.1 (Sub-precinct C)

3.2 Yards

- 1. Development on sites in the underlying Large Lot zone must have front, side and rear yards no less than 3m.
- 2. Development that does not comply with clause 3.1above is a discretionary activity.

Comment [A18]: Controls moved from notified K7.9.3.1 (Sub-precinct C)

Table 6

Sub-precinct	Yard
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B	All yards — 3m
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### **3.2 Building coverage**

1. Development on sites in the underlying Large Lot zone must have maximum building coverage: 10% net site area or 150m<sup>2</sup>, including 20m<sup>2</sup> for a covered car space where one has not been provided, whichever is the lesser; provided that no single building may exceed a building coverage of 300m<sup>2</sup>
2. Buildings that do not comply with the above standards will be assessed as restricted discretionary activities provided the building coverage does not exceed 15 per cent.
3. Any building that does not comply with the above standards is a non-complying activity.

### **3.3 Key retail frontage overlay**

1. The Commercial Sub-precinct ~~Sub-precinct A~~ is subject to key retail frontage control clause 4.9 of the Business Zone rules as shown on Precinct Plan 17. Titirangi Village.

### **3.4 Verandah**

1. The Commercial Sub-precinct ~~Sub-precinct A~~ is subject to clause 4.13 of the Business Zone rules.

**Comment [A19]:** Note that this reflects the notified provision. The error has been corrected by the re-structure.

### **4. Subdivision controls**

The subdivision controls in the Auckland-wide rules apply in the Commercial sub-precinct, unless otherwise specified below.

**Comment [A20]:** All subdivision controls moved from notified K7.9.5.1 (Policy Area 2)

The subdivision controls specified below replaces the Auckland-wide subdivision controls for sites in the underlying Large Lot zone, unless otherwise specified below.

1. Subdivision of a site within the underlying Large Lot zone is discretionary where it complies with clauses 2 – 3.
2. Where a building platform driveway, car parking, access and manoeuvring areas can be located wholly outside an SEA:
  - a. the average net site area of all proposed sites must be 4000m<sup>2</sup>, calculated from the area of parent site
  - b. where 50 per cent or more of the parent lot is outside the SEA, an area equivalent to the total area of the building platform of 15m by 15m, driveway, car parking, access and manoeuvring areas  
must be permanently planted with native vegetation
  - c. all vegetation in the SEA and all of the planted area required under 2.1(b) above are to be permanently protected by appropriate legal mechanism
  - d. no new driveway will be steeper than a slope of 1 in 5 for any distance exceeding 10m.
3. Where any part of the building platform driveway, car parking, access and manoeuvring areas is located inside a SEA:
  - a. the minimum lot area created around an dwelling existing must be 4000m<sup>2</sup> provided that the parent lot has a minimum lot area of 1.4ha and there is no more than one additional lot created which is less than 1ha area
  - b. after allowing for any subdivision under rules 2.1(a) and 2.2(b) there must be an average net site area of no less than 1ha for each additional site created
  - c. removal of native vegetation required for any building platform driveway, car parking, access and manoeuvring areas must not exceed 500m<sup>2</sup> for every additional lot created.
  - d. all of the native vegetation area of the proposed lot not otherwise required for building platform driveway, car parking, access and manoeuvring areas must be permanently protected by appropriate legal mechanism.
  - e. no new driveway will be steeper than a slope of 1 in 5 for any distance exceeding 10m.
3. Any subdivision which does not comply with clause 2 is a non-complying activity.

## **5. Assessment – Controlled activities**

### **5.1 Matters of control**

**Comment [A21]:** Matters of control and assessment criteria added to amend omission in notified plan.

1. For development that is a controlled activity in the Titirangi Village precinct, the council will reserve its control to the matters below, in addition to the matters specified for the relevant controlled activity in the applicable underlying zone and Auckland-wide rules.
  - a. design and layout
  - b. operation (including hours and duration).

### **5.2 Assessment criteria**

1. For development that is a controlled activity in the Titirangi Village s precinct, the following assessment criteria apply in addition to the criteria in the applicable underlying zone and Auckland-wide rules.
  - a. the character, scale, hours of operation and intensity of the activity are compatible with amenity values, neighbourhood character, and the natural landscape, and do not result in cumulative adverse effects
  - b. the activity adversely affects rural character
  - c. buildings are compatible with the scale and appearance of other buildings in the neighbourhood
  - d. the activity creates adverse effects on water quality, native vegetation and fauna habitat
  - e. the activity would lead, on an individual or cumulative basis, to pressure for urban expansion and the fragmentation of rural character and amenity
  - f. the activity creates adverse effects on the residential coherence and the safety of residents of the neighbourhood
  - g. the activity-is consistent with the character and amenity values outlined in the precinct description
  - h. the site will be restored to an appropriate condition on completion of any filming activity.

