

Rule 21	HOBSONVILLE BASE VILLAGE SPECIAL AREA
<p><b><u>RULES</u></b></p> <p><b><u>21.0 General</u></b></p> <p>(a) <u>The following rules shall apply to Any Activity on land and the subdivision of land situated in the Hobsonville Base Village Special Area.</u></p> <p>(b) <u>Where there is any conflict between the following rules and other rules in the Plan, the following rules shall prevail.</u></p> <p><b><u>21.1 Permitted Activities</u></b></p> <p><u>The following are Permitted Activities:-</u></p> <p>(a) <u>Filming Activities in existing buildings erected prior to 1 January 2000, provided that there is no structural change affecting the external appearance of those existing buildings, and no need for new infrastructure to service the activity.</u></p> <p>(b) <u>Any residential activity in a building established for a residential activity pursuant to Rules 21.2, 21.3 or 21.4.</u></p> <p>(c) <u>Home occupations meeting the following performance standards:</u></p> <ol style="list-style-type: none"> <li>a. <u>no more than 5 persons are engaged in the home occupation, at least one of whom resides on the site; and</u></li> <li>b. <u>the home occupation is carried out within an existing building; and</u></li> <li>c. <u>the home occupation does not involve traffic generation involving a heavy traffic vehicle exceeding two vehicle movements per week; and</u></li> <li>d. <u>except where goods are primarily ordered by mail or electronic transaction and redistributed by post or courier, any retail sales and services are confined to goods produced on site; and</u></li> <li>e. <u>the home occupation, apart from the parking of one vehicle is screened from the adjoining sites and the road.</u></li> </ol> <p>(d) <u>Signs which meet Rule 12 of the Community Environment rules in respect of any activity within a neighbourhood</u></p>	<p><b><u>ASSESSMENT CRITERIA</u></b></p> <p><b><u>General Criteria</u></b></p> <p>21(a) <u>The extent to which any proposed Precinct Comprehensive Development Plan is consistent with the Hobsonville Concept Plan and Hobsonville Concept Plan 1 – Features.</u></p> <p>21(b) <u>The extent to which any proposed development and buildings are consistent with the Hobsonville Concept Plan, Hobsonville Concept Plan 1 - Features and the relevant Precinct Comprehensive Development Plan.</u></p> <p>21(c) <u>The extent to which building design themes established through design guidelines and other appropriate means will achieve:-</u></p> <ol style="list-style-type: none"> <li>(i) <u>a community that models sustainability, particularly the principles of passive solar design and walkable neighbourhoods</u></li> <li>(ii) <u>a character and appearance that will ensure a high standard of amenity values and avoid conflicts between activities within the relevant precinct and between that precinct and other precincts</u></li> <li>(iii) <u>in areas of existing airbase houses, hangars and other ex-airforce buildings, an appearance that enhances and complements those existing buildings</u></li> <li>(iv) <u>a consistent and attractive streetscape character</u></li> <li>(v) <u>variations in building footprints, form and style rather than rows of buildings of the same footprint, form and style</u></li> <li>(vi) <u>the articulation of any building facades which are visible from roads</u></li> <li>(vii) <u>the use of permeable fencing except where Residential Activities need clear separation from Non-Residential Activities</u></li> <li>(viii) <u>The incorporation of existing views and natural features around the Hobsonville Base Village Special Area, including the natural landscape qualities of the environment adjacent to the coastal esplanade reserve.</u></li> </ol>

centre defined on a Comprehensive Development Plan approved pursuant to Rule 21.3(a), and in all other cases signs up to 0.1m<sup>2</sup> in sign area.

(e) Grazing

### **21.2 Controlled Activities**

The following are Controlled Activities:-

- (i) Any new building or additions to a building solely intended for residential activities, provided that:
- (ii) The activity complies with the relevant precinct Comprehensive Development Plan standards and conditions prepared and approved pursuant to Rule 21.3(a),
- (iii) Connections are available to infrastructure approved in accordance with Rule 21.3(f),
- (iv) The activity complies with the following standards in the *City-Wide Rules - "Design - Intensification Developments"*:-
  - (a) Rule 1 – in relation to any development containing Apartments
  - (b) Rule 3 – in relation to the relevant nominated street frontage typology in a Comprehensive Development Plan
- (v) The activity complies with Rule 1.10 of the *City Wide Rules – General Noise Standards*

Assessment of Controlled Activity applications will be limited to matters of design, construction, location, provision to be made for transport systems and the integration of those systems with land use, health and safety and matters within Assessment Criteria 21(a) – 21(bb), and relevant assessment criteria in the specified *City Wide Rules*

### **21.3 Limited Discretionary Activities**

The following are Limited Discretionary Activities:-

- (a) A Comprehensive Development Plan for any one or more of the following precincts as shown on the *Hobsonville Concept Plan* provided that the specified General Standards (Rule 21.3 (g)) and Precinct Standards (Rule 21.3(h))and any relevant standards in the *City-Wide Rules -*

21(d) The extent to which activities, buildings, driveways, carparking and other development are of a size, location, scale and design that will accommodate the proposed activity and complement the character of buildings and development of adjoining land, having regard to the existing and potential use(s) of that adjoining land.

