

## **Amend the Policy Section of the Plan as follows:-**

### **Part3 – The City’s Environment**

#### **3.5.3 – Coastal and Riparian Areas**

“At Whenuapai and Hobsonville the coastal environment is very narrow, being confined largely to the coastal scarp. The mixture of rural, residential and military uses in this location will change over time due to a reduced military presence in Auckland, the construction of SH18 and planned growth at Massey North, Hobsonville Village Centre and the Hobsonville Peninsula. These planned changes will alter the landscape but provide opportunities to enhance riparian areas.”

#### **3.6.2 Table on p17**

#### **Countryside**

Quiet (except around former airbase, SH16 and SH18)

#### **Part 3.7 The Valued Environment: The Local Environment and Neighbourhoods**

Insert after paragraph starting “In West Harbour...”

Changes to the North of the City around Massey North, Hobsonville Village Centre and Hobsonville Airbase will create new neighbourhoods built on town centre principles and will provide significant employment opportunities. The differences in neighbourhood character will reflect the functions of each centre (commercial, industrial, retail, residential) and build on their natural amenity values.

#### **3.9 Special Areas**

Hobsonville Village Centre – this is located between the former Limeburners Bay winery as far as the Hobsonville RSA land and is a new centre located at the SH18 off-ramp.

#### **Insert a New Policy 11.38**

##### 11.36

Any subdivision or development in Hobsonville Village Centre Special Area should be designed to be compatible with landscape features, amenity values, existing and possible future development, the special amenity and ecological qualities of the upper Waitemata Harbour, and the capacity of infrastructure, and should in particular provide that:-

- adverse effects on natural resources, including water quality and native vegetation are avoided, remedied or mitigated;
- while landscape character may change, ensuring that change is managed to provide environments which are visually compatible with the surrounding environs;
- adequate provision is made for roading, stormwater and wastewater drainage and all other infrastructure;
- residents are protected from adverse effects on health and amenity values;
- ecological and pedestrian linkages are provided for, including through enhancement of the riparian margins and urban open space;
- the natural landscape qualities of the riparian margins are maintained and enhanced

- any development ensures that the heritage values of Hobsonville are recognised and protected
- any development ensures that it is integrated with the transportation network
- transport and land use patterns are aligned to achieve sustainability, efficiency and liveability
- having regard to the above, development proceeds in a manner that recognises the need for a comprehensive approach to future development in the Hobsonville Village Centre Special Area, including the achievement of high standards of urban design.

## EXPLANATION

The Hobsonville Village Centre Special Area has been developed to enable integrated land use and transport outcomes to occur in the proximity of the SH18 interchange. It will provide for development of a high quality commercial, mixed use and industrial precinct that will provide greater local employment for the City's residents and address a long-term shortfall in employment land in Waitakere City. The Hobsonville Village Centre Special Area aims to achieve a reasonable standard of urban design and landscape development that will respect the existing residential and commercial development along Hobsonville Road. The public transport network will respond to increased demand and is to be encouraged between existing urban areas and Hobsonville Village Centre. This is considered to be consistent with the policies of the District Plan and achieve the outcomes that are sought through the Local Government (Auckland) Amendment Act 2004.

### **New Policy 11.39**

The Hobsonville Village Centre is a Special Area that will primarily provide for employment and retail opportunities that will service projected population growth at Hobsonville and the Hobsonville Peninsula. The retail node should consist of a mix of large format retail sleeved by specialty retail stores to provide a variety of shopping experiences at the Centre. The retail land use in Precinct B should provide high levels of visual and pedestrian amenity. There are specific streetscape rules for Hobsonville Village Centre that will ensure a high level of amenity values for pedestrians by controlling urban design matters such as minimum areas of glazing, building set-backs and minimum and maximum height limits. The light industrial/bulky goods area in Precinct A should provide for land uses such as offices, warehousing and manufacturing that seek to locate close to the SH18 interchange. Retail activities are not encouraged in Precinct A as these activities should be consolidated around the town centre. The exception to this is the provision for retail which supports the local employee community, such as lunch bars and service stations. Precinct C consists of the existing Hobsonville Primary School which is likely to continue to grow and develop as the population within the school catchment increases. Precinct D consists of open space, which will act as a buffer between the SH18 and proposed development. The Special Area extends into Transit New Zealand's designation as any land that is surplus to Transit's roading requirements south of SH18 would be more appropriately developed for urban land uses.