#### 46. Assessment - Restricted discretionary activities

##### 46.1 Matters of discretion

For development that is a restricted discretionary activity in the Titirangi Village precinct, the council will restrict its discretion to the following matters below, in addition to the matters specified for the relevant restricted discretionary activities in the Large Lot zone and Local Centre zone policy area activity table.

Activity	Intensity and scale	Noise, lighting and hours	Traffic	Development design		Commercial core	Views		Sign design
				Commercial sub-precinct Sub-	Large Lot zone Sub-policy		Commercial sub-precinct Sub-	Large Lot zone Sub-policy Area	
Restaurant and cafes	X	X	X	X	X	X		X	
Additions and alterations to buildings		X	X	X			X		
Buildings				X			X		
Public deck or terrace on Area A on Precinct Plan 17. Titirangi Village and survey plan							X		

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18 public car parking spaces on the balance land of survey plan SO67597 at 490 South Titirangi Road		X								
Signs									X	

## 46.2 Assessment criteria

For development that is a restricted discretionary activity in the Titirangi Village precinct, the following assessment criteria apply, in addition to the criteria specified for the relevant restricted discretionary activities in the Large Lot zone and Local Centre zone. ~~The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.~~

### 1. Intensity and scale

- a. Buildings in the Residential sub-precinct, including additions and alterations, are reused and should have a scale, form and character that maintains a residential streetscape in the area.

### 2. Noise, lighting and hours of operation

- a. Noise and lighting in the Residential sub-precinct should not adversely affect the amenity of surrounding residential properties. Consideration will be given to the location of any potentially noisy activities and any proposed measures to mitigate noise including:
  - i. locating noisy activities away from neighbouring residential boundaries adjoining the sub-precinct
  - ii. screening or other design features
  - iii. the proposed hours of operation.

### 3. ~~Traffic and parking~~

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~~a. Vehicle access and car parking should be designed and located to maintain a front yard to the street.~~

~~b. Provision should be made for on-site car parking.~~

4. Development design

a. In the Commercial sub-precinct ~~sub-policy area A~~ all development and buildings should contribute to high standards of design, pedestrian amenity, safety and comfort, attractive streets and public places by:

- i. encouraging shared public access to be developed on the northern side of Titirangi Road to minimise vehicle crossings
- ii. providing a visible pedestrian entry to buildings
- iii. providing weather protection over the footpath (eg canopies, verandahs)
- iv. providing ground level views from the street frontage through buildings to existing landscape features
- v. modulating and detailing of the building's form
- vi. achieving active street frontages and providing for passive surveillance of the street
- vii. locating car parking to the rear of the building in a basement or semi-basement below street level.

b. In the Commercial sub-precinct ~~sub-policy area B~~ development should be residential in character and comply with relevant development controls to maintain a residential scale.

5. Commercial core

a. In the Commercial sub-precinct, there should be a clear connection between

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retail and servicing customers from the site and is limited in extent that does not undermine activities in sub-precinct A.

**Comment [A22]:** Note that this reflects the notified provision. The error has been corrected by the re-structure.

## 6. Views

- a. In the Commercial sub-precinct , Buildings along Titirangi Road frontage should be designed to maintain views to elevated indigenous forest, Manukau Harbour, Mt Atkinson, Rangiwai Hill and Lopdell House.
- b. In the Commercial sub-precinct, ~~The~~ any building should be designed so it does not detract from the landmark quality of Lopdell House and does not compromise the visual landscape quality of the Titirangi ridgeline as seen from a distance.

## 7. Sign design

- a. Signs in the Commercial sub-precinct and Residential sub-precinct should:
  - i. be visually appropriate to neighbourhood character
  - ii. not create a situation hazardous to the safe movement of traffic
  - iii. be at a height which avoids the sign dominating the neighbourhood and nearby buildings or structures
  - iv. not result in visual clutter, adversely affect the character of the village and obscure building architectural elements including form, finish and detailing
  - v. contribute to the character and amenity of the village.

## 5. Assessment – Development control infringements

### 5.1 Matters of discretion

In addition to the general matters set out in clause G2.3 of the General Provisions and the

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specific matters set out for infringements in the Large Lot zone and Local Centre zone, the council will restrict its discretion to the matters below for the relevant development control infringement.