21(e) The extent to which redevelopment of, or additions and alterations to, existing buildings complement existing development having regard to:

- (i) the heritage values of the *Hobsonville Base Village Special Area*
- (ii) the architectural 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.

21(f) The extent to which the character, scale and intensity of *Non-Residential Activities* are compatible with the **amenity values, neighbourhood character** and heritage values of the *Hobsonville Base Village Special Area* and adjoining areas.

21(g) The extent to which any development provides a good standard of aural amenity, particularly between residential activities and non-residential activities.

21(h) The extent to which landscape treatment and development complements and enhances the **natural landscape character** of adjoining land, the coastal margin and views into the land from the Waitemata Harbour.

21(i) The extent to which a demonstrated landscape treatment theme will ensure that potential adverse effects of development are avoided, remedied or mitigated and that a high standard of amenity is achieved.

21(j) The extent to which the selection of planting types are related to living spaces and outdoor space, relationship to the road and ongoing maintenance requirements.

"Design - Intensification Developments":-  
are satisfied, and provided further that any consent under this Rule shall be limited to the first Comprehensive Development Plan only in respect of each precinct (any further Comprehensive Development Plan or any amendment to a Comprehensive Development Plan shall be a Discretionary Activity pursuant to Rule 21.4) :-

- ◆ The Marlborough Crescent Precinct
- ◆ The Parade Ground Precinct
- ◆ The Campus/ Runway Park Precinct
- ◆ The Motorway Interchange Precinct
- ◆ The Hudson Bay Precinct
- ◆ The Buckley Precinct
- ◆ The Triangle Precinct
- ◆ The Hobsonville Village (Periphery) Precinct
- ◆ The Base Housing Precinct

The City Wide Rule 2 Site Analysis shall not apply to the assessment of the Comprehensive Development Plan.

(b) Any Mixed Use Activity, provided that connections are available to infrastructure approved in accordance with Rule 21.3(g), and provided further that the activity complies with the following standards and conditions:-

- (i) in relation to the City-Wide Rules - "Design - Intensification Developments":-
  - (a) Rule 1 – in relation to any development containing Apartments
  - (b) Rule 3 – in relation to the relevant nominated street frontage typology in a Comprehensive Development Plan
- (ii) Rule 1.10 of the City Wide Rules – General Noise Standards
- (iii) the relevant Precinct Comprehensive Development Plan standards and conditions prepared and approved pursuant to Rule 21.3(a) or Rule 21.4.

(c) Any non-residential activity not meeting the standards in Rule 21.1, including any new building proposed for that activity provided that:

- (i) The activity complies with the relevant Precinct's Comprehensive Development

21(k) The extent to which areas of open space, planting and streetscape treatment are used to offset the visual impact of buildings and development;

- 21(l) The extent to which signs are:-
- (i) visually appropriate to the neighbourhood character
  - (ii) of a height which avoids the sign dominating the neighbourhood and nearby structures
  - (iii) do not create a situation hazardous to the safe movement of traffic.

21(m) The extent to which any development adversely affects the historical, cultural or spiritual significance of any site, or any waahi tapu of significance to iwi.

### **Transportation Criteria**

(note: all of the following assessment criteria are to be addressed in a Transport Management Plan prepared to satisfy the standards in Rule 21.3 (g)(iii)).

21(n) The extent to which development has been designed to integrate land uses with transport systems, including provision for public transport within the precinct, between precincts, and beyond the Base Village Special Area. (Note, it is expected that in the development of comprehensive development plans, there will be consultation with the Auckland Regional Council, the Auckland Regional Land Transport Authority and Transit New Zealand).

21(o) The extent to which a demonstrated design theme for streets and public lanes will ensure well-connected, attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, carparking, infrastructure services street-tree planting, and landscape treatment.

21(p) The extent to which the secondary roading network provides a highly interconnected roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and the town centre core.

21(q) The extent to which provision has been made for public transport facilities, including a public transport interchange.