### **Explanation**

The supply of suitable employment land throughout the city is considered to be an important factor in enabling the community to live close to where they work to minimise travel demand. The Hobsonville Village Centre will provide for predominantly employment with a mixed use/retail node. The Mixed Use Retail node at Hobsonville Village Centre builds on existing development and the town centre retail core will establish intensive retail and town centre activities. These activities will be expected to provide a high level of amenity values for pedestrians in the town centre. There are specific rules aimed at

achieving quality urban design outcomes for Hobsonville Village Centre. These rules include controls on building setbacks, minimum and maximum heights and City-wide streetscape rules will ensure that blank wall facades are minimised.

Insert new Policies for Precincts

#### **New Policy 11.40**

The Industry – Precinct A has been identified as a strategically important location for the development of employment activities. These will incorporate a wide range of mutually compatible non-residential activities and facilities, that will be developed in close proximity to the new SH18. Waitakere City has historically had a shortfall in suitable employment land and Precinct A should primarily be used for non-residential activities such as manufacturing, offices and industry where relatively high numbers of staff are required.

Precinct A will have limited opportunities for retail activities to establish as these should be located in the Mixed Use Town Centre- Precinct B. The exception to this is the provision for retail which supports the local employee community, such as convenience food outlets. Subsidiary manufacturing retail and yard based retail are provided for as these are unsuitable in the town centre. Other retail activities should be located in the mixed use town centre precinct to encourage public transport routes to service the area.

Precinct A aims to achieve a high standard of architectural, urban design and landscape development, as it is important to control the effects of non-residential development on the surrounding environment. Specific District Plan rules on landscaping, streetscapes and bulk and location encourages good design outcomes.

Explanation:

This policy recognises the proximity of Precinct A to important transport infrastructure. The District Plan encourages land for employment purposes to be set aside as part of encouraging shorter vehicle trips, reducing pollution and vehicle emissions. Retail activities are specifically limited in this precinct to ensure that valuable employment land is not used for low-level employment businesses. Overall, this policy aims to ensure that development in Precinct A is managed to ensure a well-designed employment area.

#### **New Policy 11.41**

##### **The Mixed Use Town Centre – Precinct B**

The Mixed Use town centre – Precinct B has been identified as an appropriate location for the town centre that will strengthen the link between existing commercial and retail development on the southern side of Hobsonville Road. The precinct is positioned to ideally service communities in Hobsonville Peninsula and the existing residential population along Hobsonville Road. It is anticipated that there will be a mix of larger retail outlets sleeved by specialty retail outlets, together with other service industries such as medical, banking and other professional services.

The Mixed Use town centre precinct provides opportunities to combine land use activities in close proximity to Hobsonville Peninsula and public open space. The 400m radius from the middle of the Mixed Use town centre will encourage medium density housing to establish within that area, thereby encouraging further public transport routes in the locality.

It is considered that the provision of retail/mixed use land will consolidate existing retail development on Hobsonville Road and its environs. Specific controls on the built form of development in this area should ensure that the area achieves integrated design outcomes.

### **Explanation**

The Mixed Use Precinct will consolidate retail and retail services that already exist at Hobsonville Village and build upon these strengths. However, it is important that the development of this area is managed in an appropriate manner to ensure that any actual or potential adverse effects on the amenity and character of this area are avoided, remedied or mitigated. It will be important to maintain quality urban design outcomes as this centre will serve communities at Hobsonville, Hobsonville Peninsula and is the first centre visible from the SH18 for people travelling from North Shore City.

### **New Policy 11.42**

#### **Policy for Precinct C – School**

The Hobsonville Primary School is expected to grow and develop further to serve a larger population at Hobsonville. The design of school buildings should integrate with the new town centre. This development of land adjacent to the school will require issues such as noise, reverse sensitivity, building design and safety issues to be adequately assessed. The Hobsonville Village Concept Plan shows indicative roads that will provide access to Precinct B, enable connectivity and eventually an alternative spine road through Hobsonville Corridor. However, it should be noted that the school is likely to generate effects through after hours use of facilities. The school is located in an important visual catchment and therefore development on this slight ridge will be visible from a wide viewing audience. It is essential that the roading pattern supports the range of non-residential activities planned for the area and creates a walkable catchment to the mixed use town centre.

