

**BEFORE THE AUCKLAND UNITARY PLAN INDEPENDENT HEARINGS PANEL**

**IN THE MATTER** of the Resource Management  
Act 1991 and the Local  
Government (Auckland  
Transitional Provisions) Act  
2010

**AND**

**IN THE MATTER** of Topic 081d Rezoning and  
Precincts (Geographical  
areas)

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**STATEMENT OF REBUTTAL EVIDENCE OF JOANNA HART**

**ON BEHALF OF AUCKLAND COUNCIL**

**HOBSONVILLE POINT PRECINCT**

**29 FEBRUARY 2016**

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## 1. SUMMARY

- 1.1. My name is Joanna Hart. I am providing planning evidence in relation to Topic 081 Rezoning and Precincts (Geographical areas) (**Topic 081d**) on behalf of the Auckland Council (**Council**).
- 1.2. The Hobsonville Land Company Limited (**HLCL**) requested a number of amendments to the Hobsonville Point precinct objectives, policies, activity table, land use and development controls, assessment criteria, maps and diagrams. My evidence in chief supported the majority of these amendments. The evidence of Antony Giles Bramwell (amended version of 18 February 2016) on behalf of HCLC focusses on the amendments that were not supported or where errors have been identified. These include:
- a. Auckland Council out of scope amendments to the infrastructure policies 22-24 for stormwater and associated assessment criteria;
  - b. Activity status for activities not complying with land use controls (5.17.3.1) and development controls (5.17.4.1);
  - c. Amendment to 5.17.4.19 in relation to jointly owned access sites;
  - d. HLCL out of scope minor amendment to Building Separation rule 5.17.4.2.5;
  - e. Error in Yard rules (5.17.4.1.4 and 5.17.4.2.2) in relation to garages; and
  - f. Replacement of Precinct Plan 3 for sub-precinct E (Catalina)
  - g. Two out of scope amendments – one for an additional assessment criterion for sub-precinct E (Catalina) in regards to subdivision and retention of a sample of munitions bunkers; and the rewording of ‘public open space’ to ‘reserve’ in relation to Bomb Point ( precinct plan 3).
- 1.3. Mr Matt Lindenberg, on behalf of HLCL, has submitted evidence in relation to the area known as ‘the Landing’ and has requested that this area be rezoned from Future Urban zone to Mixed Use and is seeking to add a new sub-precinct to the existing Hobsonville Point precinct.
- 1.4. This rebuttal evidence also refers to the evidence of Mr Vijay Lala, on behalf of Panuku Auckland Development (a Council Controlled Organisation)(**CCO**) for Topic 081d (uploaded to the IHP website on 5 February 2016). Panuku Auckland Development has

undertaken a master planning process in collaboration with the HLCL. As set out in Mr Lala's evidence, in paragraphs 2.1 to 2.18, the amendments to the provisions for sub-precinct D (Hobsonville Point marine), are required as the proposed options for development within the sub-precinct have shifted from marine industry to residential development, for a variety of mainly economic reasons, since notification of the PAUP. As there is no submission, the proposed amendments to the precinct provisions in Mr Lala's evidence are out of scope. An integrated set of precinct provisions, which includes the amendments proposed in my rebuttal evidence and the evidence of Mr Lala (on behalf of Panuku Development Auckland as a CCO of Auckland Council), has been provided to assist the Independent Hearing Panel in Attachment A of my rebuttal evidence.

- 1.5. In addition, I recommend an amendment to the precinct provisions where an error within the explanation for Table 5 (Outlook Space and Building Separation) was identified after my evidence in chief was submitted.
- 1.6. I have considered the evidence received on the Hobsonville Point precinct and where I can now support the issues raised in that evidence further amendments to the provisions are proposed. I consider that the amendments to the provisions in both my evidence in chief and this statement of rebuttal evidence, as marked up in **Attachment A**, are appropriate to meet the purpose of the Resource Management Act 1991.

## 2. INTRODUCTION

- 2.1 My name is Joanna Hart. I have been engaged by the Council to provide planning evidence in relation to Topic 081d. I have the qualifications and experience set out in my evidence in chief dated 29 January 2016.
- 2.2 This rebuttal statement of evidence has been prepared in accordance with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014. In preparing this rebuttal statement I have read the evidence prepared on behalf of submitters on Hearing Topic 081d in relation to the Hobsonville Point precinct. This rebuttal statement addresses various matters raised in that evidence.

### **3. SCOPE**

**3.1** In my evidence in chief I addressed matters raised in submissions in relation to the order in which the precinct provisions are set out. This rebuttal statement will address the few outstanding issues as set out in the evidence in chief from the submitters.

**3.2** I address all of the matters raised in the evidence of Mr Bramwell and Mr Lindenberg on behalf of HLCL which are as follows:

- a. Auckland Council out of scope amendments to the infrastructure policies 22-24 for stormwater (paragraphs 4.1 to 4.6) and associated assessment criteria (paragraphs 9.1 to 9.3);
- b. Activity status for activities not complying with land use controls (5.17.3.1) and development controls (5.17.4.1) (paragraphs 5.1 to 5.6);
- c. Amendment to 5.17.4.19 in relation to jointly owned access sites (paragraphs 7.1 to 7.6);
- d. HLCL out of scope minor amendment to Building Separation rule 5.17.4.2.5 (paragraphs 8.1 to 8.3);
- e. Error in Yard rules (5.17.4.1.4 and 5.17.4.2.2) in relation to garages (paragraphs 6.1 to 6.4); and
- f. Replacement of Precinct Plan 3 for sub-precinct E (Catalina) (paragraphs 10.1 to 10.3).
- g. Two out of scope additions for an assessment criterion for sub-precinct E (Catalina) in regards to subdivision and retention of a sample of munitions bunkers; and rewording of 'public open space' to 'reserve' in relation to Bomb Point ( precinct plan 3).
- h. Addition of new sub-precinct for 'the Landing'.

**3.3** This rebuttal evidence also addresses an Auckland Council out of scope submission for sub-precinct D (Hobsonville Point marine) with cross-reference to the evidence of Mr Vijay Lala for Topic 081d.

**3.4** In addition, I address a minor error in the explanation of terms for Table 5 for outlook space and building separation which was identified after my evidence in chief was submitted.

#### 4. HOBSONVILLE LAND COMPANY LIMITED – HOBSONVILLE POINT PRECINCT

##### Matters raised in evidence

- 4.1 Mr Bramwell, on behalf of HLCL, has stated that the changes to the provisions and precinct plans recommended in my evidence in chief meet almost all of the outcomes sought by HLCL's submission. In addition, Mr Bramwell's evidence states that the Auckland Council out of scope amendments are also almost entirely acceptable. His evidence is limited to cover the few issues that remain outstanding.
- 4.2 Mr Bramwell states, in paragraphs 4.1 to 4.6 (Stormwater controls) and 9.1 to 9.3 (assessment criteria) that the changes to Policy 22 (adoption of water sensitive design to treat stormwater at or near its source) and the additional Policy 24 (requirement for stormwater management plan and network discharge consent) be deleted with Policy 23 (requirement for development to be consistent with granted network discharge consent) to remain though he is unsure of its purpose. In addition, Mr Bramwell's view is that assessment criterion (h), which relates to stormwater treatment, should still be deleted.
- 4.3 Mr Bramwell's evidence, in paragraphs 9.1 to 9.3, has requested amendments to rule 3.1 and 4.1 which respectively categorise any activity not complying with the land use controls as non-complying activities and with the development controls as discretionary activities. Mr Bramwell proposes an out-of-scope amendment to rule 3.1 to amend this from non-complying to discretionary to be consistent with rule 4.1. He also recommends an additional amendment to 4.1 for development not complying with specific development controls as being restricted discretionary activities and identifies the control infringements.
- 4.4 Mr Bramwell's evidence, in paragraphs 6.1 to 6.4, has identified an error in rule 5.17.4.1.4 and 5.17.4.2.2 in relation to a reference to garages in the yard rules and is recommending that clause 2 be further amended to read as follows:
2. *A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage and the garage or carport frontage not be between 1.5m and 5.5m from the site's frontage.*

**4.5** Mr Bramwell provided an explanation of this rule in his evidence. A garage has to be at least 0.5 metres further from the front boundary to ensure that the frontage is not dominated by garage doors. In addition, the garage has to be 1.5 metres or closer to the front boundary, or 5.5 metres or more from the front boundary. This is to ensure that cars do not overhang onto the footpath. If the garage is less than 1.5 metres from the front, there is not enough space to park a car (therefore would need to park in the garage itself) and if the garage is more than 5.5 metres from the front, then there is space to fit a whole car so there is not an issue with cars overhanging. However, if the garage is between 1.5 metres and 5.5 metres then there is room for part of a car on the driveway while the rest of the car will overhang the footpath and street.

**4.6** Mr Bramwell's evidence, in paragraphs 7.1 to 7.6, has requested either a deletion or an amendment to rule 5.17.4.1.9 (Jointly owned access sites). He proposes an amendment to clause 2 to enable jointly owned access sites to serve four rather than two dwellings, to add an explanation of the rule's purpose, and the addition of the following clause:

*Clauses 1 and 2 above do not apply to rear lanes that provide secondary access to properties with a road frontage.*

**4.7** Mr Bramwell's evidence, in paragraphs 8.1 to 8.3, is seeking an out of scope amendment to rule 5.17.4.2.5 Outlook and building separation which applies in the THAB zone. He states that this was overlooked in HLCL's submission, which requested the same amendment to rule 5.17.4.1.8 which applies in the MHU zone, and requests that it be amended to read as follows:

3. *The outlook area may be over streets, public open spaces, shared access sites, and private lanes, and parking areas.*

**4.8** Mr Bramwell's evidence, in paragraphs 10.1 to 10.3, states that precinct plan 3 sub-precinct E (Catalina), which currently shows the area known as 'Bomb Point' as being zoned Public Open Space – Informal Recreation, is replaced by an updated version to reflect the Auckland Council recommendation in the evidence for Topic 80c – Public Open Space which supports a change in zone to Mixed Housing Urban, and an out of scope amendment to change the wording from 'public open space' to 'reserve' in

relation to Bomb Point. In addition, he is seeking an out of scope addition to the assessment criteria as follows:

*'Subdivision of Bomb Point should retain a representative sample of the munitions bunkers within any area/areas retained as reserve'.*

**4.9** Mr Matt Lindenberg's evidence, in relation to the area of Hobsonville Point known as 'the Landing', seeks rezoning of the area from Future Urban zone to Mixed Use zone, and requests the addition of a new 'sub-precinct F'. He considers that the provisions of the Mixed Use zone would provide for the type nature and scale of activities and development envisaged for the site and therefore comprehensive amendments to the provisions already proposed for the Hobsonville Point precinct would not be required for a new sub-precinct for 'the Landing'.

**4.10** Mr Lindenberg considers that one of the key benefits of adding a new sub-precinct would be that developers/applicants would need to consider development of the site in an integrated manner, consistent with the planning framework which would apply to the rest of Hobsonville Point. He has recommended the following amendment to Policy 2:

2. Encourage the development of framework plans for sub-precincts A to D and F prior to subdivision, the establishment of land use activities or development within a sub-precinct to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.

## **Analysis**

**4.11** In regards to the stormwater policies and assessment criteria, for the reasons provided in Mr Bramwell's evidence (paragraphs 4.1 to 4.6), I consider that it is appropriate that additional wording for Policy 22, the additional Policy 24, and assessment criteria 5.17.6.2.4 (g) should be deleted. The proposed amendment to Policy 22 was intended to reflect the clear requirement of both the Integrated Catchment Management Plan (ICMP) and the Auckland Council District Plan (Waitakere Section) (**District Plan**) that directs mitigation at source as the primary method of mitigation. However, Mr Bramwell is correct in that there have been variations to the Network Discharge Consent (**NDC**) over time that have implemented a more centralised treatment/management approach, contrary to the District Plan and the ICMP.