<p>(ii) <u>Plan standards and conditions prepared and approved pursuant to Rule 21.3(a) or Rule 21.4</u> <u>The activity meets the standards of Rule 3 City-Wide Rules - "Design - Intensification Developments", in relation to the relevant nominated street frontage typology in a Comprehensive Development Plan</u></p> <p>(iii) <u>Connections are available to infrastructure approved in accordance with Rule 21.3(g)</u></p> <p>(d) <u>Any sign not meeting the standards of Rule 21.1(d)</u></p> <p>(e) <u>The creation of any site which:-</u></p> <p>(i) <u>complies with the relevant Precinct Comprehensive Development Plan standards and conditions prepared and approved pursuant to Rule 21.3(a) or Rule 21.4, or</u></p> <p>(ii) <u>comprises the site specified in a land use consent</u></p> <p>(iii) <u>is intended solely to define the boundary of a Special Area, or precinct as shown on the Hobsonville Concept Plan and Hobsonville Concept Plan 1 - Features</u></p> <p><u>provided that subdivision Rule 3 and/or Rule 4 (as appropriate) – Living Environment also applies, except in an area nominated on a Comprehensive Development Plan as a neighbourhood centre, in which case subdivision Rule 5 – Working and Community Environment applies</u></p> <p>(f) <u>The establishment of infrastructure.</u></p> <p>(g) <b><u>General Standards for Comprehensive Development Plans</u></b></p> <p><u>Each Comprehensive Development Plan shall include provision for all relevant components of the Hobsonville Concept Plan and Hobsonville Concept Plan 1 - Features, for the whole of the relevant precinct and any infrastructure required to service that precinct, and shall include:-</u></p> <p>(i) <u>The exact boundaries between the precinct and adjoining precincts</u></p> <p>(ii) <u>The exact location and design of</u></p>	<p><u>taxi stops and bus stops.</u></p> <p>21(r) <u>The extent to which traffic generation from proposed activities creates adverse effects on:</u></p> <p>(i) <u>The capacity of roads giving access to the site;</u></p> <p>(ii) <u>The safety of road users including cyclists and pedestrians;</u></p> <p>(iii) <b><u>neighbourhood character.</u></b></p> <p>21(s) <u>The extent to which carparking accommodates the expected demands of an activity, having regard to the relative locations of the activity and the carparking serving that activity, the possible joint use of carparking, public transport alternatives, limitations through covenants or similar legal mechanisms on car ownership, and relevant parking guidelines.</u></p> <p>21(t) <u>The extent to which carparking is provided for within a 5 minute walking distance of land use activities, rather than necessarily adjoining those activities or in the same precinct, except in the case of retail activities and other non-residential activities which require on site or close-by carparking.</u></p> <p>21(u) <u>The extent to which carparking is designed having regard to:-</u></p> <p>(i) <u>the capacity of roads giving access to the site;</u></p> <p>(ii) <u>the safety of road users including cyclists and pedestrians;</u></p> <p>(iii) <u>a perimeter block layout where carparking is provided behind buildings or in basements or on roofs, except for kerbside parking, so that the main "activity frontage" for buildings is oriented towards roads rather than parking areas;</u></p> <p>(iv) <u>provide carparking areas which are secure, well lit and conveniently accessible for residents/ workers.</u></p> <p>21(v) <u>The extent to which activities provide for on site loading facilities for service vehicles, delivery vehicles, rubbish collection vehicles.</u></p> <p>21(w) <u>The extent to which adequate provision is made for access to carparking and vehicle manoeuvring.</u></p>
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<p>(iii) <u>Principle Roads and other proposed roads</u> <u>The nomination of streetscape types</u></p> <p>(iv) <u>The exact location and design of the Walkway</u></p> <p>(v) <u>The exact location and design of proposed areas of open space, open space and ecological linkages, natural features to be retained and/or enhanced, and areas to be developed for stormwater purposes</u></p> <p>(vi) <u>The proposed location of residential and non-residential activities</u></p> <p>(vii) <u>The means by which provision is to be made for the maintenance of aural amenity, particularly between residential and non-residential activities</u></p> <p>(viii) <u>The method by which the development of each precinct is to be managed, and how precincts will relate to each other and other surrounding land/ coast</u></p> <p>(ix) <u>A site development/ building design guide for the relevant precinct</u></p> <p>(x) <u>A transport management plan</u></p> <p>(xi) <u>An infrastructure management plan</u></p>	<p><b>Infrastructure Criteria</b></p> <p>(note: all of the following assessment criteria are to be addressed in an Infrastructure Management Plan prepared to satisfy the standards in Rule 21.3 (g)(vi)).</p> <p>21(x) <u>The extent to which the infrastructure provided to serve any new development complies with the Waitakere City Code of Practice or an equivalent recognised public standard.</u></p> <p>21(y) <u>The extent to which roads create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.</u></p> <p>21(z) <u>The extent to which a demonstrated street lighting theme will assist in creating and enhancing a consistent and safe character throughout the relevant precinct and the Hobsonville Base Village Special Area as a whole.</u></p> <p>21(aa) <u>The extent to which stormwater management features such as rain gardens, swales and permeable paving are incorporated into road design.</u></p> <p>21(ab) <u>The extent to which the design and construction of roads is capable of providing access to the wider movement network.</u></p> <p>21(ac) <u>The extent to which the design theme for streets and public lanes conserves land and encourages walkability by using minimal dimensions for carriageways and integrating service lines beneath footpaths or parking bays.</u></p> <p>21(ad) <u>The extent to which infrastructure for stormwater, wastewater and water supply are designed to ensure techniques are used to minimise water use and generation.</u></p> <p>21(ae) <u>The extent to which the 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.</u></p> <p>21(af) <u>The extent to which recognition has been given to the document “3 Waters Infrastructure Management Initiatives: Hobsonville Peninsula” when designing infrastructure.</u></p> <p>21(ag) <u>The extent to which provision for</u></p>
<p><b>(h) Precinct Standards for Comprehensive Development Plans</b></p> <p><u>(Note: Number References relate to the Hobsonville Concept Plan)</u></p> <p><u>The Marlborough Crescent Precinct (Precinct A)</u></p> <p><u>The Comprehensive Development Plan for the Marlborough Crescent Precinct is to provide details of:-</u></p> <p>(i) <u>Proposals for landscape treatment of the Catalina Green and it’s bounding streets (1)</u></p> <p>(ii) <u>Establishment of headland reserves at Harrier Point (2) and Sunderland Head (3), and the protection and enhancement of viewshafts from them</u></p> <p>(iii) <u>The development of Hudson Bay Road as a two-way street with footpaths to the waterfront (4)</u></p> <p>(iv) <u>Provision to be made for carparking, and, where relevant, loading or service bays for all</u></p>	