### **Explanation**

The existing primary school has been recognised as fulfilling and important role in this centre. It is appropriate that this urban land use should be located within the Metropolitan Urban Limits and continue to provide for the educational needs of the community it serves.

### **New Policy 11.43**

#### **Policy for Precinct D- Open Space**

The Hobsonville Domain and adjoining reserve are intended to function as Open Space Environment and provide passive recreational space bordering onto the Mixed Use town centre precinct. The Concept Plan intends that this land is managed as Open Space Environment with those rules governing its management.

### **Explanation**

The existing Open Space at Hobsonville Village Centre is open and pastoral in character. Therefore, the existing Open Space Environment Rules shall apply.

**RULES****25.0 General**

- (a) The following rules shall apply to Any Activity on land situated in the Hobsonville Village Centre Special Area.
- (b) Where there is any conflict between the following rules and other rules in the Plan, the following rules shall prevail.

**25.1 Permitted Activities**

The following are Permitted Activities:-

- (a) Filming Activities not involving the erection of new buildings or the external alteration of existing buildings or requiring the development of new infrastructure to service the activity.
- (b) Any Residential Activity or Non-Residential Activity or Retail Sales or Public Transport Terminal not requiring the construction or alteration of buildings.
- (c) Grazing
- (d) Horticulture
- (e) Any Temporary Activity.
- (f) In respect of Precinct C as shown on the Hobsonville Village Concept Plan any school activities in accordance with the Ministry of Education designation ME20.
- (g) In Precinct D, any Activity that is a Permitted Activity in the Open Space Environment.

**25.2 Limited Discretionary Activities**

The following are Limited Discretionary Activities:-

- (a) In respect of Precinct A as shown on the Hobsonville Village Centre Concept Plan, Any Activity which is a Permitted Activity or

**ASSESSMENT CRITERIA****General Design Criteria**

- 25(a) The extent to which building design includes principles of passive solar design and walkable neighbourhoods.
- 25(b) The extent to which any proposed development and buildings for Precinct A is consistent with the Hobsonville Village Centre Concept Plan.
- 25(c) The extent to which any proposed development and buildings is consistent with the policies for that particular precinct and relates to adjoining precincts in the Hobsonville Village Centre Concept Plan.
- 25(d) The extent to which the site is of adequate size to accommodate the proposed activity together with associated carparking, landscape treatment and any other facilities.
- 25(e) The extent to which redevelopment of, or additions and alterations to, existing buildings complement existing development having regard to:
- (i) The architectural elements of the building which contribute to its character, such as cladding and fenestration,
  - (ii) The visual appearance of the development from the road,
  - (iii) amenity values and neighbourhood character.
- 25(f) The extent to which activities, buildings, driveways, carparking and other development are of a size, location, scale and design that complements the character of buildings and development of