**4.12** Policy 24 was inserted on the basis that there appeared to be a significant area of precinct A that lay outside of the area that was authorised in the NDC. However, the Auckland Council stormwater assessment, referred to in my evidence in chief, appears to have been done with an incorrect map whilst the maps included with the precinct provisions shows that all of sub-precinct A falls with the area covered by the NDC. In addition, I support the deletion of assessment criteria 5.17.6.2.4(g) as the approach of the ICMP and Plan Change 14 has been eroded to the extent that this assessment criterion is no longer relevant.

**4.13** I support Mr Bramwell's recommendation for activity not complying with land use control 5.17.3.1 and 5.17.4.1 to be amended from non-complying to discretionary as this is consistent with the underlying MHU and THAB zones in PAUP. I also support his recommendation for amendments to development control 5.17.4.1 which reads as follows:

2. Development that does not comply with any of the following development controls is a restricted discretionary activity:
  - a. Outdoor living space in the Mixed Housing Urban zone and Terraced Housing and Apartment Building zone.
  - b. Jointly owned access sites in the Mixed Housing Urban zone.
  - c. Energy efficiency and non-potable water supply in the Mixed Housing Urban zone and the Terrace Housing and Apartment Buildings zone.
  - d. Minimum dwelling size in the Mixed Housing Urban and Terrace Housing and Apartment Buildings zone.
3. For development controls other than those referred to in 2 above, development that does not comply with the development controls with clause 1 above is a discretionary activity.

**4.14** I support Mr Bramwell's recommendation in regards to jointly owned access sites, for the reasons set out in his evidence in paragraphs 7.1 to 7.6, to amend rule 5.17.4.1.9.

**4.15** I support Mr Bramwells recommendation for an out of scope amendment to the rule 5.17.4.2.5 (Building separation) in the THAB zone as the correction is minor and aligns with the same rule which applies to the MHU zone.



**4.16** I support the amendment to the yard rules 5.17.4.1.4 and 5.17.4.2.2 (in reference to garages) for the reasons set out in Mr Bramwells evidence in paragraphs 6.1 to 6.4, which requires that a garage has to be 1.5 metres or closer to the front boundary, or 5.5 metres or more from the front boundary (but not between 1.5 metres and 5.5 metres) to ensure that either there is not enough space for cars to park in a way which overhangs the footpath (therefore would need to park in the garage itself) or there is sufficient room for cars to park entirely in the driveway. However, I consider that the following minor amendment will provide greater clarification:

2. A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage ~~and~~
3. ~~The front of the garage or carport must not be between and be between~~ 1.5m and 5.5m from the ~~site's frontage~~ front boundary of the site.

**4.17** I support the replacement of precinct plan 3 for sub-precinct E (Catalina) as it reflects Auckland Council's position in Topic 80c – Public Open Space (and which has been presented to the Independent Panel ) which recommends that the area known as 'Bomb Point', excluding the existing coastal esplanade, is rezoned from Public Open Space – Informal Recreation to Mixed Housing Urban zone. However, I do not support the out of scope amendment to precinct plan 3 to change the wording from 'public open space' to 'reserve' as this is not consistent with the wording used elsewhere in the PAUP.

**4.18** I do not support the out of scope amendment for the additional assessment criteria for the reasons set in out paragraph 3.1 to 3.14 of Mr Robert Brassey's rebuttal evidence for Topic 032 – Historic Heritage Schedule. Mr Brassey discusses the merits of retaining a representative portion of Bomb Point rather than the entire area. He considers that individually the munitions store buildings within the complex have little heritage value. In addition, he considers that Bomb Point is a cultural landscape where the context and relationship between the various heritage elements, including the area of open space separating the munitions stores, and the views within, to and from the Point, contribute to its heritage significance. Retaining a representative example of munition stores would in his opinion result in a significant reduction in the heritage value of Bomb Point and would no longer meet the criteria for inclusion in the Historic Heritage Schedule. His response in paragraph 3.14 states:

*'I consider that the option proposed by Anthony Bramwell of retaining a small representative example of the munitions stores at Bomb Point, rather than retaining the historic heritage overlay, has little merit and would result in a significant reduction of the heritage value of this place'.*

**4.19** As stated in my evidence in chief, I do not support the addition of a new sub-precinct for 'the Landing' until such time that the rezoning request from Future Urban zone to Mixed Use zone is addressed. The evidence in chief of Ms Alison Pye for Topic 081d does not support a change in zone from Future Urban zone to Mixed Use as the process to rezone Future Urban zone to a 'live' zone is through structure planning and a plan change. Her rebuttal evidence for Topic 081d also states that the information referred to in Mr Lindenberg's evidence to support the zoning request has not been provided. In addition, I consider that additional provisions, other than those recommended in Mr Lindenberg's evidence, would be required as the Hobsonville Point precinct provisions relate to the underlying zoning of Mixed Housing Urban and Terrace Housing and Apartment Buildings and not to Mixed Use. Whilst Auckland Transport has provided limited provisions which could be applied to a sub-precinct for 'the Landing' in relation to the transport infrastructure required to support the transport needs of the wider Hobsonville Point precinct, there has been no consideration given to the additional provisions, such as land use controls and activity status, bulk and location, and subdivision rules that will be required to ensure that the context of 'the Landing' and its proximity to the Waitemata Harbour are taken into account.

## **Response**

**4.20** I support the following amendments to the Hobsonville Point precinct provisions as discussed above in paragraphs 4.8 to 4.14 and as amended in the attached precinct provisions (refer to **Attachment A**):

- a. Deletion of policies 22 and 24 and associated assessment criterion 5.17.6.2.4(h).
- b. Activity status for land use rule 5.17.3.1 and development control 5.17.4.1
- c. Additional wording in rule 5.17.4.1.9 (Jointly owned access sites)
- d. Amendment to rule 5.17.4.2.5 (Building separation) to include 'and parking areas'
- e. Amendments to the yard rules 5.17.4.1.4 and 5.17.4.2.2 (in reference to garages).

f. Replacement of precinct plan 3 to show the area known as 'Bomb Point' with a zoning of Mixed Housing Urban.

**4.21** I do not support the out of scope amendment for the additional assessment criteria for the reasons set out in Mr Robert Brassey's rebuttal evidence for Topic 032 Historic Heritage Schedule.

**4.22** I do not support the amendment to precinct plan 3 to replace 'public open space' with 'reserve' as this is not consistent with the wording used in the PAUP.

**4.23** I do not support the addition of a new sub-precinct for 'the Landing'.

## **5. AUCKLAND COUNCIL – OUT OF SCOPE SUBMISSION**

### **Matters raised in evidence**

**5.1** Mr Vijay Lala, on behalf of Panuku Auckland Development (an Auckland Council Controlled Organisation) has provided evidence and track changes for Topic 081d in relation to sub-precinct D (Hobsonville Point marine). The evidence sets out the planning and development history of the site, the new plans for its development following recent Council Committee decisions and track changes to the PAUP which amend sub-precinct D.

**5.2** Mr Lala's evidence recommends the following amendments:

- a. Amendments to the zoning to extend an area of THAB to align with HLCL's development, and to rezone the eastern portion of the frontage of Launch Road to Local Centre and Mixed Use.
- b. Amendments to the reference to the underlying zoning in the precinct description
- c. Amendments to Policy 1 to delete 'marine industry' and replace with 'employment' and Policy 8 to include 'developing a mix of uses focussed on The Landing, Sunderland and The Airfields areas/sub-precincts'

- d. Amendments to the activity table for sub-precincts C (Sunderland) and D (Hobsonville Point marine) including the addition of restricted discretionary activities for education facilities, healthcare facilities, restaurants and cafes up to 500m<sup>2</sup> GFA per site and offices greater than 500m<sup>2</sup>, and commercial services and retail complying with an approved framework plan.
- e. Amendments to the activity table in sub-precincts C and D for discretionary activities for retail, offices, restaurants and cafes exceeding 500m<sup>2</sup> GFA not complying with a framework plan; and offices and warehousing in sub-precinct D.
- f. Amendments to the activity table for permitted activities for the use of the WASP hangar building for a limited range of commercial activities, to recognise the existing marine industrial operation and for a park and ride facility on Launch Road.
- g. A consequential amendment to the references to the marine sub-precinct to be retitled to 'The Airfields'.

## Analysis

**5.3** The rebuttal evidence of Ms Alison Pye for Topic 081d addresses the issue of the Local Centre rezoning request. Her evidence states that the proposed Local Centre zone was discussed with Mr Lala on 17 February 2016, in terms of whether this was an appropriate zone for this location. Through the discussion, consideration was given as to whether a Neighbourhood zone was a more appropriate zone than a Local Centre zone, particularly given that a Local Centre in this area does not align with the Auckland Plan hierarchy of centres, where a Local Centre is shown in the Hobsonville Road Corridor. In addition, Policy 8(b) of the precinct provisions states that whilst retail and commercial activities to service the community are enabled, the scale and intensity of the activities are not to have an adverse effect on 'the function and viability of the local centre within the Hobsonville Corridor precinct. Mr Lala, on behalf of Panuku Auckland Development, has confirmed that the Neighbourhood Centre zone is appropriate for this location.

**5.4** For the reasons set out in Mr Lala's evidence, in paragraphs 5.1 to 5.12, and the further discussion on 17 February 2016, I support the proposed amendments to the

precinct provisions, as shown in Attachment A, including the amendments to the references for Local Centre to be amended to Neighbourhood Centre zone.

- 5.5** I consider that the proposed amendments to the precinct provisions for sub-precinct D are required to reflect this shift from marine industry activities to provide for a range of residential (as already provided for in the precinct provisions) and proposed retail/commercial development, whilst still providing for the existing marine industry operator.

## **Response**

- 5.6** I support the amendments for the reasons set out in Mr Lala's evidence (as refined through further discussion) as shown in the attached precinct provisions (refer to Attachment A).

## **6. AUCKLAND COUNCIL – CORRECTION OF ERROR**

- 6.1** In addition, I support a correction of an error identified in my evidence in chief in rule 5.17.4.1.8.7(c) in the explanation of Table 5 (Outlook space and building separation) where the final sentence should read as follows:

*'An outlook space may be used more than once for external walls of different spaces'*

## **7. CONCLUSION**

- 7.1** I have considered the evidence received on the Hobsonville Point precinct. I consider that the amendments in both my evidence in chief and rebuttal evidence, as marked up in Attachment A, (including a replacement map for precinct plan 3), are appropriate to meet the purpose of the Resource Management Act 1991.

**Joanna Hart**

29 February 2016

**Attachment A - Hobsonville Point precinct provisions**

**Editorial notes: (retain below as appropriate)**

Council's proposed changes are shown in ~~striketrough~~ 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. Any additional changes to consequential amendments are **highlighted in pink.**

**Green text changes** record amendments proposed and agreed to in mediation (those amendments not agreed to stay black)

**Red text changes** record amendments proposed in rebuttal evidence

**Blue text changes** record amendments proposed post hearing (e.g. right of reply)

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

**x.x. Hobsonville Point precinct**

## 1 Precinct description

The Hobsonville Point precinct is located approximately 11 kilometres north-west of central Auckland ~~on land that was formerly the Hobsonville airbase~~. The precinct is being ~~re~~developed as a sustainable community with a compatible mix of residential and employment activities. Development of this precinct will be guided by the following precinct plans:

- Hobsonville Point precinct plan (precinct plan 1)
- Hobsonville Point features plan (precinct plan 2)
- Catalina sub-precinct plans **s** (precinct plans **s 3 - 5**)

The purpose of the precinct is to provide for a comprehensive and integrated redevelopment of the former airbase, making efficient use of land and infrastructure and increasing the supply of housing in the Hobsonville area. The precinct will provide an integrated residential and marine area, comprising a primary and secondary school, integrated public transport, a range of open spaces and community facilities, and a variety of housing options. The precinct is located near to the local centre being developed within the Hobsonville Corridor precinct.