<p>(v) <u>proposed activities</u> <u>Provision for retaining the officer housing in Marlborough Crescent 5)</u></p> <p>(vi) <u>Provision for a direct public footpath link from Marlborough Crescent to the <i>Landing Special Area</i> (5)</u></p> <p>(vii) <u>Provision for retaining the Catalina block, or rebuilding or modifying that building in a style that is representative of the existing character</u></p> <p>(viii) <u>Provision for a <i>Mixed Use Activity building</i> or <i>buildings</i> south of Hudson Bay Road (4)</u></p> <p>(ix) <u>Provision, wherever existing <i>buildings</i> are not to be retained, for <i>apartment buildings</i> or <i>Mixed Use Activity buildings</i></u></p> <p>(x) <u>An indicative layout of <i>proposed sites</i></u></p> <p>(xi) <u>The location of bus stops</u></p> <p>(xii) <u>Design Guidelines including standards and conditions which are developed to achieve the matters outlined in Policy 11.35</u></p> <p>(xiii) <u>The manner by which <i>development</i> of the precinct is to be staged and the means of managing any vacant land during the staging process</u></p> <p>(xiv) <u>The proposed method by which no less than 130 household units will be provided for within this precinct.</u></p>	<p><u>stormwater disposal meets Hobsonville Peninsula Comprehensive Catchment Management Plan requirements, in a way that best complements design themes for the relevant precinct, such as locating stormwater ponds adjacent to open space and pedestrian linkage opportunities.</u></p> <p><u>21(ah) The extent to which an integrated approach to stormwater management is adopted for stormwater mitigation, with the emphasis being in the first instance on the reduction of stormwater generated from sites through reuse of stormwater and increase permeable areas, including decompaction of soils following earthworks. (Note: Catchment wide stormwater management facilities such as wetlands and treatment ponds shall only be used as a final form of treatment, not the primary form).</u></p> <p><u>21(ai) The extent to which stormwater retention and treatment facilities are to be designed to retain in stream ecological values and added additional habitat (e.g. wetlands) where possible.</u></p> <p><u>21(aj) The extent to which <i>development</i> retains, enhances and provides protection for riparian margins, coastal edges and esplanade reserves.</u></p> <p><u>21(ak) The extent to which areas of public open space are developed to protect and enhance natural and character features.</u></p> <p><u>21(al) The extent to which areas of public open space are provided and developed so that they are:-</u></p> <ul style="list-style-type: none"> <li><u>(i) readily visible and accessible, such as with a generous street frontage or bordering onto yards of sites and preferably front faces of buildings, with no fencing or permeable fencing along boundaries</u></li> <li><u>(ii) are located to provide visual relief, particularly in intensively developed areas</u></li> <li><u>(iii) are integrated with surrounding <i>development</i></u></li> <li><u>(iv) are sized and developed according to community and neighbourhood needs (having regard to any current and/or proposed Council Parks and Open Space Strategy)</u></li> <li><u>(v) are easily maintained.</u></li> </ul> <p><u>21(am) The extent to which the coastal walkway and all other walkways are</u></p>
<p><u>The Parade Ground Precinct (Precinct B)</u></p> <p><u>The Comprehensive Development Plan for the Parade Ground Precinct is to provide details of:-</u></p> <p>(i) <u>Provision for retaining the external components of the Cadet HQ building, as well as the flagpole and parade ground (8)</u></p> <p>(ii) <u>Retaining of Mill House and the Chapel and associated land/gardens as heritage buildings and public open space (14)</u></p> <p>(iii) <u>Provision for <i>apartment buildings</i>, on Buckley Road</u></p> <p>(iv) <u>Provision for retaining within the <i>Hobsonville Base Village Special Area</i> the inter-war cottages currently located on the south side of Marine Parade (9)</u></p> <p>(v) <u>Provision for opening up the</u></p>	