<p><u>a Limited Discretionary Activity in the Working Environment, except Rule 5 Retailing and Rule 7 Residential Activities.</u></p> <p>(b) <u>In respect of Precinct A as shown on the Hobsonville Village Concept Plan, any Retail Activity meeting the following standards:</u></p> <p>(i) <u>convenience shops not exceeding 100m<sup>2</sup> in retail floorspace provided there are no other convenience shops within a 500m radius of the centre of the site subject to any proposal;</u></p> <p>(ii) <u>retail sales subsidiary to a manufacturing activity on the same site; and provided further that the Maximum Building Height of any building shall be 10m within a 50m setback from Hobsonville Road boundary, with a maximum of 20m thereafter.</u></p> <p>(c) <u>In respect of Precinct D as shown on the Hobsonville Village Centre Concept Plan – Any Activity which is a Limited Discretionary Activity in the Open Space Environment.</u></p> <p>(d) <u>The establishment of infrastructure.</u></p> <p>(e) <u>New buildings in Precincts A &amp; B shall have a minimum 10m front yard setback.</u></p> <p>(f) <u>In respect of Precinct B as shown on the Hobsonville Village Concept Plan, Any new building for Retail Activities.</u></p> <p>(g) <u>New buildings in Precinct A shall have a maximum height of 10m within a 50m setback from Hobsonville Road with a maximum of 20m thereafter.</u></p> <p>(h) <u>Any Non-Residential, Mixed Use or Retail Activity in Precinct B meeting the Performance Standards above.</u></p> <p><u>Assessment of Limited Discretionary Activity applications will be limited to matters of :</u></p> <ul style="list-style-type: none"> <li>• <u>Road location, as generally indicated on the Hobsonville Village Centre Concept Plan</u></li> <li>• <u>road design, transport management</u></li> </ul>	<p><u>adjoining land, having regard to the existing and potential use(s) of that adjoining land.</u></p> <p><u>25(g) The extent to which activities and structures in Precinct A maintain and enhance the modern industrial park character and amenity of the Hobsonville Centre Special Area.</u></p> <p><u>25(h) The extent to which any development provides a good standard of aural and visual amenity, particularly between residential activities and non-residential activities..</u></p> <p><u>25(i) The extent to which landscaping is used to off-set the visual effect of new buildings.</u></p> <p><u>25(j) The extent to which activities, buildings, driveways, carparking and other development are of a size, location, scale and design which complements the character of buildings and development of adjoining Special Areas and other Human Environments.</u></p> <p><u>25(k) The extent to which development meets the following design criteria:</u></p> <p>(i) <u>New development has appropriate detail to enhance the character of the streetscape.</u></p> <p>(ii) <u>Any large building facades which are highly visible from the road and motorway should be adequately detailed for visual interest.</u></p> <p><u>25(l) The extent to which permeable fencing is used except where Residential Activities need clear separation from Non-Residential Activities.</u></p> <p><u>25(m) The extent to which all development is well-connected and allow for public transport, vehicle and pedestrian links.</u></p> <p><u>25(m) The extent to which buildings and activities avoid adverse effects on neighbourhood character and amenity values.</u></p> <p><u>25(n) The extent to which areas of open space, planting and landscape treatment are used to mitigate the visual effects of buildings and development.</u></p>
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<ul style="list-style-type: none"> <li>• <u>and construction</u></li> <li>• <u>infrastructure location, capacity and design</u></li> <li>• <u>provision for public open space, and retaining and enhancement of natural features, having regard to the Hobsonville Village Centre Concept Plan</u></li> <li>• <u>integration of any subdivision or development with adjoining land and road</u></li> <li>• <u>bulk, scale design and location of sites, buildings, carparking and driveways</u></li> <li>• <u>screening and landscape treatment</u></li> <li>• <u>aural and visual amenity between the Hobsonville Village Centre Area and existing development on adjoining land</u></li> <li>• <u>protection and enhancement of natural landscape qualities</u></li> <li>• <u>the proposed landscaping and street design</u></li> <li>• <u>provision for public transport including bus stops within the precincts</u></li> <li>• <u>provision for aural amenity between activities within the precincts</u></li> <li>• <u>provision to be made for transport systems and the integration of those systems with land use</u></li> </ul> <p>and matters within Assessment Criteria 25(a)-25(bg).</p> <p><b>25.3 Discretionary Activities</b></p> <p><u>Activities meeting the following Performance Standard are Discretionary Activities:</u></p> <p>(a) <u>In respect of Precinct A, any Activity which is a Discretionary Activity in the Working Environment, except Rule 5 Retailing Activities and Rule 7 Residential Activities.</u></p> <p>(b) <u>In respect of Precinct C any Activity that is not a Permitted Activity or a Limited Discretionary Activity shall be deemed to be a Discretionary Activity.</u></p> <p>(c) <u>In respect of Precinct D any Activity that is a Discretionary Activity in the Open Space Environment.</u></p> <p><u>Discretionary Activity applications will be assessed having regard to Assessment Criteria 25 (a) – 20 (bg) and any other relevant matter under section</u></p>	<p>25(p) <u>The extent to which a landscape treatment will ensure that potential adverse effects of development are avoided, remedied or mitigated and that a high standard of amenity is achieved.</u></p> <p>25(q) <u>The extent to which any development provides a good standard of aural and visual amenity, particularly between residential activities and non-residential activities.</u></p> <p>25(r) <u>The extent to which areas of open space, planting and streetscape treatment are used to offset the visual impact of buildings and development.</u></p> <p>25(s) <u>The extent to which landscape treatment and development complements and enhances the natural landscape character of adjoining land.</u></p> <p>25(t) <u>The extent to which lighting will assist in creating and enhancing a consistent and safe character throughout the relevant precinct and the Hobsonville Village Special Area as a whole.</u></p> <p>25(u) <u>The extent to which buildings are linked to allow the efficient use of sites.</u></p> <p>25(v) <u>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.</u></p> <p>25(w) <u>The extent to which proposed development makes use of shared facilities between similar activities both on adjoining sites and in the vicinity.</u></p> <p>25(x) <u>The extent to which signs are visually appropriate to the neighbourhood character.</u></p> <p>25(y) <u>The extent to which signs are of a height which avoids the sign</u></p>
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104 of the Act.