There are five sub-precincts in the precinct:

1. Hobsonville Point village (sub-precinct A)
2. Buckley (sub-precinct B)

3. Sunderland (sub-precinct C)
4. ~~Hobsonville Point marine~~ The Airfields (sub-precinct D)
5. Catalina (sub-precinct E)

The Hobsonville Point Village sub-precinct ~~is zoned Mixed Housing Urban, with~~ has some provision for small-scale retail fronting Hobsonville Point Road. The Buckley, Sunderland and Catalina sub-precincts predominately provide for urban residential living, with areas set aside for retail and community facilities to serve the local community. ~~The underlying zoning in these sub-precincts is Mixed Housing Urban, Terraced Housing and Apartment Buildings, Public Open Space – Informal Recreation and Public Open Space – Conservation. The Catalina sub-precinct also incorporates an area zoned Special Purpose – Māori Purpose, which will be developed as a marae. The Hobsonville Point marine sub-precinct is a comprehensive mixed use development for marine and residential activities, with the underlying zoning of Mixed Housing Urban. The Airfields sub-precinct is a comprehensive mixed use development for limited retail, business and residential activities, with the underlying zoning of Mixed Housing Urban.~~

Stormwater management within the precinct is guided by an Integrated Catchment Management Plan and is the subject of a granted stormwater network discharge consent which contains both an overall management approach and specific requirements for both on-site stormwater management and larger scale communal stormwater management ponds and wetlands.

To facilitate the integrated and efficient development of the precinct, framework plans are provided for in all of the sub-precincts, except for the Catalina sub-precinct, which is subject to a non-statutory design guideline and development controls. ~~A framework plan is a resource consent authorising land uses including the location and physical extent of roads and open spaces, and allowable building envelopes within a sub-precinct.~~ The framework plan for a sub-precinct must include elements of the Hobsonville Point precinct plan. Framework plans have already been approved for the Buckley, the Airfields and Sunderland sub-precincts, and future development within those areas is expected to ~~must~~ be in accordance with the approved framework plans. Additional land use and development controls, or exceptions to the controls of the underlying Mixed Housing and Terrace and Apartment Building zones, align with the approved framework plans.

~~The objectives and policies of the underlying Mixed Housing Urban, Terrace Housing and Apartment Buildings, Open Space – Informal Recreation and Open Space – Conservation zones apply in the following precinct and sub-precincts except as specified below. The underlying zoning of the land within the Hobsonville Point precinct is Mixed Housing Urban, Terrace Housing and Apartment Buildings, Mixed Use, Neighbourhood Centre, Open Space – Informal Recreation, Open Space- Conservation, and Special Purpose – Maori purpose zones.~~ Refer to the planning maps for the location and extent of the precinct and sub-precincts.

## 2 Objectives

~~The objectives for the sub-precincts are as listed in the Mixed Housing Urban zone~~



(Hobsonville Point Village, Buckley, Sunderland, Catalina and Hobsonville Point Marine), Terrace Housing and Apartment Buildings zone (Buckley, Sunderland and Catalina), Open Space – Informal Recreation zone (Buckley, Sunderland, Catalina and Hobsonville Point Marine) and Open Space – Conservation (Buckley, Sunderland and Hobsonville Point Marine) except as specified below:

The underlying zones and Auckland-wide objectives apply in this precinct, in addition to those specified below.

1. Hobsonville Point precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living, commercial and **employment marine industry** in order to increase housing supply.
2. Development is of a form, scale and design that provides for high-quality on-site amenity for residents and responds to the neighbourhood's planned residential character.
3. Different types of housing and levels of intensification are enabled, including medium and high density housing, to provide a choice of living environments while providing for high-quality on-site amenity for residents and maintaining the reasonable amenity of adjoining residential sites.
4. Commercial and retail activities are enabled at a scale and intensity which ensures that the adverse effects on the function and viability of the local centre within the Hobsonville Corridor Precinct are avoided.
5. Subdivision and development is sensitive to the precinct's historic cultural heritage, natural ecological and open space values, and those values are a significant feature of the precinct's development.
6. Development is integrated with transport networks and supports pedestrian, cycle and public transport use.
7. Adverse effects of stormwater runoff are avoided or mitigated.

### 3 Policies

The policies for the sub-precincts are as listed in the Mixed Housing Urban zone (Hobsonville Point Village, Buckley, Sunderland, Catalina and Hobsonville Point Marine), Terrace Housing and Apartment Buildings zone (Buckley, Sunderland and Catalina), Open Space – Informal Recreation zone (Buckley, Sunderland, Catalina and Hobsonville Point Marine) and Open Space – Conservation (Buckley, Sunderland and Hobsonville Point Marine) except as specified below:

The underlying zones and Auckland-wide policies apply in this precinct, in addition to those specified below.

#### Development

1. Promote comprehensive and integrated development of the precinct in accordance with

precinct plan 1 and approved framework plans.

2. Encourage the development of framework plans for sub-precincts A to D prior to subdivision, the establishment of land use activities or development within a sub-precinct to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.
3. Encourage consultation with any owners of land within a sub-precinct, and any neighbouring sub- precinct when preparing a framework plan.
4. Require the framework plan to demonstrate the interrelationship and future integration with other land within the sub-precinct and precinct, particularly where a framework plan is only prepared for part of a sub-precinct.
5. Enable a community that models sustainability, particularly the principles of passive solar design, energy efficiency, sustainable water management, and compact walkable neighbourhoods.
6. Encourage higher density and mixed use development, and an integrated urban form, with public transport networks, pedestrian facilities and cycleways movement networks, to provide **an** alternative to, and reduce dependency on, private motor vehicles as a means of transportation.
7. Enable medium and high density housing to make efficient use of the land resource while maintaining the reasonable amenity of adjoining residential sites and providing high-quality on-site amenity.
8. Enable retail and commercial activities to service the community while ensuring:
  - a. the intensity of the use will not detract from the residential amenity of the precinct
  - b. the scale and intensity of the activities will not have an adverse effect on the function and viability of the local centre within the Hobsonville Corridor precinct.

#### **Built form**

9. Promote principles of urban sustainability and excellence of urban form.
10. Require residential development to be of a scale and form that maintains adequate sunlight access to adjoining residential sites and avoids bulk and dominance effects.
11. Require residential development to achieve a high quality of on-site amenity by:

- a. providing functional and accessible outdoor living spaces
- b. controlling fence heights to provide a reasonable level of on-site privacy while enabling passive surveillance of the street and open space
- c. requiring minimum side yards to allow for access to the rear of sites
- d. controlling building coverage, impervious areas and minimum landscaped areas
- e. applying design assessment criteria within sub-precincts to manage privacy effects
- f. specifying minimum setbacks from boundaries for primary and secondary outlooks to minimise overlooking, maximise daylight access and mitigate noise effects
- g. applying energy efficiency standards, water use efficiency standards and standards for use of rainwater for non-potable water.

### **Historic heritage and public open spaces**

- 12. Apply controls which protect and enhance the precinct's historic heritage values, and amenity and character features.
- 13. Encourage recognition and protection of historic and Mana Whenua cultural heritage values in the framework plan and detailed design for the sub-precincts.
- 14. ~~Encourage~~ ~~Provide for~~ the establishment of public open space within the Catalina sub-precinct to recognise and protect the collective historic and cultural heritage, natural ecological and open space values of Bomb Point and the adjoining coastal marine areas, and to provide for public access to the coast and protected historic heritage features.
- 15. Require the retention and adaptive re-use of the hanger building as part of the development of the Airfields Hobsonville Point Marine sub-precinct.
- 16. Provide for any identified historic heritage buildings and their surrounds, and heritage landscapes to be managed in accordance with a heritage management plan approved as part of a framework plan.
- 17. Require any new buildings to be sensitive to the location and scale of the existing heritage buildings and their surrounds.
- 18. Protect the natural values of, and public access to, the coast.
- 19. Require integrated, accessible and usable public open spaces to be provided within walkable distances for all residents.

### **Infrastructure**

- 20. Require the construction of new roads as generally indicated on the Hobsonville Point precinct plan (precinct plan 1) to achieve a highly interconnected pedestrian and roads system that provides for all modes of transport.

21. Require pedestrian and cycle links as generally indicated on the Hobsonville Point features plan (precinct plan 2) to allow for safe and efficient movements within the precinct.
22. Minimise the effects of off-site disposal of stormwater and wastewater through the use of sustainable infrastructure design and the adoption of water sensitive design to limit, control and treat stormwater at or near its source.
23. Ensure development is consistent with the granted network discharge consent and integrated management plan.
24. Require a stormwater management plan and associated network discharge consent (or variation to the existing consent before sub-precinct A is developed.

## Precinct Rules

### 5.17 Hobsonville Point precinct

The activities, controls and assessment criteria in the underlying zone apply in the Hobsonville Point precinct except as specified below.

Refer to clause 10 below for definitions that are specific to this precinct.

The underlying zoning of land within this precinct is Mixed Housing Urban, Terrace Housing and Apartment Buildings, Mixed Use, Neighbourhood Centre, Open Space – Informal Recreation and Open Space – Conservation zones. Refer to the planning maps for the location and extent of the precinct.

The provisions in Chapter I for the underlying zone and Auckland-wide provisions of Chapter H apply in this precinct unless otherwise specified below

The rules in this section implement the objectives and policies in Chapter F, section 5.17

Note: Definitions specific to the precinct have been incorporated into the controls to which they apply, apart from the following, which relates to more than one control:

- a. Attached housing is a self-contained dwelling that adjoins another dwelling, sharing walls and/or intermediate floors. Unlike the apartment typology however, all ground floor dwellings must have direct street access.
- b. Detached housing is a free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached.

## 1. Activity table

1. The following table specifies the activity status of activities in the residential zones in the Hobsonville Point Village, Buckley, Sunderland, The Airfields Hobsonville Point Marine and Catalina sub-precincts.
2. Except as specified, the activities in the underlying residential zones apply.

The underlying zone and Auckland-wide activity tables apply in this precinct unless otherwise specified below.