~~The council will restrict its discretion to the matters below for the relevant development control infringement.~~

Infringement	Building scale and	Outlook and	Building interface with	Neighbourhood character	Views
Height	X	X		X	X
Yards		X		X	
Key retail frontage			X	X	

## 5.2 Assessment criteria

In addition to the general assessment criteria in clause G2.3 of the General Provisions and the specific assessment criteria for the infringement in the Large Lot and Local Centre zones, the council will consider the relevant assessment criteria below for the development control infringement.

~~In addition to the general assessment criteria for development control infringements, the council will consider the relevant criteria below for the development control infringement.~~

### 1. Height

- a. Buildings in the Commercial sub-precinct should be designed to:
  - i. protect the visual integrity of Lopdell House as the tallest commercial building as viewed along Titirangi Road
  - ii. maintain views from Titirangi Road to Manukau Harbour and to the elevated forested areas and located on the northern side of Titirangi Road opposite Lopdell House and to the west of 429 Titirangi Road

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- iii. maintain views identified in Precinct Plan 17. Titirangi Village enhance the mainstreet form of Titirangi Road
  - iv. avoid being excessively dominant on the pedestrian environment
  - v. require design, materials and colour that assist in integrating the additional height with the village and natural landscaping setting
  - vi. avoid shadowing of the pedestrian environment on the southern side of Titirangi Road
  - vii. avoid adverse cumulative effects of building height and a continuum of three-storey buildings on Titirangi Road.
- b. ~~In addition to the above, refer to the assessment criteria in clauses 7.2.1 in the Business zones rules.~~

~~2. Yards~~

- ~~a. Refer to the assessment criteria in clause 7.2.3 in the Business zones rules.~~

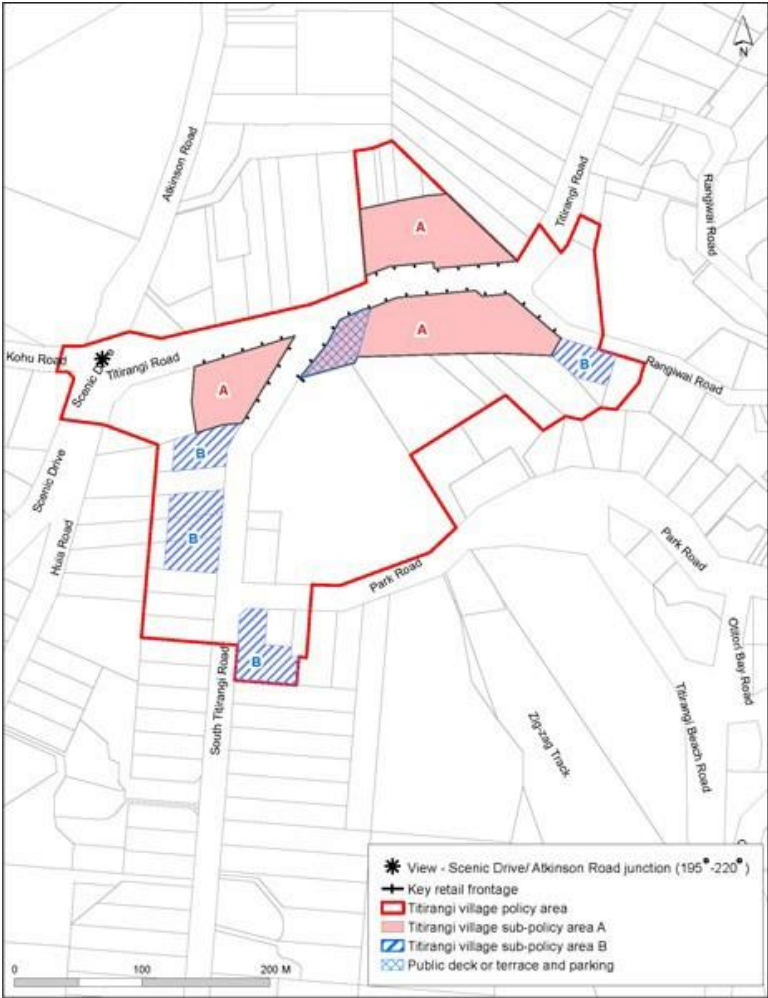
~~3. Key retail frontage and verandahs~~

- ~~a. Refer to the assessment criteria in clause 7.2.2 in the Business zones rules.~~

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6. Precinct Plans

Precinct Plan 17. Titirangi Village Sub-precincts Policy Areas



Comment [A23]: Note – need to amend mapping as described in comments above