#### **25.4 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.

#### **25.4 Other Rules Applying**

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

- City Wide Building Design Street Frontage Rule
- City Wide Site Analysis Rule
- All other relevant City-wide Rules
- All relevant Natural Area Rules
- Working Environment Rule 3 – Building and Development Location
- Working Environment Rule 6 – Air Discharges
- Working Environment Rule 8 – Noise
- Working Environment Rule 9 – Parking, Loading and Driveway Access
- Working Environment Rule 10 – Odour, Glare and Vibration
- Working Environment Rule 11 – Signs
- Subdivision Rule 5 – Working Environment and Community Environment
- Working Environment – Rule 12- Establishment of Infrastructure
- Rule 13 Living Environment shall apply to Precinct C

#### **25.5 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 Special Area and also the Natural Area Rules, the City-Wide Rules and, where relevant, the

dominating the neighbourhood and nearby structures.

25(z) The extent to which signs do not create a situation hazardous to the safe movement of traffic.

#### **Transportation Criteria**

25(aa) The extent to which the design 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.

25(ab) The extent to which the secondary roading network provides 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 the town centre core.

25(ac) The extent to which development is designed to allow the safe and convenient movement of people on foot or cycle, as well as by car and other vehicles.

25(ad) The extent to which roads create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.

25(ae) The extent to which stormwater management features such as rain gardens, swales and permeable paving are incorporated into roading design.

25(af) The extent to which a pedestrian and cycle network is provided which safely and directly links schools, reserves, commercial areas and passenger transport routes with living areas.

25(ag) The extent to which the design

<p><u>Subdivision Rules.</u></p> <p>3. <u>Words in <i>italics</i> are defined - see the Definitions part of the <i>City-Wide Rules</i>.</u></p> <p>4. <u>Words in <b>bold</b> are explained - see the Explanations part of the Introduction to the Rules.</u></p> <p>5. <u>The Council may have a guideline to help interpret this rule - check at the Council Offices.</u></p> <p>6. <u>For <i>resource consents</i> see the Information Requirements in the <i>City-Wide Rules</i>.</u></p> <p>7. <u>Reference to the “Northern Strategic Growth Area Water Environment Plan” should be made for matters relating to water.</u></p>	<p><u>and construction of roading is capable of providing access to the wider movement network.</u></p> <p><u>25(ah) The extent to which traffic generation 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) <u><b>neighbourhood character.</b></u></p> <p><u>25(ai) The extent to which good walking &amp; cycle connections are provided between parks/reserves, town centres and schools).</u></p> <p><u>25(aj) The extent to which the design of 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><u>25(ak) The extent to which provision has been made for public transport facilities, including a public transport interchange, taxi stops and bus stops.</u></p> <p><u>25(al) The extent to which development has been designed to integrate land uses with transport systems, including provision for public transport within each precinct, and between precincts.</u></p> <p><u>25(am) The extent to which carparking accommodates expected peak demand of an activity, having regard to:-</u></p> <p>(i) <u>the existing provision of parking areas in the vicinity of the site.</u></p> <p>(ii) <u>the capacity of roads giving access to the site</u></p> <p>(iii) <u>the safety of road users including cyclists and pedestrians</u></p>
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	<p>(iv) <u>neighbourhood character</u></p> <p>(v) <u>the complementarity of parking demand for different activities at different times of the day.</u></p> <p><u>25(an) The extent to which <i>carparking</i> is designed according to a perimeter block layout where <i>carparking</i> is provided behind <i>buildings</i>, except for kerbside parking, and with the main "activity frontage" for buildings oriented towards public streets rather than parking areas.</u></p> <p><u>25(ao) The extent to which <i>carparking</i> is provided that:</u></p> <ul style="list-style-type: none"> <li>(i) <u>Provides sufficient car parks for residents and visitors.</u></li> <li>(ii) <u>Provides car parking areas which are secure, well lit and _____ conveniently accessible for residents.</u></li> <li>(iii) <u>Ensures car parks are located behind buildings (not visible from street) or in semi or full basements</u></li> <li>(iv) <u>Provides for on site loading facilities for service vehicles, delivery vehicles, including furniture removal and delivery, rubbish collection vehicles and their compliance with rules for vehicle manoeuvring.</u></li> </ul> <p><u>25(ap) The extent to which worker or student parking for <i>non-residential activities</i> is provided for within a 5 minute walking distance of land uses, rather than necessarily adjoining each <i>non-residential activity</i>.</u></p> <p><u>25(aq) The extent to which <i>development</i> promotes a safe environment for pedestrians and cyclists, including adequate lighting and appropriate location and <i>design</i> of entrances, windows and <i>driveways</i>.</u></p> <p><u>25(ar) The extent to which <i>driveways, carparking</i> and <i>roads</i> provide for safe</u></p>
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	<p><u>and efficient provision for motor vehicles.</u></p> <p><u>25(as) The extent to which traffic generation creates adverse effects on:</u></p> <ul style="list-style-type: none"> <li>(i) <u>The capacity of roads giving access to the site;</u></li> <li>(ii) <u>The safety of road users including cyclists and pedestrians; and</u></li> <li>(iii) <b><u>neighbourhood character.</u></b></li> </ul> <p><b><u>Infrastructure Criteria</u></b></p> <p><u>25(at) 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><u>25(au) The extent to which the infrastructure provided incorporates sustainable principles, with a particular emphasis on the efficient use and natural treatment of water systems.</u></p> <p><u>25(av) The extent to which the infrastructure provided to serve any new development is of a recognised public standard (such as compliance with the Waitakere City Code of Practice).</u></p> <p><u>25(aw) The extent to which recognition has been given to the NOSGA Local Water Agenda Plan when designing infrastructure.</u></p> <p><u>25(ax) The extent to which provision for stormwater disposal meets Catchment Management Plan requirements, in a way that best complements the design of the relevant precinct, such as incorporating stormwater ponds into open space and pedestrian linkage opportunities.</u></p>
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25(ay) The extent to which *development* retains and enhances riparian margins and provides protection through a range of building setbacks and replanting measures.