Activity table xx – Sub-precincts					
Activity	Activity status				
	Hobsonville Point Village (sub-precinct A)	Buckley (sub-precinct B)	Sunderland (sub-precinct C)	<u>The Airfields Hobsonville Point Marine</u> (sub-precinct D)	Catalina (sub-precinct E)
<b>Commerce</b>					
Filming	P	P	P	P	P
<u>Park and ride, office and warehousing activities in the Airfields Hobsonville Point Marine sub-precinct servicing marine activities in adjacent sub-precincts</u>	NA	NA	NA	D	NA
Retail up to 500m <sup>2</sup> GFA <u>complying with on sites that are either the subject of an approved framework plan, or that are the subject of a concurrent application for a framework plan.</u>	RD	RD	RD	RD	NA
<u>Retail not complying with an approved framework plan</u>			D	D	
<u>Restaurants and cafes up to 500m<sup>2</sup> GFA per site</u>			RD	RD	
<u>Restaurants and cafes exceeding 500m<sup>2</sup> GFA per site</u>			D	D	
Restaurants and cafes up to 200m <sup>2</sup> GFA per site	RD	RD	RD	RD	RD
Service stations on arterial roads	D	NC	NC	D NC	NC

Offices in complying with an approved framework plan greater than 500m2			RD	RD	
Offices not complying with an approved framework plan			D	D	
Commercial services complying within an approved framework plan			RD	RD	
Education Facilities			RD	RD	
Healthcare Facilities			RD	RD	
Office or warehousing activities in the Airfields sub-precinct	NA	NA	NA	D	NA
Any retail, office, commercial service, entertainment recreational or community use within the WASP Hangar				P	
Parking and "Park and Ride" facilities				P	
Ongoing operation of existing marine industry activities that were in operation at 30 September 2013				P	
<b>Community</b>					
Community Facilities	D	D	D	D	D
<b>Development</b>					
Alterations and additions to dwellings	RD	RD	RD	RD	RD
Buildings, other than dwellings, or subdivision <u>complying with on sites that are either the subject of an approved framework plan, or that are the subject of a concurrent application for a framework plan.</u>	RD	RD	RD	RD	NA
Buildings, or subdivision in the Catalina sub-precinct	NA	NA	NA	NA	RD
Dwellings, and additions and alterations to dwellings, <u>complying with on sites that are either the subject of an approved framework plan, or that are the subject of a concurrent application for a framework plan.</u>	€ RD	€ RD	€ RD	€ RD	NA

Any building, subdivision or activity <del>not complying with</del> <u>on sites that are not the subject of an approved framework plan or a concurrent application for a framework plan, prior to the approval of a framework plan</u>	NC	NC	NC	NC	NA
<b>Framework Plans</b>					
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3.3 below	RD	RD	RD	RD	NA
A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clauses 3.3 and <u>6.2.25.5</u> below	NC	NC	NC	NC	NA

\* In this precinct 'approved framework plan' includes the comprehensive development plan consents granted for the Buckley and Sunderland sub-precincts and referenced as LUC-2008-389 and LUC-2012-1078 and the comprehensive development plan granted for the Airfields and referenced as LUC 2013-1261.

## 2. Notification

1. The council will consider R restricted discretionary resource consent applications for framework plans, and amendments to framework plans (including amendments to an approved framework plan or a replacement framework plan), will be considered without the need for public notification. However, limited notification may be undertaken, including notice being given to any land owner within the sub-precinct who has not provided written approval to the application.
2. The council will consider restricted discretionary activity resource consent applications for new buildings, subdivision and development on sites that are the subject of a concurrent application for a framework plan, without the need for public notification. However, limited notification may be undertaken, including notice being given to any owner of land within the sub-precinct who has not provided written approval to the application.

## 3. Land use controls

1. Any activity that does not comply with the land use controls is a non-complying discretionary activity unless otherwise stated.
2. Except as specified, the land use controls in the underlying Mixed Housing Urban and Terrace Housing and Apartment Buildings zone apply in the sub-precincts.
3. The controls in the underlying Open Space – Informal Recreation, Open Space – Conservation, Special Purpose – Maori Purpose and Future Urban zones apply in the sub-precincts without change.

The underlying zone and Auckland-wide land use controls apply in this precinct, unless otherwise specified below.

### 3.1 Minimum and maximum density

1. The number of dwellings within a sub-precinct must be no less than the minimum density and no more than the maximum density specified below:

Table xx.

Sub-precinct	Minimum number of dwellings	Maximum number of dwellings
Hobsonville Point Village	274	NA
Buckley	1080	1200
Sunderland	592	1175
<del>The Airfields Hobsonville Point Marine</del> (Mixed Housing Urban zone only)	40 dwellings per hectare net*	<del>NA</del> 150 dwellings per hectare net*
Catalina	40 dwellings per hectare net*	<del>NA</del> 150 dwellings per hectare net*

\*excluding land used for public roads, public open space or any other land used for a non-residential activity.

### 3.2 Retail thresholds

1. ~~Except as provided for by an approved framework plan w~~Within the Hobsonville Point Village (sub-precinct A), Buckley (sub-precinct B), Sunderland (sub-precinct C) and ~~The Airfields Hobsonville Point Marine~~ (sub-precinct D) sub-precincts:
  - a. the total GFA of retail within a sub-precinct must not exceed ~~23~~23000m<sup>2</sup>
  - b. retail units ~~complying with an approved framework plan~~ must not exceed 500m<sup>2</sup> GFA per unit or maximum average GFA of 200m<sup>2</sup>
  - c. ~~except as provided for in an approved framework plan~~, a maximum of two adjoining retail units may locate in the same area.

### 3.3 Framework plans

Purpose: provide a sound framework for an integrated, well-designed and high-quality environment in the precinct.

1. A resource consent application for a framework plan, amendments to a framework plan or a replacement framework plan must:



- a. apply to the whole of a sub-precinct or
  - b. apply only to land that the applicant is the owner of, or to sites in multiple ownership where the landowners make a joint application, and
  - c. comply with:
    - i. the general rules and information requirements applying to framework plans specified in clause 2.6 and 2.7.3 of the provisions.
    - ii. the special information requirements for framework plans specified in clause 7.2.25-5 below.
  - d. Seek consent for the following land uses:
    - i. Earthworks associated with the development
    - ii. The design and location of public open spaces
    - iii. The design and location of roads
    - iv. Stormwater management devices
    - v. Vehicle accessways.
2. Where a framework plan infringes a land use or development control, a concurrent land use/development control infringement application must be made. Except where it is a non-complying activity to infringe a land use or development control, a concurrent land use/development control infringement does not alter the restricted discretionary activity status of a framework plan.

### **3.4 Stormwater management**

1. Subdivision and development shall be managed in accordance with the integrated catchment management plan and granted network consent (or approved variation).

## **4. Development controls**

1. ~~Except as specified, the development controls in the underlying residential zones apply in the sub-precincts.~~
2. The underlying zone development controls and Auckland-wide controls apply in this precinct, unless otherwise specified below
3. Development that does not comply with any of the following development controls is a restricted discretionary activity:
  - a. Outdoor living space in the Mixed Housing Urban zone and Terrace Housing and Apartment Buildings zone.
  - b. Jointly owned access sites in the Mixed Housing Urban zone.
  - c. Energy efficiency and non-potable water supply in the Mixed Housing Urban zone and the Terrace Housing and Apartment Buildings zone.
  - d. Minimum dwelling size in the Mixed Housing Urban and Terrace Housing and Apartment Buildings zone.

4. ~~For development controls other than those referred to in 2 above, development that does not comply with the development controls with clause 1 above is a restricted discretionary activity.~~

~~5. The development controls in the underlying Open Space – Informal Recreation, Open Space – Conservation, Special Purpose – Maori Purpose and Future Urban zones apply in the sub-precincts without change.~~

#### 4.1 Mixed Housing Urban zone

The development controls in the Mixed Housing Urban zone apply in the Hobsonville Point Village, Buckley, Sunderland, ~~The Airfields Hobsonville Point Marine~~ and Catalina sub-precincts except as specified below.

##### 4.1.1 ~~Height~~

~~Purpose: provide for moderate scale dwellings and retain the residential character of the sub-precincts (two to three storeys with pitched roof lines).~~

~~1. Buildings must not exceed 10.5m in height.~~

##### 4.1.2 Height in relation to boundary

The height in relation to boundary development control in the underlying zoning does not apply in the Hobsonville Point Village, Buckley, Sunderland, ~~The Airfields Hobsonville Point Marine~~ and Catalina sub-precincts.

##### 4.1.3 Common Walls

Purpose: enable attached dwellings where provided for in an approved framework plan in Hobsonville Point Village, Buckley, Sunderland and ~~The Airfields Hobsonville Point Marine~~ sub-precincts or anywhere in the Catalina sub-precinct.

1. The side yard in clause 4.1.4 below does not apply where a common wall is proposed.

##### 4.1.4 Yards

Purpose:

- ~~Front yard: to provide a transition from the street to the front facade of the dwelling and ensure dwellings address the street where practicable. Minimum depth for garages and carports seeks to ensure that parked cars do not overhang the footpath.~~
- Side yard: a minimum on one side boundary to provide practical access to the rear of the site.

- Provides for garages or carports facing the street to be setback to ensure that parked cars do not overhang the footpath.

1. The development controls for yards in the Mixed Housing Urban zone apply except as specified below:

Table 2

Yard	Minimum depth	Maximum depth
Front (except for garages and carports)	1m	6m
Front (garages and carports)	5.5m	NA
Side yard (detached dwellings and end of row attached dwellings only)	1.2m on one side yard only	NA

2. A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage ~~and~~.

3. ~~The front of the garage or carport must not be between~~ and be between 1.5m and 5.5m from the site's frontage front boundary of the site.

#### 4.1.5 Maximum impervious area, building coverage and landscaping

Purpose:

- manage the amount of stormwater runoff generated by a development
- maintain the suburban built character of the zone
- provide a good standard of on-site amenity for residents.

1. The following maximum and minimum areas apply.

Table 3

Sub-precinct/area	Maximum impervious area	Maximum building coverage	Minimum landscaped area
Hobsonville Point Village	The controls in the Mixed Housing Urban zone apply	The controls in the Mixed Housing Urban zone apply	The controls in the Mixed Housing Urban zone apply
Hobsonville Point Village, Buckley, sub-precincts	70% for detached housing*, or 85% for attached housing*	60% for detached housing, or 75% for attached housing	30% for detached housing, or 15% for attached housing
Sunderland sub-precinct	80% for detached housing 85% for attached housing	55% for detached housing 65% for attached housing	15%
Hobsonville Point Village, Catalina and, The Airfields Hobsonville Point Marine sub-precincts	85%	65%	15%

Riparian yard – in all sub-precincts where a riparian yard exists.	10%	NA	NA
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#### 4.1.6 Outdoor Living Space

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

1. The development controls for outdoor living space in the Mixed Housing Urban apply except as specified below.

Table 4

Sub-precinct	Minimum area	Minimum dimensions
Hobsonville Point Village, Hobsonville Point Marine and Buckley sub-precincts	The development controls for outdoor living space in the Mixed Housing Urban zone apply	The development controls for outdoor living space in the Mixed Housing Urban zone apply
Hobsonville Point Village, Sunderland sub-precinct	<p>18m<sup>2</sup> for a 1 bedroom dwelling at ground level 40m<sup>2</sup> for a 2 bedroom dwelling at ground level 50m<sup>2</sup> for a 3 bedroom dwelling, or 60m<sup>2</sup> for a 4 bedroom dwelling</p> <p>for small houses: 18m<sup>2</sup> for a 1 bedroom dwelling, or 25m<sup>2</sup> for a 2 bedroom</p> <p>The development controls for outdoor living space in the Mixed Housing Urban zone apply to:</p> <p>a. principal living rooms above ground level b. entire dwellings above the ground level</p> <p>Where a dwelling has the principal living room above ground level a balcony or terrace at least 8m<sup>2</sup></p>	<p>4m diameter circle for a 1 or 2 bedroom dwelling, or</p> <p>The development controls for outdoor living space in the Mixed Housing Urban zone apply to:</p> <p>a. principal living rooms above ground level</p> <p>Minimum depth of 2.4m for a above ground balcony or terrace</p>
The Airfields Hobsonville Point Marine, Hobsonville Point Village and Catalina sub-precinct	<p>18m<sup>2</sup> for a 1 bedroom dwelling, or 25m<sup>2</sup> for a 2 bedroom dwelling</p> <p>The development controls for outdoor living space in the Mixed Housing Urban zone apply to:</p> <p>a. 3 or more bedrooms b. principal living rooms above ground level c. entire dwellings located above ground level</p>	<p>4m diameter circle for a one or more bedroom dwelling, or</p> <p>The development controls for outdoor living space in the Mixed Housing Urban zone apply to:</p> <p>a. principal living rooms above ground level b. entire dwellings above the ground level</p>

2. In the Hobsonville Point Village, Sunderland and Catalina sub-precincts outdoor living spaces must receive at least 3 hours of sunlight on June 21 for at least 50 per cent of the outdoor living space and at least 5 hours on September 21. Applications for dwellings in these sub-precincts must include shadow diagrams demonstrating compliance with this control.