<p>(vi) <u>viewshaft down Marine Parade, and establishing a pedestrian connection to the old wharf (10)</u> <u>Provision for opening up the viewshaft down Beach Rd and establishing a pedestrian connection to the foreshore beach (11)</u></p> <p>(vii) <u>Provision for development to front the Walkway running along the top of the escarpment from the end of Marine Parade to the end of Beach Rd (12)</u></p> <p>(viii) <u>Provision, including exact boundaries, for a neighbourhood retail centre, retail gross floor area not to exceed 6,000m<sup>2</sup></u></p> <p>(ix) <u>Provision of bus-stops to serve the neighbourhood retail centre</u></p> <p>(x) <u>Provision, wherever existing buildings are not to be retained, for apartment buildings or Mixed Use Activity buildings</u></p> <p>(xi) <u>An indicative layout of proposed sites</u></p> <p>(xii) <u>Provision to be made for carparking, and, where relevant, loading or service bays for all proposed activities</u></p> <p>(xiii) <u>The location of bus stops</u></p> <p>(xiv) <u>Design Guidelines including standards and conditions which are developed to achieve the matters outlined in Policy 11.35</u></p> <p>(xv) <u>The manner by which development of the precinct is to be staged and the means of managing any vacant land during the staging process</u></p> <p>(xvi) <u>The proposed method by which no less than 198 household units will be provided for within this precinct</u></p>	<p><u>designed to be:-</u></p> <p>(i) <u>suitable and safe for regular pedestrian use</u></p> <p>(ii) <u>easily visible and accessible</u></p> <p>(iii) <u>located in front of rather than behind adjoining development</u></p> <p>(iv) <u>linked to the public walkway and cycleway network.</u></p> <p>21(an) <u>The extent to which earthworks and other site works are undertaken in such a way as to avoid adverse effects on watercourse, areas of ecological values and neighbouring properties arising from changes in landform and the generation of sediments.</u></p> <p><b>Precinct-Specific Design Criteria</b></p> <p><b>Marlborough Crescent Precinct</b></p> <p>21(ao) <u>The extent to which a high quality of landscape treatment is achieved for the Catalina Green and it's bounding streets.</u></p> <p>21(ap) <u>The extent to which the mixed use activity building(s) south of Hudson Bay Road are suitably designed and orientated to act as a visual and aural buffer in respect of activities located within the Hobsonville Marine Precinct Special Area.</u></p> <p><b>Parade Ground Precinct</b></p> <p>21(aq) <u>The extent to which there is a design theme established which, for the entire precinct, reflects an inter-war airforce theme.</u></p> <p>21(ar) <u>The extent to which provision is made for office, retail and education activities.</u></p> <p>21(as) <u>The extent to which the neighbourhood retail centre is developed in such a way as :-</u></p>
<p><u>The Campus/ Runway Park Precinct (Precinct C)</u></p> <p><u>The Comprehensive Development Plan for the Campus/ Runway Park Precinct is to provide details of:-</u></p> <p>(i) <u>Landscaping, parkland and building forms as an entry statement for the Sunderland Head neighbourhood</u></p> <p>(ii) <u>The exact boundaries for schools (including state educational facilities)</u></p> <p>(iii) <u>The exact boundaries of a park (Runway Park)</u></p>	<p>(i) <u>it is easily accessible by car, walking and cycling</u></p> <p>(ii) <u>it has an attractive street frontage, with buildings located on the street frontage with generous display space</u></p> <p>(iii) <u>activities are designed to serve the local neighbourhoods, rather than a wider area</u></p> <p>(iv) <u>it has provision for activities other than retail, including residential activity above ground floor level</u></p> <p>(v) <u>it contains and will maintain a</u></p>

