

**DISTRICT PLAN  
PROPOSED PLAN CHANGE 14**

**AMENDMENTS TO PLAN CHANGE 14 TEXT**

## **POLICY SECTION**

### **1. AMEND THE CITY'S ENVIRONMENT 3.5.3, AS FOLLOWS**

"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 reduces its naturalness, but the natural character still predominates along the defined scarp. 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."

### **2. AMEND THE CITY'S ENVIRONMENT 3.5.3, AS FOLLOWS**

#### **Countryside**

Quiet (except around former airbase, and SH16 and SH18)

### **3. AMEND PART 3.7 THE VALUED ENVIRONMENT: THE LOCAL ENVIRONMENT AND NEIGHBOURHOODS, AS FOLLOWS**

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.

### **4. AMEND PART 3.9 SPECIAL AREAS, AS FOLLOWS**

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. The Hobsonville Village Centre Special Area is located between Hobsonville Road and the new State Highway 18 Motorway, and extends from 84 Hobsonville Road eastwards to the Hobsonville Domain. This Special Area seeks to provide primarily for employment (non-residential) activities, with only very limited provision for residential activities. Provision is made for light industry, office and service activities, and a retail/ mixed use node. The retail/mixed use node is intended as an extension to the existing Hobsonville Village.

ARC 250/144

## 5. INSERT NEW POLICIES 11.38 – 11.43, AS FOLLOWS

### Policy 11.38 36

WCC 257/196

The Hobsonville Village Centre Special Area will shall primarily provide for employment and limited retail opportunities that will service projected population growth at Hobsonville and the Hobsonville Peninsula. Any subdivision or development in this Hobsonville Village Centre Special Area should shall be designed to provide employment, retail, community and residential activities where appropriate. It shall also serve the local community, and integrate with local, sub-regional and regional transport infrastructure and services. It shall to be compatible with landscape features, amenity values, existing and possible future development, the special amenity and the ecological qualities of the upper Waitemata Harbour., and the capacity of infrastructure, and should in particular provide that:- . In particular the design of development shall:-

ARC 250/144

ATRA 258/200

- provide, as part of the first stage in the development process, for pedestrian, cyclist and bus routes, and road networks that integrate well with land use activities within and around the Special Area and allow for safe and efficient movements that connect with transport networks around and beyond the Special Area;

ARTA 258/197

- recognise that Precinct A is well located in relation to local communities and transportation networks and represents a finite resource of land that can be appropriately developed for industrial purposes. This Precinct shall be limited to the development of to employment-focused (non-retail) activities;
- enable development the expansion in Precinct B of the Hobsonville Village retail convenience mixed use centre, to provide for the shopping needs of the existing and future residential and employment population in the Hobsonville area in the Village Centre itself, together with limited provision for residential and commercial activities adjoining that Centre (recognising that the major town centre serving the northern part of the City is located at Massey North);
- recognise the need to provide adequate safety and amenity for users of Hobsonville Road, Hobsonville Primary School, and residents across Hobsonville Road to the south;
- ensure that suitable linkages for pedestrians and traffic are provided across Hobsonville Road;

LTNZ 127/22

- promote intensive rather than low density development, in such a way that encourages high densities of employment and residential activity adjacent to transport and efficient use of land for all activities, including (where provided for) retail activities;

ARC 250/150

ARTA 258/197

- ensure that adverse effects on natural resources, including water quality and native vegetation are avoided, remedied or mitigated;

ATRA 258/200

- while landscape character may change, ensure ing that change is managed to provide environments which are visually compatible with the surrounding environs;

ATRA 258/200

- ensure that adequate provision is made for roading and all other infrastructure

- ensure that adequate provision is made for stormwater and wastewater drainage, consistent with any relevant network discharge consent based upon a integrated catchment management plan;
- adequate provision is made for roading, stormwater and wastewater drainage and all other infrastructure;