#### 4.1.7 Fences

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

1. Fences in a front yard, or adjoining a public open space, must not exceed 0.9m in height.
2. Where a dwelling is erected within 1.5m of the frontage a fence must not be erected in the front yard.
3. Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set back at least 1m back from the front corner of the building.
4. Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area.
5. Fences on a side boundary must not exceed 1.8m in height.
6. A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

#### 4.1.8 Outlook space and building separation

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites
  - maximise daylight into dwellings and outdoor living spaces
  - reduce noise disturbance.
1. All detached attached housing and detached housing in the Hobsonville Point Village, Catalina and Sunderland sub-precincts must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
  2. The minimum set-backs from site boundaries are set out in the table below.
  3. The outlook area may be over the street, public open space, shared access sites, car parking areas and private lanes.
  4. Any building constructed directly adjacent to the primary or secondary outlook of a dwelling small house must not exceed a maximum height of two storeys.
  5. The outlook space development control in the underlying zone does not apply in the Hobsonville Point Precinct.

6. The separation between buildings within a site development control for the underlying zone does not apply in the Hobsonville Point Village. The underlying zone rules for separation between buildings does not apply in the Hobsonville Point Village, Catalina or Sunderland sub-precincts. The nominated outlooks and setback distances in table 5 apply as separation distances between dwellings on the same site.

Table 5

Minimum set back	Dwellings (other than small houses)	Small homes <u>houses</u>
Primary outlook*	6m	4m
Secondary outlook	3m	2m
No outlook	0m	0m

\*Refer to precinct plan 4: Catalina sub-precinct building separation diagram ~~and definitions.~~

7. With reference to Table 5 above:

- a. a small house is a dwelling with a maximum of two storeys, and a maximum 100m<sup>2</sup> gross floor area (including garage), and a maximum of three bedrooms.
- b. Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.
- c. Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.
- d. No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

#### 4.1.9 Jointly owned access sites

1. Jointly owned access sites or rights of way must not exceed 5 per cent or one site, whichever is the greater, per development block.
2. A jointly owned access site or right of way must not serve more than ~~two~~ four dwellings.
3. Clauses 1 and 2 do not apply to rear lanes that provide secondary access to properties with road frontage.

#### 4.1.10 Energy efficiency and non-potable water supply

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

1. All new dwellings are designed to achieve the following:
  - a. A calculated or modelled **Building Performance Index** value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
  - b. Dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the **Energy Efficiency and Conservation Authority** Water Heating Assessment Tool.
  - c. Non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or as communal rainwater systems.
  - d. Fitted with water efficient fixtures, to a minimum 3 Star standard (under the Water Efficiency Labelling Scheme (WELS)).
  
2. The following minimum sizes for rainwater tanks (or bladders apply) to detached and attached housing in all sub-precincts:

Table 6: All dwellings except apartments

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L*
4 bedroom	3500 L (roof area up to 110m <sup>2</sup> ), or 53000 L (roof area greater than 110m <sup>2</sup> )
5 bedroom	5000L

\* All attached houses to be 3000 L max

Table X: Apartments

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	<del>2000L</del> 1000L
3 bedroom	1500L*
4 bedroom	2000L
5 bedroom	2500L

#### 4.1.11 Special height and frontage

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina sub-precinct.

1. Within the Catalina sub-precinct buildings fronting roads identified as types A to D on precinct plan 5 must comply with the requirements of the special height and frontage matrix below.
2. On frontages where this development control applies, where there is a conflict between this development control and any other development control, this development control applies.

**Figure 1: Special height and frontage matrix** [replace with higher resolution graphic]

SPECIAL HEIGHT AND FRONTAGE MATRIX				
Street or Urban Open Space Frontage Typology:	a Type A Urban Street - Formal	b Type B Urban Street - Informal	c Type C Suburban Street	d Type D Open space / Walkway
<b>Description:</b>	Buildings fronting Type A Urban Streets provide a more formal urban frontage. Scale and density is urban in character. Increased building height, continuous frontage and reduced setback reinforces the urban character of the street. No vehicular access or garaging is permitted to ensure pedestrian safety.	Buildings fronting Type B Urban streets provide a less formal urban frontage that is also envisaged for specific open spaces proximate to a scale and density that is urban in character. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Modest private open space can be accommodated in the front yard, however setback is limited so as to retain an urban character, albeit less formal.	Buildings fronting Type C Suburban Streets provide a suburban frontage, reinforced with a generous building setback and limited building length. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Landscaping helps to reinforce the suburban character of the streets.	Buildings shall front Open Spaces and Walkways in order to provide passive surveillance, ensuring safety for park users. Buildings shall take full advantage of the amenity on offer by actively fronting open spaces and walkways. Building length is controlled to allow buildings further back to participate in the amenity on offer, and to maximise accessibility to open spaces and walkways.
1. No. of floors shall be: [refer also to note i below]	2.5 min [refer to note i below for definition of 0.5 storey]	2 min	2 min	1 - 3 min - max
2. Threshold conditions shall be: [refer to note ii below for definition]	0.5 - 1.25m min - max	0.5 - 1.25m min - max	0 - 0.5m min - max	
3. Boundary setback: Front shall be:	0 - 2.5m min - max	0 - 3.5m min - max	2 - 5m min - max	2m min
4. Garages and carports front setback shall be:	N/A	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m
5. Continuous frontage required: [refer to note iii below for definition]	yes for 80% of development block	no	no	no
6. Solid / void relationship: [refer to note iv below for definition]	65% solid maximum for ground floor 75% solid maximum for upper storeys	65% solid maximum for ground floor 75% solid maximum for upper storeys	75% solid maximum	75% solid maximum
7. Max building length shall be:	N/A	60m max	50m max	75m max
8. Vehicular access on street frontage permitted:	no	yes	yes	yes (where street occurs between lot and open space)
9. Landscape treatment plan required:	yes - if front setback is greater than 0m	yes - if front setback is greater than 0m Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes
10. Small Houses permitted: [refer to note v below for definition]	no	yes	yes	yes

i. The relevant minimum height is deemed to have been met where the building frontage meets the storey height limit and is at least one dwelling unit depth. Small Houses need not comply with storey limits outlined above.

ii. The definition of half (0.5) storey is a roof space that can be occupied or utilised for storage and has at least one window opening to the street elevation.

iii. The definition of 'frontage' is the height difference between street level and the ground floor level of the unit [refer figure 7a].

iv. Solid / void relationship is described as the percentage of openings - windows / doors within a building facade (excluding garage doors).

v. The definition of continuous frontage is a row of buildings with no more than 2m separating adjoining residential units with no driveways servicing the front [refer figure 7b].

vi. Refer definitions for Catalina Sub Precinct.

Note: Special Heights and Frontages depicted here take precedence over typical heights and frontages set out in Catalina sub precinct development controls.

### 4.1.X Garages

Purpose: Reduce Minimise the dominance of garages as viewed from the street.  
The development controls for garages are as follows (note for the avoidance of doubt these controls apply in place of any and all parts of the Mixed Housing Urban zone control for garages):

1. A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
2. Garage doors must not project forward of the front facade of a dwelling.

### 4.1.X Minimum Dwelling Size

Purpose: Dwellings are of a sufficient size to provide for the day-to-day needs of residents



1. Studio dwellings must have a minimum net internal floor area of 30m<sup>2</sup>

2. One-bedroom dwellings must have a minimum net internal floor area of 40m<sup>2</sup>

## 4.2 Terrace Housing and Apartment Buildings zone

The development controls in the Terrace Housing and Apartment Building zone apply in the Buckley, Sunderland and Catalina sub-precincts except as specified below.

### 4.2.1 **Building Height**

Purpose: manage the scale of development to provide for medium-rise terrace housing and apartments.

1. In the Catalina sub-precinct buildings must not exceed 18m 20.5m and five storeys.

### 4.2.2 **Yards**

Purpose: provide an attractive transition from the street to the front facade of the terraced housing or the apartment building.

1. In the Sunderland and Catalina sub-precincts the following minimum and maximum depths apply:

Table 7

Yard	Minimum depth	Maximum depth
Front (except for garages and carports)	1m	1m
<del>Front (garages and carports)</del>	<del>5.5m</del>	<del>NA</del>
Side yard (detached dwellings and end of row terrace dwellings and apartment buildings only)	1.2m on one side only for 1 to 2 storeys and 3m on one side only for 3 or more storeys	NA
Rear Yard (apartments only)	6m for up to 2 storeys and 9m for 3 or more stories	NA

2. A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage and

3. The front of the garage or carport must not be between and be between 1.5m and 5.5m from the site's frontage front boundary of the site.

### 4.2.3 **Maximum impervious area, building coverage and landscaping**

Purpose:

- manage the amount of stormwater runoff generated by a development

- enable an intensive built character for apartment buildings
- provide a good standard of on-site amenity for residents.

1. The following maximum and minimum areas apply:

Table 8

Maximum impervious area	Maximum building coverage	Minimum landscaped area
Apartments 100% Detached or attached housing 85% Any site not connected to stormwater 10% Riparian yard 10%	Apartments <u>100</u> % Detached or attached housing 65%	Apartments 0% Detached or attached housing 15%

#### 4.2.4 Outlook Space

1. The development control for outlook in the Terrace Housing and Apartment Building zone does not apply in the Sunderland and Catalina sub-precincts.

#### 4.2.5 Building separation

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites
  - maximise daylight into dwellings and outdoor living spaces
  - reduce noise disturbance.
1. Attached housing and detached housing in the Sunderland and Catalina sub-precincts must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
  2. The minimum set-backs from site boundaries are set out in the table below.
  3. The outlook area may be over streets, public open spaces, shared access sites, and private lanes and parking areas.
  4. Any building constructed directly adjacent to the primary or secondary outlook of a dwelling small house must not exceed a maximum height of two storeys.
  5. The nominated outlooks and setback distances in table 5 9 apply as separation distances between dwellings on the same site.

Table 9: Attached housing and detached housing\*

<del>Minimum set back- primary outlook*</del>	<del>Minimum set back- secondary outlook</del>	<del>Minimum set back- no outlook</del>
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6m	3m	0m
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<u>Residential Building Typologies</u>	<u>Housing (except small houses*)</u>	<u>Small Houses*</u>
<u>Primary Outlook*</u>	<u>6m min</u>	<u>4m min</u>
<u>Secondary Outlook*</u>	<u>3m min</u>	<u>2m min</u>
<u>No Outlook*</u>	<u>0m min</u>	<u>0m min</u>

\*Refer to precinct plan 4: Catalina sub-precinct building separation diagram and definitions

6. With reference to Table 9 above:

- a. a small house is a dwelling with a maximum of two storeys, and a maximum 100m<sup>2</sup> gross floor area (including garage), and a maximum of three bedrooms.
- b. Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.
- c. Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.
- d. No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

Table 10: Apartments

<b>Outlook</b>	<b>Minimum set back below 8.5m height</b>	<b>Minimum set back over 8.5m height</b>
Front to front*	15m	18m
Front to side	10m	15m

\*Refer to precinct plan 4: Catalina sub-precinct building separation diagram and definitions

7. With reference to Table 10 above:

- a. front means the external face of any building or portion thereof that has a minimum habitable space facing a street or public or communal open space.

b. Side means the external face of any building or portion thereof that does not have a habitable space with its primary access or window facing out.