<ul style="list-style-type: none"> <li>(iv) <u>Provision for public carparking serving Runway Park</u></li> <li>(v) <u>Provision for connecting school grounds and playing fields to the Walkway and other pedestrian networks</u></li> <li>(vi) <u>Provision for <i>apartments</i> along the southern side side of Runway Park</u></li> <li>(vii) <u>Provision for <i>apartments</i> on the northern side of the Avenue of Palms, the eastern side of Squadron Drive, and the northern side of Landing Drive</u></li> <li>(viii) <u>Provision for an integrated amenity and stormwater reserve in the gully near the western end of the precinct, bounded by a lane and detached housing</u></li> <li>(ix) <u>Provision for <i>medium density housing</i> in the residual areas of the precinct</u></li> <li>(x) <u>An indicative layout of <i>proposed sites</i></u></li> <li>(xi) <u>Provision to be made for carparking, and, where relevant, loading or service bays for all proposed activities</u></li> <li>(xii) <u>The location of bus stops</u></li> <li>(xiii) <u>Design Guidelines including standards and conditions which are developed to achieve the matters outlined in Policy 11.35</u></li> <li>(xiv) <u>The manner by which <i>development</i> of the precinct is to be staged and the means of managing any vacant land during the staging process</u></li> <li>(xv) <u>The proposed method by which no less than 637 household units will be provided for within this precinct</u></li> </ul>	<p style="text-align: right;"><u>distinctive and consistent design theme</u></p> <ul style="list-style-type: none"> <li>(vi) <u>it is adequately provided with parking and infrastructure.</u></li> </ul> <p><u>Runway Park/ Campus Precinct</u></p> <p><u>21(at) The extent to which any fencing of Runway Park complements development of the surrounding neighbourhood, is reasonably transparent (wrought iron or similar), is required to delineate areas of periodic exclusive use and, where necessary, is closeable during school hours.</u></p> <p><u>21(au) The extent to which schools are built intensively, (generally 2-3-storeys high), and buildings relate to the street and Runway Park.</u></p> <p><u>21(av) The extent to which fencing of the schools and Runway Park does not compromise their shared use.</u></p> <p><u>21(aw) The extent to which there has been consultation with the Waitakere City Council about opportunities for shared community use of school facilities.</u></p> <p><u>Hudson Bay Precinct</u></p> <p><u>21(ax) The extent to which there is a design theme established which, for the entire precinct, reflects an inter-war airforce theme.</u></p> <p><u>Motorway Interchange Precinct</u></p>
<p><u>The Motorway Interchange Precinct (Precinct D)</u></p> <p><u>The Comprehensive Development Plan for the Motorway Interchange Precinct is to provide details of:-</u></p> <ul style="list-style-type: none"> <li>(i) <u>Traffic signals and pedestrian crossing places at the intersection of Squadron Drive and Buckley Ave (13)</u></li> <li>(ii) <u>Provision for a neighbourhood retail centre, centred on the intersection of Squadron Drive (motorway access road) and Buckley Ave, retail gross floor area not to exceed 2,000m<sup>2</sup></u></li> </ul>	<p><u>21(ay) The extent to which the neighbourhood retail centre is developed in such a way as :-</u></p> <ul style="list-style-type: none"> <li>(i) <u>it is easily accessible by car, walking and cycling</u></li> <li>(ii) <u>activities are designed to serve the local neighbourhoods, rather than a wider area</u></li> <li>(iii) <u>it may contain car-orientated activities, such as a service station, but not car sales yards</u></li> <li>(iv) <u>it has provision for activities other than retail</u></li> <li>(v) <u>it contains and will maintain a distinctive and consistent design theme</u></li> <li>(vi) <u>it is adequately provided with parking and infrastructure.</u></li> </ul>