25(az) The extent to which *development* incorporates on-site storm water mitigation techniques that limit storm water runoff in the Hobsonville Village Concept Plan Area to pre-development levels (in terms of quality and quantity), including storm water from buildings, driveways, roads and other facilities.

25(ba) The extent to which an integrated approach to storm water management is adopted for storm water mitigation, with the emphasis being in the first instance on the reduction of storm water generated from sites through reuse of storm water and increase permeable areas, including decompaction of soils following earthworks. (Note: Catchment wide storm water management facilities such as wetlands and treatment ponds shall only be used as a final form of treatment, not the primary form).

25(bb) The extent to which the lots to be created are of a size and dimension that can meet (at later *building and development* stage), provision for stormwater mitigation on-site.

25(bc) The extent to which the design of development defines the 100 year flood plain, and limits development within that floodplain to *infrastructure*, including roads, water supply, wastewater, storm

water facilities and reserves.

25(bd) 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.

25(be) 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.

**Other Criteria**

25(bf) The extent to which all relevant assessment criteria under the "Other Rules Applying" are addressed in any resource consent.

25(bg) 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.

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, 11.17, 11.17(a), 11.17(b), 11.18, 11.23, 11.27, 11.28, 11.32, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8.

(Policy Section of the Waitakere District Plan)

	<b><u>RESOURCE CONSENT CONDITIONS</u></b>
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In granting a resource consent Council may impose conditions. Conditions may include any one or more of the following matters:

- Requiring alterations to design and/or location
- Requiring the provision of a landscape treatment plan and implementation of that plan within a specified time
- Limiting the bulk and scale of activities and other development
- The imposition of a bond to ensure satisfaction of conditions of consent
- Requiring financial contributions in accordance with the Plan.
- Requiring onsite or offsite works and services to avoid, remedy, mitigate or offset adverse effects
- Such other matters provided for in section 108 of the Act.
- Where a subdivision is sought, such other matters provided for in s220 of the Act.