#### 4.2.6 Fences

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

1. Fences on a road boundary, or adjoining a public open space, must not exceed 0.9m in height.
2. Where a dwelling is erected within 1.5m of the road boundary a fence must not be erected in the front yard.
3. Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set-back at least 1m back from the front corner of the building.
4. Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area.
5. Fences on a side boundary must not exceed 1.8m in height.
6. A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

#### 4.2.8 Energy efficiency and non-potable water supply

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

1. All new dwellings are designed to achieve the following:
  - a. A calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
  - b. Dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.
  - c. Non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or communal rainwater systems.
  - d. Fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).
2. The following minimum sizes for rainwater tanks (or bladders) apply to detached and attached housing and apartments in all sub-precincts:

Table 11: Detached housing and attached housing

Dwelling type	Minimum tank (or bladder)
---------------	---------------------------

1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L*
4 bedroom	3500 L (roof area up to 110m <sup>2</sup> ), or 53000 L (roof area greater than 110m <sup>2</sup> )
5 bedroom	5000L

\* All attached houses to be 3000 L max

Table 12: Apartments

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	1000L
3 bedroom	1500L*
4 bedroom	2000L
5 bedroom	2500L

#### 4.2.9 Special height and frontage

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina sub-precinct.

1. Within the Catalina sub-precinct buildings fronting roads identified as types A to D on the precinct plan 5 must comply with the requirements of Figure 1 above.
2. On frontages where this development control applies, where there is a conflict between this development control and any other development control, this development control applies.

#### **4.2.X Height in relation to boundary Building setbacks within the Terraced Housing and Apartment Buildings zone**

The 'daylight to dwellings' height in relation to boundary development control in the underlying zone does not apply in the Hobsonville Point Precinct.

#### **4.2.X Outdoor Living Space**

Purpose: provide dwellings with an outdoor living space that is useable and accessible. The development controls for outdoor living space in the Terraced Housing and Apartment Buildings zone apply except as specified below:

1. A dwelling with the principal living room at ground level must have an outdoor living space capable of containing a delineated area measuring at least 18m<sup>2</sup> which has no dimension less than 4.5m.

#### **4.2.X Garages**

Purpose: Reduce the dominance of garages as viewed from the street.

The development controls for garages are as follows (note for the avoidance of doubt these controls apply in place of any and all parts of the Terraced Housing and Apartment zone control for garages):

1. A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
2. Garage doors must not project forward of the front facade of a dwelling.

#### **4.2.X Minimum Dwelling size**

Purpose: dwellings are of a sufficient size to provide for the day-to day-needs of residents.

2. Studio dwellings must have a minimum net internal floor area of 30m<sup>2</sup>
3. One-bedroom dwellings must have a minimum net internal floor area of 40m<sup>2</sup>

#### **4.2.X Daylight to dwellings**

The daylight to dwellings development control in the underlying zone does not apply in the Hobsonville Point Precinct.

## **5. Subdivision controls**

The subdivision controls for the Catalina sub-precinct are those applying to the underlying residential zones and listed in the Auckland-wide subdivision rules. In addition, the following development control applies:

The subdivision controls in the Auckland wide rules – Section 5 Subdivision applies in the Hobsonville Point precinct, unless otherwise specified below.

1. In the Terraced Housing and Apartment Buildings zone, the minimum vacant net site area is 300m<sup>2</sup>.
2. In the Catalina sub-precinct, rule 4.4 5.1 also applies.

### **5.1 Subdivision – Catalina sub-precinct**

The subdivision controls for the Catalina sub-precinct are those applying to the underlying residential zones and listed in the Auckland-wide subdivision rules. In addition, the following development control applies:

#### **5.1.1 Super site subdivision**

1. Following the super site subdivision for one or more development blocks, the first resource consent for each approved development block must provide information:
  - a. demonstrating compliance with the relevant street height and frontage
  - b. demonstrating complying private outdoor living space
  - c. demonstrating complying solar access to outdoor living space including shadow diagrams
  - d. nominating outlook types – primary, secondary and no outlook

- e. showing building height, building type, access lanes, parking, site services.

#### **5.1.2 4.34.2 Vacant lot subdivision**

- a. Any application for a vacant lot subdivision with a site of less than 450m<sup>2</sup>, must include a plan showing a building envelope that complies with the development controls.

### **6. Assessment – Controlled Activities**

#### **6.1 Matters of control**

The council will reserve its control to the matters below for the activities listed as controlled activities in the zone activity table.

For development that is a controlled activity in the Hobsonville Point precinct, the council will reserve its control over the following matters:

1. Dwellings, and additions and alterations to dwellings, complying with an approved framework plan
  - a. design and integration
  - b. landscaping
  - c. location and scale of development.

#### **6.2 Assessment criteria**

The council will consider the relevant assessment criteria below for the controlled activities listed above.

For development that is a controlled activity in the Hobsonville Point precinct, the following assessment criteria apply:

1. Dwellings and additions and alterations to dwellings complying with an approved framework plan
  - a. Design and integration
    - i. All activities should implement and generally be consistent with:
      - precinct plans 1 and 2
      - an approved framework plan and any associated building design guidelines
      - the objectives and policies for the precinct and sub-precinct.
    - ii. Redevelopment, additions and alterations should complement the existing character, form and appearance of development and have regard to:
      - the heritage values of the Hobsonville air base precinct

- the architectural and heritage elements of the building which contribute to its character, such as cladding and fenestration
- the visual appearance of the development from the road and reserves
- amenity values and neighbourhood character.

iii. The design of buildings, driveways, car parking and other development should complement the character of existing buildings and development, features and uses of adjoining land.

**b. Landscaping**

i. Landscape treatment should maintain and enhance the natural landscape character of adjoining land, the coastal margin and views into the land from the Waitemata Harbour.

**c. Location and scale of development**

i. Buildings, driveways, car parking and other development should be of a suitable size, location and scale to accommodate the proposed activity.

## 7. Assessment – Restricted discretionary activities

### 7.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary activities in the activity table for the residential zones in Hobsonville Point Village, Buckley, Sunderland, Hobsonville Point Marine and Catalina sub-precincts.

Table 13

Activity	Matters of discretion			
	Design, location and scale of development	Framework plan	Transport	Infrastructure
Buildings, other than dwellings, complying with an approved framework plan	X	X		



A framework plan and amendments to an approved framework plan or a replacement framework plan	X	X	X	X
Retail up to 500m <sup>2</sup> GFA complying with on sites that are subject to an approved framework plan	X	X	-	-
Restaurants and cafes up to 200m <sup>2</sup> GFA per site	X	-	-	X
Subdivision on sites that are either the subject of an approved framework plan, or that are the subject of a concurrent application for a framework plan	X	-	X	X

For development that is a restricted discretionary activity in the Hobsonville Point precinct, the council will restrict its discretion to the following matters:

1. Retail on sites that are either subject to an approved framework plan or that are the subject of a concurrent application for a framework plan:
  - a. Design, location and scale of development
  - b. Consistency with the approved or proposed framework plan
2. Restaurants and cafes up to 200m<sup>2</sup> GFA per site
  - a. Design, location and scale of development
  - b. Infrastructure
3. Alterations and additions to dwellings:
  - a. Design, location and scale of development
4. Buildings, other than dwellings, or subdivision on sites that are either the subject of an approved framework plan, or that are the subject of a concurrent application for a framework plan:
  - a. Design, location and scale of development

b. Consistency with the approved or proposed framework plan

5. Dwellings, and additions and alterations to dwellings on sites that are either the subject of an approved framework plan, or that are the subject of a concurrent application for a framework plan:

- a. Design and integration
- b. Landscaping
- c. Location and scale of development
- d. Consistency with the approved or proposed framework plan.

6. Consistent with the integrated catchment management plan and granted network discharge consent.

## 7.2 Assessment criteria

For development that is a restricted discretionary activity in the Hobsonville Point precinct, the following assessment criteria apply.

~~The council will consider the relevant assessment below for the restricted discretionary activities listed above.~~

1. Design location and integration

a. All activities should implement and generally be consistent with:

- i. Precinct plans 1 and 2
- ii. ~~The objectives and policies for the precinct and sub-precinct~~
- iii. An approved framework plan for the sub-precinct and any associated building design guidelines.

b. Redevelopment, additions and alterations should complement the existing character, form and appearance of development and have regard to:

- i. the heritage values of the Hobsonville air base precinct
- ii. the architectural and heritage elements of the building which contribute to its character, such as cladding and fenestration
- iii. the visual appearance of the development from the road and reserves
- iv. amenity values and neighbourhood character.

c. The dwellings, and additions and alterations to dwellings are consistent with the elements of the framework plan, including the location of the transport network, open space and infrastructure.

d. The design of buildings, driveways, parking and other development should complement the character of existing buildings and development, features and uses of adjoining land.

e. Landscape treatment should maintain and enhance the natural landscape character of adjoining land, the coast margin and views into the land from the Waitemata Harbour.

f. Buildings, driveways, parking and other development should be of suitable size, location and scale to accommodate the proposed activity.

- g. Retail serving the local neighbourhood should be designed, developed and operated to:
- i. be easily accessible by walking, cycling and car
  - ii. provide adequate cycle and car parking and infrastructure
  - iii. have an attractive street frontage, with buildings located on the street frontage providing generous display space serve the local neighbourhoods, rather than a wider area, recognising that the local centre within the Hobsonville Corridor precinct is the focus for future retail and commercial development in the Hobsonville area.

2. Framework plans

- a. A proposed framework plan, amendments to an approved framework plan or a replacement framework plan should:
- i. result from a process involving consultation with all landowners within that precinct and adjoining precincts.
  - ii. be consistent with precinct plans 1 and 2.
  - ~~iii. address all relevant matters contained within the objectives and policies for the precinct and sub-precincts.~~
  - iv. provide for a coherent design and integrate with the surrounding environment and the context of the surrounding development and natural features.
  - v. Provide for the management of stormwater consistent with the relevant integrated catchment management plan and granted network discharge consent.
- b. Building design themes established through framework plans and design guidelines should achieve:
- i. a community that models sustainability, particularly the principles of passive solar design and walkable neighbourhoods
  - ii. a character and appearance that will ensure a high standard of amenity values
  - iii. a design that avoids conflicts between activities within the relevant precinct and between that precinct and other precincts
  - iv. maintenance and enhancement of existing airbase houses, hangers and other ex-airforce buildings through comprehensive development planning and heritage management plans
  - v. enhancement of existing airbase houses, hangers and other ex-airforce buildings that provides design integration with the intended surrounding development
  - vi. a consistent and attractive streetscape character
  - vii. variations in building footprints, form and style
  - viii. articulation of any building facades which are visible from roads
  - ix. access by windows of habitable rooms to sunlight, daylight and outlook
  - x. permeable fencing, except where residential activities need clear separation from non-residential activities
  - xi. incorporation of existing views and natural features around the sub-precincts, including the natural landscape qualities of the environment adjacent to the coastal esplanade reserve.