<p>(iii) <u>Provision for Mixed Use Activity buildings</u></p> <p>(iv) <u>An indicative layout of proposed sites</u></p> <p>(v) <u>Provision to be made for carparking, and, where relevant, loading or service bays for all proposed activities</u></p> <p>(vi) <u>The location of bus stops</u></p> <p>(vii) <u>Design Guidelines including standards and conditions which are developed to achieve the matters outlined in Policy 11.35</u></p> <p>(viii) <u>The manner by which development of the precinct is to be staged and the means of managing any vacant land during the staging process</u></p> <p>(ix) <u>The proposed method by which no less than 54 household units will be provided for within this precinct</u></p>	<p><b>Other Criteria</b></p> <p>21(az) <u>The extent to which there has been consultation with the Auckland Regional Council regarding the co-ordination of consent requirements, in order to ensure comprehensive planning of all required development is achieved.</u></p> <p>21(ba) <u>The extent to which all relevant assessment criteria under the “Other Rules Applying” are addressed in any resource consent.</u></p> <p>21(bb) <u>The extent to which more than minor adverse effects can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the site and/or through payment on or off site and/or through payment or provision of a financial contribution, including an upgrading contribution.</u></p>
<p><u>The Hudson Bay Precinct (Precinct E)</u></p>	<p>Note: See also Policies: 1.1, 1.5, 1.7, 1.8, 1.9, 1.10, 1.11, 1.12, 1.13, 1.14, 2.1, 2.12, 2.13, 2.15, 3.3, 3.4, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 8.1, 8.2, 8.3, 8.4, 8.5, 8.7, 8.9, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 10.10, 10.11, 10.12, 10.13, 10.14, 10.16, 10.17, 10.18, 10.19, 10.20, 10.22, 10.23, 10.27, 11.1, 11.2, 11.3, 11.5, 11.6, 11.7, 11.8, 11.10, 11.11, 11.12, 11.13, 11.14, 11.18, 11.23, 11.27, 11.28, 11.32, 11.35, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8.</p>
<p><u>The Comprehensive Development Plan for the Hudson Bay Precinct is to provide details of:-</u></p>	<p>(Policy Section of the Waitakere District Plan)</p>
<p>(i) <u>Provision for retaining within the Hobsonville Base Village Special Area the houses currently located in Sunderland Avenue</u></p> <p>(ii) <u>Provision for apartment buildings, on the south side of Hudson Bay Road;</u></p> <p>(iii) <u>Provision for medium density housing on other streets;</u></p> <p>(iv) <u>An indicative layout of proposed sites;</u></p> <p>(v) <u>The location of bus stops;</u></p> <p>(vi) <u>Design Guidelines including standards and conditions which are developed to achieve the matters outlined in Policy 11.35;</u></p> <p>(vii) <u>The manner by which development of the precinct is to be staged and the means of managing any vacant land during the staging process;</u></p> <p>(viii) <u>The proposed method by which no less than 215 household units will be provided for within this precinct;</u></p>	<p><b>RESOURCE CONSENT CONDITIONS</b></p> <p><u>In granting a resource consent Council may impose conditions. Conditions may include any one or more of the following matters:</u></p> <ul style="list-style-type: none"> <li>• <u>Requiring alterations to design and/or location</u></li> <li>• <u>Requiring the provision of a landscape treatment plan and implementation of that plan within a given time</u></li> <li>• <u>Limiting the scale of activities and other development</u></li> <li>• <u>The imposition of a bond to ensure satisfaction of conditions of consent</u></li> <li>• <u>Requiring an acoustic consultant report to confirm required noise standards will be met</u></li> <li>• <u>Requiring measures in respect of proposals for residential activities to attenuate potential adverse effects from adjoining or nearby non-residential activities.</u></li> <li>• <u>Requiring financial contributions in accordance with the Plan.</u></li> <li>• <u>Requiring onsite or offsite works and services to avoid, remedy, mitigate or offset adverse effects</u></li> </ul>
<p><u>The Buckley Precinct (Precinct F)</u></p> <p><u>The Comprehensive Development Plan for the Escarpment Precinct is to provide details of:-</u></p>	

- (i) Provision for detached dwelling houses along the edge of the escarpment
- (ii) Elsewhere provision for apartments and medium density housing
- (iii) Provision for development to front a public lane running along the top of the escarpment between Nevill Rd and Cochrane Rd and from the end of Isitt Rd westwards along the edge of the reserve to meet Buckley Ave
- (iv) An indicative layout of proposed sites
- (v) Provision to be made for carparking, and, where relevant, loading or service bays for all proposed activities
- (vi) The location of bus stops
- (vii) Design Guidelines including standards and conditions which are developed to achieve the matters outlined in Policy 11.35
- (viii) The manner by which development of the precinct is to be staged and the means of managing any vacant land during the staging process
- (ix) The proposed method by which no less than 283 household units will be provided for within this precinct

The Triangle Precinct (Precinct G)

The Comprehensive Development Plan for the Triangle Precinct is to provide details of:-

- (i) Realignment of Scott Rd to meet Clark Rd at a right angle
- (ii) A reserve in front of historic Hobsonville church and cemetery
- (iii) Provision for medium density housing fronting the reserve, and associated adjoining roads
- (iv) An indicative layout of proposed sites
- (v) Provision to be made for carparking, and, where relevant, loading or service bays for all proposed activities
- (vi) The location of bus stops;
- (vii) Design Guidelines including standards and conditions which are developed to achieve the matters outlined in Policy 11.35
- (viii) The manner by which

- In the case of a subdivision consent, other matters provided for in section 220 of the Act.
- Such other matters provided for in section 108 of the Act.

development of the precinct is to be staged and the means of managing any vacant land during the staging process

- (ix) The proposed method by which no less than 50 household units will be provided for within this precinct

The Base Housing Precinct (Precinct H)

The Comprehensive Development Plan for the Base Housing Precinct is to provide details of:-

- (i) Provision for *medium density housing*  
(ii) An indicative layout of *proposed sites*  
(iii) Provision to be made for carparking, and, where relevant, loading or service bays for all proposed activities  
(iv) The location of bus stops  
(v) Design Guidelines including standards and conditions which are developed to achieve the matters outlined in Policy 11.35  
(vi) The manner by which *development of the precinct is to be staged and the means of managing any vacant land during the staging process*  
(vii) The proposed method by which no less than 385 household units will be provided for within this precinct