1. Insert a Definition of *Hobsonville Village Centre Special Area* in the City-Wide Rules – Definitions, as follows:-

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

2. **Include the words “Hobsonville Village Centre Special Area” in the following Rules:-**

• **Working Environment Rule 8 – Noise as follows:**

After the words “Working Environment “in rule 8.1 (b) add the words “Hobsonville Village Centre Special Area”

- Hazardous Facilities Rule 1 – Consent Status Matrix Table

5. **Amend the Plan Maps by:-**

- (a) Re-identifying the area shown in the Human Environments Map from Countryside Environment to Hobsonville Village Centre Special Area as indicated on Map
- (b) Amending the Natural Areas Maps to identify Riparian Margin

Insert in District Plan Rules Volume 1, Heritage Appendix

LOCATION	DESCRIPTION	CATEGORY	INTERIOR	CHI No	LEGAL DESCRIPTION
<u>120 Hobsonville Road, Hobsonville</u>	<u>Timber weatherboard villa, built 1900s. Significance attributed to historical and architectural values</u>	<u>Category III</u>	<u>No</u>	<u>3702</u>	<u>PT Lot 3 DP 83705</u>

Archaeological Sites – Heritage Appendix

CHI NO	LOCATION	DESCRIPTION
<u>12363</u>	<u>112 Hobsonville Road somewhere in the field to the southeast of the RSA building</u>	<u>Possibly a gum digger's camp, but the reported feature is just as likely to be related to the Dismore House once located in this vicinity. This was a reported bottle pit which had been exposed during the planting of Limeburners Bay Vineyard. Nineteenth Century artefacts were recovered at the time, though none are now evident. Significance attributed to historical value.</u>

Change to Living Environment Rule 2 (additions shown underlined)

2.2 Limited Discretionary Activities

Activities meeting the following Performance Standards are *Limited Discretionary Activities*:

- (a) any *Residential Activity* involving *medium density housing* which is:
  - (i) established on a *site* with a minimum *net site area* of 2000m<sup>2</sup> and either:
    - has frontage to a Strategic or Regional Arterial (excluding the North-Western Motorway)(see the roading hierarchy map); or
    - is on a *site* in the *Living Environment* falling wholly within a 700 metre radius of a *central point* of the *Glen Eden* or *Westgate Community Environment*, or within a 1,000 metre radius of the *central point* of the *Henderson* or *New Lynn Community Environments* (see *Human Environment Maps*); or
    - is on a *site* in the *Living Environment* falling wholly within a 400 metre radius of *Hobsonville Village Centre* (see *Human Environment Maps*);
    - or
    - is on a *site* in the *Living Environment* falling wholly within a 500 metre radius of a train station; or
    - is within the *Living Environment (Harbour View)*...

Change to Working Environment Rule 3.1 (additions shown underlined)

3.1 Permitted Activities

Activities meeting the following Performance Standards are Permitted Activities:

- *development* in respect of which:
  - *buildings* are located no less than 6.0 metres from either a *Living Environment* or an *Open Space Environment* and no less than 3.0 metres from the *College Special Area or Precinct C in the Hobsonville Village Centre Special Area*, provided that no *setback* shall apply to the rear boundaries of the residues of Lot 4 DP 120491, the southern boundary of part Lot 2 DP 29916, the eastern boundary of Lot 4 DP 146207, the northern boundary of Lot 7 DP 118962, and the western boundary of Lot 10 DP 118962, and
  - *buildings* have no vehicle access doors or loading doors, fans, air conditioning equipment or air discharge device within 20 metres of a *Living Environment*, and
  - *Buildings* have no air conditioning equipment or air discharge device within 20 metres of the *College Special Area or Precinct C in the Hobsonville Village Centre Special Area*
  - There is a minimum 1.8 metres high *close boarded fence* and a minimum 1.0 metre wide *planted strip* within a *Living Environment* or an *Open Space Environment*, *Precinct C in the Hobsonville Village Centre Special Area* or the *College Special Area*, and
  - Any *outdoor storage area* is *screened* from other sites within a *Living Environment* or an *Open Space Environment*...

Consequential Changes to Assessment Criteria of Rule 3.1

3(a)

The extent to which *buildings* and *development* in the *Working Environment or Hobsonville Village Centre Special Area*

- (i) incorporate sufficient *building setback* from any *Living Environment* or the *College Special Area or Precinct C in the Hobsonville Village Centre Special Area* to provide a buffer area.