- c. The extent to which a comprehensive landscape theme will ensure that potential adverse effects of development are avoided, remedied or mitigated and that a high standard of amenity is achieved consistent with the overall existing or introduced environmental context.
- d. The framework plan for Sunderland sub-precinct should provide for:
  - i. high-quality landscape treatments for the Catalina Green and adjacent streets
  - ii. design and orientation of buildings located south of Hudson Bar Road to accommodate mixed use activities, avoiding more than minor adverse effects in respect of noise, odour and visual amenity for activities located within the Hobsonville Point Marine sub-precinct
  - iii. a design theme should be established for the entire sub-precinct which reflects an inter-war air force theme
  - iv. offices, a neighbourhood retail centre and education activities.
  - v. adequate cycle and car parking and infrastructure.
- e. The framework plan for Buckley sub-precinct should provide for:
  - i. the design and operation of schools to meet the criteria in 1(b) above
  - ii. a neighbourhood retail centre south of the intersection of Squadron Drive and Buckley Avenue to be an attractive gateway to the community and to meet the criteria in 1(a) above.
- f. The framework plan for Hobsonville Point Village sub-precinct should provide for:
  - i. retail activities to serve the local neighbourhoods, rather than a wider area, recognising that the local centre within the Hobsonville Corridor precinct is the focus for future retail and commercial development in the Hobsonville area.
- g. The framework plan for the **Airfields Hobsonville Point Marine** sub-precinct should provide for:
  - i. open space sufficient to service the residential development in the sub-precinct
  - ii. proposed park and ride, office or warehousing activities servicing marine activities in adjacent sub-precincts
  - iii. the retention, and adaptive re-use, of the hanger building
  - iv. The general assessment criteria for framework plans specified in clause 2.6 of the general provisions also apply.

### 3. Transport

- a. Development should be designed to integrate land uses with transport systems through an integrated transport assessment methodology for major trip generating activities. This should include provision for public transport within the precinct, between precincts, and beyond the Hobsonville Point precinct.

- b. In the development of framework plans, the council, Auckland Transport and New Zealand Transport Agency should be consulted.
  - c. A design theme for streets and public lanes should ensure well-connected, attractive and safe transport routes, with appropriate provision for:
    - i. pedestrian, cycle and vehicle movements
    - ii. car parking
    - iii. infrastructure services
    - iv. street tree planting and landscape treatment consistent with the overall existing or introduced environmental context.
  - d. The local road network should provide a highly inter-connected roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and retail activities.
  - e. Provision should be made for public transport, including public transport facilities.
  - f. Traffic generation from proposed activities should not create adverse effects on the:
    - i. capacity of roads giving access to the site
    - ii. safety of road users including cyclists and pedestrians
    - iii. sustainability of the primary road network; activity and capacity
    - iv. neighbourhood character.
  - g. Provision should be made for a pedestrian and cyclist network throughout the precinct, and linked to adjoining precincts including the Hobsonville village town centre, and beyond Hobsonville.
4. Infrastructure
- a. Roads should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.
  - b. The street lighting theme should be consistent with wider Hobsonville air base precinct and with the overall existing or introduced environmental context.
  - c. The design of streets and public lanes should conserve land and encourages walkability by:
    - i. using minimal dimensions for carriageways
    - ii. integrating service lines beneath footpaths or car parking bays.
  - d. Infrastructure for stormwater, wastewater and water supply are designed to ensure minimisation of water use, storm and wastewater generation and maximise water re-use.
  - e. Infrastructure provided to serve any new development models a range of different methods to achieve sustainability, with a particular emphasis on the efficient use and natural treatment of water systems.

- f. An integrated approach to stormwater management should be adopted for stormwater mitigation, with the emphasis being on **water reuse and water sensitive design the reduction of stormwater generated from sites through reuse and an increase of permeable areas.**
- g. **Consistency with the integrated catchment management plan and relevant network discharge consent.**
- h. ~~Catchment wide stormwater management facilities such as wetlands and treatment ponds should only be used as a final form of treatment, not the primary form.~~
- i. Stormwater retention and treatment facilities are to be designed to retain in-stream ecological values and added additional habitat where possible.
- j. Development should retain, enhance and provide protection for riparian margins, coastal edges and esplanade reserves.
- k. Public open spaces should be provided and developed so that they are:
  - i. readily visible and accessible by adopting methods such as a generous street frontages or bordering onto yards of sites and front faces of buildings that are clear of visual obstructions
  - ii. located to provide visual relief, particularly in intensively developed areas
  - iii. integrated with surrounding development
  - iv. sized and developed according to community and neighbourhood needs
  - v. consistent with any current and/or proposed council parks strategy
  - vi. easy to maintain.
- l. The coastal walkway and all other walkways should be designed to be:
  - i. suitable and safe for regular pedestrian use
  - ii. easily visible and accessible
  - iii. located seaward of adjoining development
  - v. linked to the public walkway and cycleway network.
- m. Earthworks and other site works avoid adverse effects on watercourses, areas of ecological values and neighbouring properties.

## 8. Assessment – Dwellings and subdivision – Catalina sub-precinct

### 8.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity table in the Catalina sub-precinct.

Table 14

Activity	Matters of discretion				
	Design and integration	Design assessment	Density	Infrastructure	Transport
Dwellings	X	X	X	X	X
Subdivisions	X	-	-	X	X

For development that is a restricted discretionary activity in the Catalina sub-precinct, the following assessment criteria apply

1. Dwellings
  - a. Design and integration
  - b. Design assessment
  - c. Density
  - d. Infrastructure
  - e. Transport

## **8.2 Assessment Criteria**

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Design and integration
  - a. Development should be in general accordance with:
    - i. the design guidelines for the Catalina sub-precinct in appendix 11.5.11
    - ii. precinct plans 1, 2 and 3, where these plans are relevant to the scale of the development
    - iii. the Hobsonville Point and Catalina sub-precinct policy, where relevant to the scale and type of development.
  - b. Development may differ from the design guidelines and precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.
2. Design assessment
  - a. The extent to which the development complies with the design assessment report of the Hobsonville Design Review Panel.
3. Density
  - a. Development should be within a density range of between 40 to 150 dwellings per hectare net (excluding land used for public roads, public open space or any other land used for a non-residential activity).
4. Transport
  - a. Refer to the assessment criteria in clause **7-6.2.3** above.
5. Infrastructure
  - a. Refer to the assessment criteria in clause **7-6.2.4** above.

## 9. Assessment – Subdivision

### 9.1 Matters of discretion

The council will restrict its discretion to the matters below for the subdivision activities listed as restricted discretionary in the activity table, in addition to the matters specified in the Auckland-wide rules - subdivision.

1. Design and integration
2. Transport
3. Infrastructure
4. Except for within the Catalina sub-precinct, consistency with the approved or proposed framework plan

### 9.2 Assessment Criteria

The council will consider the relevant assessment criteria below for the subdivision activities listed as restricted discretionary activities above.

1. Design and integration
  - a. Subdivision should implement precinct plans 1, 2 and 3.
  - b. Subdivision should be in general accordance with the design guidelines for the Catalina sub-precinct in appendix 11.5.11 and the Hobsonville Point and Catalina sub-precinct policy.
2. Transport
  - a. Refer to the assessment criteria in clause 6.7.2.3 above.
3. Infrastructure
  - a. Refer to the assessment criteria in clause 6.7.2.4 above.
4. Framework Plans
  - a. Consistency with the approved or proposed framework plan – refer to assessment criteria in clause 7.2.2 above.
5. In the Catalina sub-precinct:
  - a. Subdivision should be in accordance with 9.2.1, 9.2.2 and 9.2.3 above, where these plans are relevant to the scale of development.



- b. Development may differ from the design guidelines and precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

## 10. Special information requirements

The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct, unless otherwise specified below:

1. An application for a framework plan, amendments to an approved framework plan or replacement framework plan must be accompanied by the following information.
  - a. The overall context of the application area relative to existing buildings, public open space, boundaries between the sub -precinct and adjoining precincts, and any approved buildings and approved framework plans.
  - b. The exact location and design of roads, including the design of all strategic road linkages as identified in Precinct Plans 1 and 2.
  - c. An indicative layout of proposed sites.
  - d. Where changes to site contours are intended, the relationship those site contours to existing and proposed streets, lanes, any adjacent coastal environment, and, where information is available, public open space.
  - e. Identification of the main pedestrian routes that provide circulation around each sub-precinct area and between sub-precincts, to schools, parks and community services, showing how they are integrated with public transport nodes and bus stops.
  - f. The exact location and design of proposed areas of:
    - i. open space
    - ii. ecological linkages
    - iii. natural features to be retained or enhanced
    - iv. the coastal walkway.
  - g. Areas to be developed for stormwater treatment and detention purposes consistent with the relevant network discharge consent.
  - h. Low impact design and source control of contaminants in accordance with the integrated catchment management plan.

- i. The location of stormwater, wastewater and water supply infrastructure.
  - j. The location and dimensions of vehicle access and parking areas, and where relevant loading or service bays for all proposed activities.
  - k. The location of building platforms.
  - l. The distribution of various densities/site sizes throughout the application area.
  - m. The landscaping concept for the application area.
  - n. The proposed location of residential and non-residential activities.
  - o. How each sub-precinct is to be staged and the means of managing any vacant land through the staging process.
  - p. How sub precincts will integrate with each other and other surrounding land and the coast.
  - q. Where a joint framework plan is not prepared, the application will need to show how the development integrates with other sites within the sub-precinct and neighbouring sub-precincts including details of any development proposals on adjoining sites and any other approved framework plan for the precinct and/or sub-precinct.
  - r. How the development provides or facilitates adequate transport connections across the precinct and/or sub-precinct, including connections to the surrounding road network.
  - s. A site/ development design guide for the relevant sub-precinct.
  - t. An integrated transport assessment in accordance with the assessment criteria in clause 7 6.2.3 above.
  - u. An infrastructure management plan in accordance with the assessment criteria in clause 7 6.2.4 above.
  - v. A heritage management plan and a heritage design statement including:
    - i. a heritage inventory
    - ii. how the heritage values will be protected and enhanced
    - iii. the method by which any phoenix palms, special features and notable buildings will be managed.
  - w. How the development provides or facilitates adequate transport connections across the precinct and/or sub-precinct, including connections to the surrounding road network.
2. In addition to clause 7.2.2(d) 5-5.1 above, a framework plan for the Sunderland sub-precinct must include:

- a. Proposals for landscape treatment of the Catalina Green and its bounding streets.
- b. Establishment of headland reserves at Harrier Point and Sunderland Head, and the protection and enhancement of view shafts from them.
- c. The development of Hudson Bay Road as a two-way street with footpaths to the waterfront.
- d. A heritage management plan to provide for:
  - i. retaining the officer housing and associated areas in Marlborough Crescent
  - ii. retaining the Catalina block, or rebuilding or modifying that the building in a style that is representative of the existing character
  - iii. retaining the external components of the cadet HQ building, as well as the flagpole and parade ground
  - iv. retaining of Mill House and associated land/gardens as heritage buildings and public open space
  - v. retaining within the sub-precinct the inter-war cottages currently located on the south side of Marine Parade
  - vi. the opening up the view shaft down Marine Parade, and establishing a pedestrian connection to the old wharf
  - vii. the retention within the dwellings and associated areas currently located in Sunderland Avenue.
- e. Provision for a direct footpath link from Marlborough Crescent to the Landing.
- f. Provision for mixed use buildings south of Hudson Bay Road.
- g. Provision for apartment buildings or mixed use activity buildings on sites where existing buildings will not be retained.
- h. The proposed method by which no less than 795 dwellings will be provided for within this sub-precinct area. If fewer than 795 are provided, how the balance will be accommodated in another sub-precinct in addition to the number of units specified for that precinct.
- i. Provision for the protection and enhancement of the coastal margin as esplanade reserve
- j. Provision of public access to and along the coast.
- k. Provision for apartment buildings on Buckley Road.
- l. Provision for opening up the view shaft down Beach Rd and establishing a pedestrian connection to the foreshore beach.