The Hobsonville Village Precinct (Precinct I)

The Comprehensive Development Plan for the Centre Edge Precinct is to provide details of:-

- (i) Provision for *Mixed Use Activity buildings*  
(ii) An indicative layout of *proposed sites*  
(iii) Provision to be made for carparking, and, where relevant, loading or service bays for all proposed activities  
(iv) The location of bus stops;  
(v) Design Guidelines including standards and conditions which are developed to achieve the matters outlined in Policy 11.35  
(vi) The manner by which *development of the precinct is to*

- be staged and the means of managing any vacant land during the staging process
- (vii) Provision made for the integration with Hobsonville Village Centre
- (viii) The proposed method by which no less than 197 household units will be provided for within this precinct

Assessment of Limited Discretionary Activity applications will be limited to matters of design, construction, location, provision to be made for transport systems and the integration of those systems with land use, health and safety and matters within Assessment Criteria 21(a) – 21(bb) and relevant assessment criteria in the specified City Wide Rules

#### **21.4 Discretionary Activities**

The following are Discretionary Activities:-

- (a) Any Comprehensive Development Plan not meeting the standards in Rule 21.3(a), and any changes to a Comprehensive Development Plan approved pursuant to Rule 21.3(a)
- (b) Additions and alterations to any building identified as a heritage building on the Hobsonville Concept Plan 1 - Features
- (c) Activities which do not satisfy the Precinct Standards in Rule 21.3(a)
- (d) Activities which do not meet the standards in Rule 21.2
- (e) Activities which do not meet the specified standards in City-Wide Rules - "Design - Intensification Developments"

Discretionary Activity applications will be assessed having regard to Assessment Criteria 21 (a) – 21 (bb), the relevant assessment criteria in the specified City Wide Rules and any other relevant matter under section 104 of the Act.

#### **21.5 Other Rules Applying**

The following rules of the *Plan* shall apply to Any Activity:-

- All relevant City-wide Rules
- All relevant Natural Area Rules

In all areas except those detailed in Comprehensive Development Plans as neighbourhood centres-



- Living Environment Rule 14 Air Discharges, Odour, Dust, Glare and Vibration
- Living Environment Rule 16 Relocated Buildings
- In respect of single dwellings (not being dwellings is an apartment, mixed use or medium density housing development) Rules 2 – 6, 8, 12 and 14 – 16 of the Living Environment Rules
- In respect of medium density housing the Medium Density Housing Criteria appearing in the City-Wide Rules - "[Design - Intensification Developments](#)"

In areas detailed in Comprehensive Development Plans as neighbourhood centres-

- Community Environment Rules 2 – 4, 8 - 15

### **21.6 Non-Complying Activities**

Any Activity which is not a Permitted Activity or a Limited Discretionary Activity or a Discretionary Activity under the above rules shall be deemed to contravene a rule in the Plan and shall be a Non-Complying Activity.

#### **NOTES**

1. If an activity is not controlled or restricted in any way by any part of the Plan it is permitted, but may require consents under other legislation/ plans.
2. Activities must comply with all other relevant rules of the Plan or be the subject of a resource consent. Check all other rules in this Human Environment and also the Natural Area Rules, the City-Wide Rules and, where relevant, the Subdivision Rules.
3. Words in italics are defined - see the Definitions part of the City-Wide Rules.
4. Words in bold are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For resource consents see the Information Requirements in the City-Wide Rules.
7. Reference to the "Northern Strategic Growth Area Water Environment Plan" should be made for matters relating to water.

**Insert New Definitions in the City-Wide Rules – Definitions, as follows:-**

**Hobsonville Base Village Special Area** means land shown on the Human Environments Maps as *Hobsonville Base Village Special Area* and to which the *Hobsonville Base Village Special Area* rules apply.

**Hobsonville Base Village Special Area Concept Plans** means the 2 concept plans appearing in **Appendix 1 to Rule 21 - Hobsonville Base Village Special Area** titled **Hobsonville Concept Plan and Hobsonville Concept Plan 1 - Features**,

**Include the words “Hobsonville Base Village Special Area” in the following Rules:-**

- **Living Environment Rule 13 – Noise as follows:**

Add the words “Hobsonville Base Village Special Area” into the Environment list in Rule 13.1

- **Hazardous Facilities Rule 1 – Consent Status Matrix Table**

Amend Rule 1.0 of the Special Area rules to include reference to Rule 21

**Amend the Plan Maps by:-**

- (a) Re-identifying the area shown on the Hobsonville Human Environments Map from Countryside Environment to Hobsonville Base Village Special Area as indicated on the attached map.
- (b) Amend Appendix II to delete those provisions relating to Hobsonville Airfield.