- m. Provision for development to front the coastal walkway running along the top of the escarpment from the end of Marine Parade to the end of Beach Road.
- n. How all premises will achieve externally-focused active street edges and integrate with other commercial and residential development.
- o. Provision for apartment buildings, on the south side of Hudson Bay Road.
- p. Provision for detached dwellings along the edge of the escarpment.
- q. Provision for development to front a access place running along the top of the escarpment between Nevill and Cochrane roads and from the end of Isitt Road westwards along the edge of the reserve to meet Buckley Avenue.

3. In addition to clause 7.2.2(e) 5-5-1 above, a framework plan for Buckley sub-precinct must include:

- a. Landscaping, public open space and building forms as an entry statement for the campus/Sunderland Head neighbourhood.
- b. The exact boundaries for schools, including state educational facilities, designed to promote shared use of the sportsfields and open space.
- c. Provision for connecting school grounds and playing fields to the coastal walkway and other pedestrian networks.
- d. Provision for apartments on the northern side of the Avenue of Palms, the eastern side of Squadron Drive, the central spine road and the northern side of Landing Drive.
- e. Provision for an integrated amenity and storm water reserve in the gully near the western end of the precinct, bounded by a lane and detached housing.
- f. Provision for medium density housing in the residual areas of the precinct.
- g. The proposed method by which no less than 1202 residential units will be provided for within this sub-precinct. If fewer than 1202 are provided, how the balance will be accommodated in another sub-precinct in addition to the number of units specified for that precinct.
- h. Traffic signals and pedestrian crossing places at the intersection of Squadron Drive and Buckley Ave.
- i. Provision for mixed use activity buildings.
- j. Realignment of Scott Rd to meet Clark Rd at a right angle.
- k. A reserve in front of historic Hobsonville church and cemetery.
- l. Provision for medium density housing fronting the reserve in front of Hobsonville church and associated adjoining roads.

4. In addition to clause ~~7.2.2(f) 5.5.1~~ above a framework plan for Hobsonville Point Village must include:

- a. Provision for mixed use activity buildings provided that retail activities are limited to:
  - i. convenience shops not exceeding a gross floor area of 100m<sup>2</sup>
  - ii. restaurants not exceeding a gross floor area of 200m<sup>2</sup>
  - iii. no more than two adjoining retail activities in any one location
  - iv. the total amount of gross floor area for retail activities does not exceed 2000m<sup>2</sup> in the entire precinct.
- b. An indicative layout of proposed sites.
- c. Provision to be made for parking, and, where relevant, loading or service bays for all proposed activities.
- d. The location of bus stops.
- e. Design guidelines including standards and conditions that are developed to achieve the matters outlined in assessment criteria in clause 5.5.1 above and the objectives and policies of the precinct and sub-precinct.
- f. How precinct development is to be staged and how any vacant land will be managed during the staging process.
- g. Provision made for the integration with Hobsonville village centre.
- h. The proposed method by which no less than 152 dwellings will be provided for within this precinct. If fewer than 152 are provided, how the balance will be accommodated in another sub-precinct in addition to the number of dwellings specified for that precinct.

5. In addition to clause ~~7.2.2(g) 5.5.1~~ above a framework plan for ~~the Airfields Hobsonville Point Marine~~ sub-precinct must include:

- a. Any areas to be developed for park-and-ride, office or warehousing activities to service marine activities on adjoining sub-precincts and an indicative layout of proposed sites.
- b. Low impact design and source control of contaminants in accordance with the integrated catchment management plan.
- c. Design standards for residential development including:
  - i. a differentiated appearance in terms of building scale, form and massing
  - ii. individual building detailing
  - iii. landscaping

- iv. existing vegetation being retained where possible.
  - d. Provision for the retention, and adaptive re-use, of the hanger building.
6. In addition to the information requirements above a resource consent application for a development in the Catalina sub-precinct must include a design assessment report from the Hobsonville Design Review Panel.

## 10. Definitions

### Attached housing

A self-contained dwelling that adjoins with another dwelling, sharing walls and/or intermediate floors. Unlike the apartment typology however, all ground floor dwellings must have direct street access.

### Detached housing

A free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached.

### Front

In relation to building separation, front means the external face of any building or portion thereof that has a minimum habitable facing a street or public or communal open space.

### Primary outlook

This relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.

### Secondary outlook

This is an outlook from a private space, comprising a bedroom or any living space not included as primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.

### Side

In relation to building separation, side means the external face of any building or portion thereof that does not have a habitable space with its primary access or window treatment facing out.

### Small house

A dwelling with a maximum of two storeys, and a maximum 100m<sup>2</sup> gross floor area (including garage) and a maximum of three bedrooms.

## No outlook

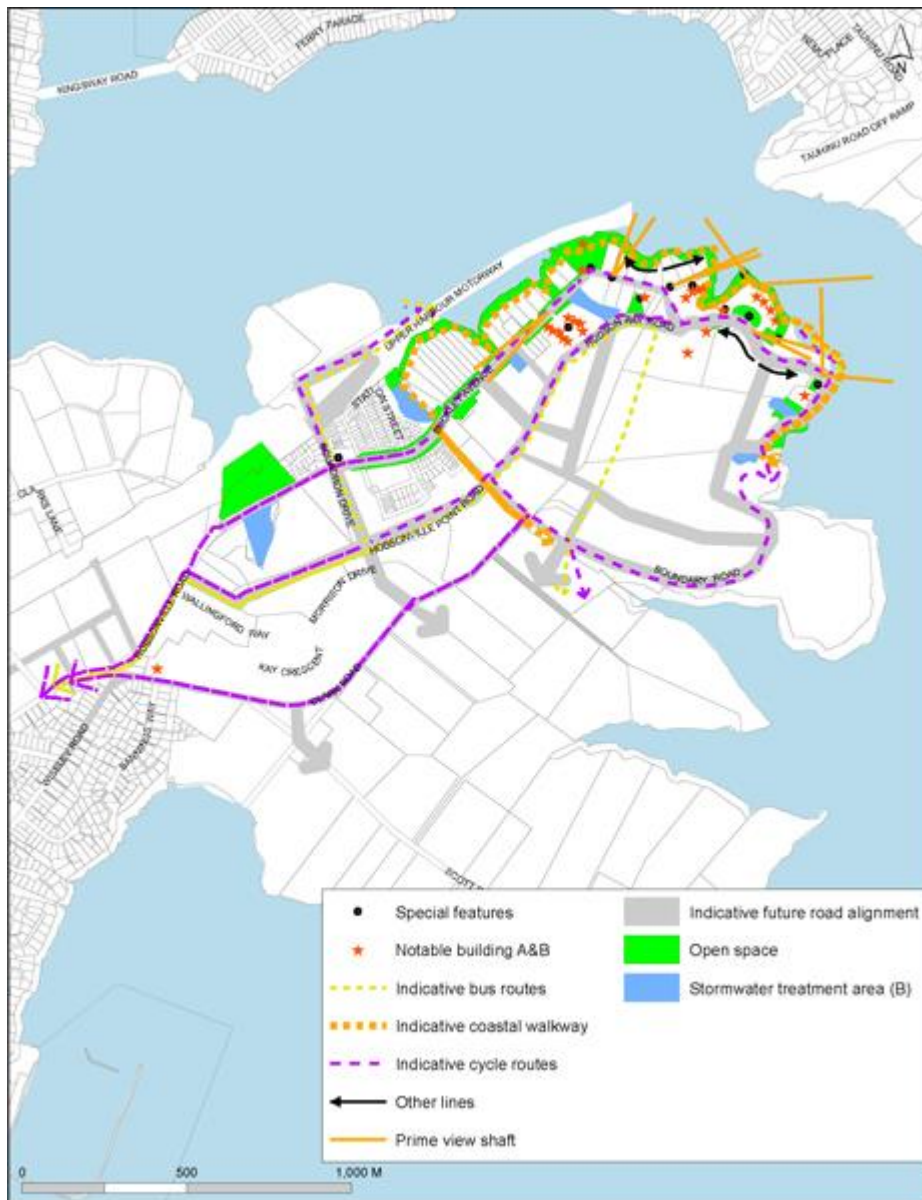
This relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they generally form part of living spaces and therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as a no outlook wall. An outlook space may be used more than once for external walls of different spaces.

# 11. Precinct plans

## Precinct plan 1: Hobsonville Point precinct plan



## Precinct plan 2: Hobsonville Point features plan





### Precinct plan 3: Sub-precinct E (Catalina) [amended version shown]

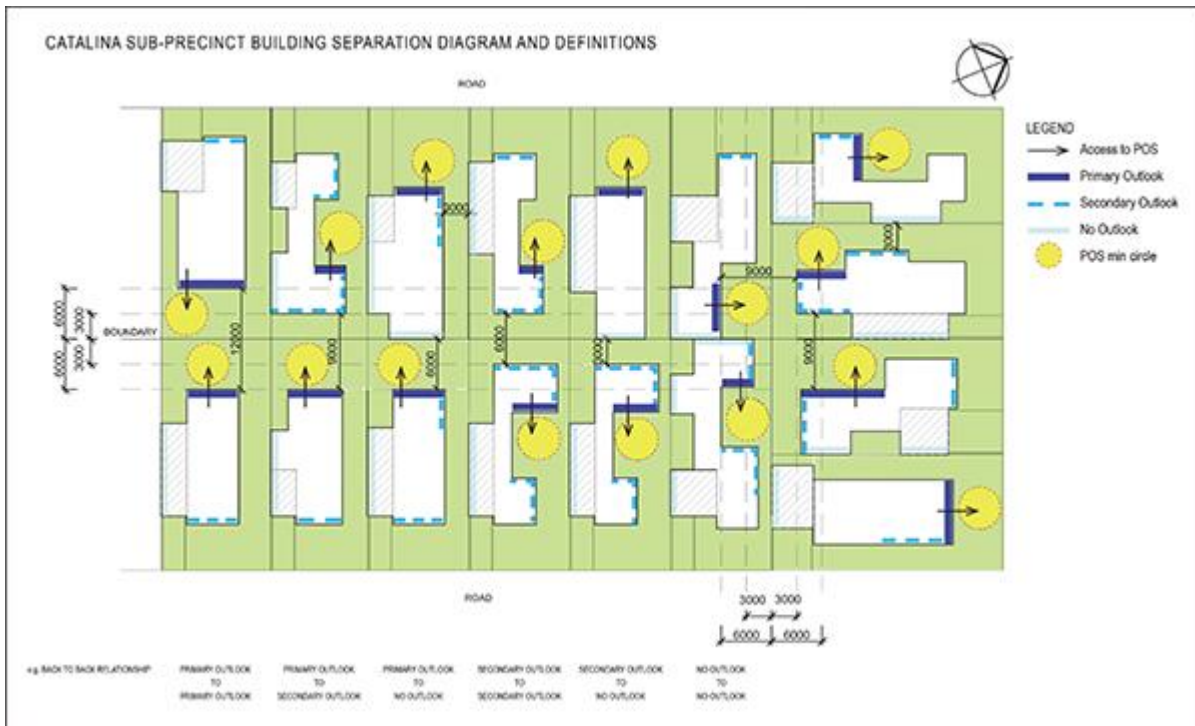
Bomb Point Public Open Space is indicative only.



### CATALINA SUB PRECINCT PLAN

December 2015

# Precinct plan 4: Sub-precinct E (Catalina)



## Precinct plan 5: Sub-precinct E (Catalina) special height and frontage



Note:

Urban street formal = Type A  
Urban street informal = Type B  
Suburban street = Type C  
Open space / walkway = Type D