#### 250/156 ARC

- protect residents ~~are protected~~ from adverse effects on health and amenity values; Clause 16 Amendment
- provide for ecological and pedestrian linkages ~~are provided for~~, including through enhancement of the riparian margins and urban open space; Clause 16 Amendment
- maintain and enhance the natural landscape qualities of the riparian margins ~~are maintained and enhanced~~ Clause 16 Amendment
- ~~any development~~ ensures that the heritage values of Hobsonville are recognised and protected; Clause 16 Amendment
- ~~any development ensures that it is integrated with the transportation network~~

#### 258/197 ARTA

- ensure that transport and land use patterns are aligned to achieve sustainability, efficiency, ~~and liveability~~, a competitive economy and a high quality of life underpinned by a quality environment and amenity;

#### Warehouse109/82, NTC 111/79 Clause 16 Amendment

- 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, and to expand the range and scale of employment, retail and other activities appropriate to serve the Hobsonville community. It will The Special Area provides for development of a high quality commercial, mixed use and industrial precincts. These that will provide greater local employment for the City's residents, in areas located close to transport networks, and will help to address a long-term shortfall in employment land in Waitakere City. The Council envisages the land in the wider Hobsonville Corridor (of which Precinct A is one component) will provide employment for approximately 1,500 people. For this reason, much of the area has been set aside for the Hobsonville Village Centre Special Area aims to achieve a reasonable High standards of urban design and landscape development are required, that will respect the existing amenity, and the natural and heritage values of the area. 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. The Council envisages the land in the wider Hobsonville Corridor (of which Precinct A is one component) providing employment for approximately 1,500 people in the future, with a number of jobs focussed on servicing the marine industry).

#### ARC 250/144

#### ARTA 258/198, 258/199

### **Methods**

#### District Plan Rules:

#### Special Area Rules

Comprehensive Development Plan Rules  
Working Environment Rules  
City Wide Rules  
Clause 16 amendment

**New Policy 11.39**

~~The Hobsonville Village Centre shall proceed in accordance 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 minimize 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.~~

**Policy 11.39 (ARC 250/144)**

~~The Hobsonville Village Centre Special Area shall be developed in accordance with the following (see the Hobsonville Village Urban Concept Plan for Precinct locations and other features):-~~

- ~~• An emphasis on providing, within defined Precincts, for employment (Precinct A) and retail and mixed use opportunities (Precinct B) that will service projected population growth at Hobsonville and the Hobsonville Peninsula (see the Hobsonville Village Urban Concept Plan and Policies 11.40 – 11.43);~~
- ~~• Focusing retail activity within the pedestrian-orientated Village Centre in Precinct B, and limiting retail activity in Precinct A to the provision of retail that supports the local employee community, such as lunch bars and service stations~~
- ~~• Enabling limited Limiting provision for retail activity in the Commercial area adjoining the Village Centre, for those retail activities as provided for in Special~~

Area Rule 25, as they are not appropriate within the pedestrian-orientated parts of the Precinct; Clause 16 amendment

- Limiting retail activity in Precinct A to the provision of those activities that will support the local employee community, such as lunch bars and service stations;
- Enabling limited Limiting intensive medium/ high density residential activity in Precinct B to support the mixed use function of that Precinct; Clause 16 amendment
- ~~Specifically recognising the Hobsonville Primary School in Precinct C as an existing and potentially growing physical and social/educational resource, and provision of suitable buffer treatment around that Precinct;~~
- Provision of areas of open space, particularly within Precinct D, for amenity, sporting, recreational and ecological purposes serving local residents, employees and visitors;
- Provision of reserves for drainage/ stormwater purposes;
- Development incorporating roads as indicated on the Hobsonville Village Urban Concept Plan. In most cases, the exact positioning of roads will be determined at future stages of development, but it will be expected that road connections through sites will be provided as generally indicated.
- Identified "Strategic Access Points" "Key Intersections" shall be developed in the positions shown on the Hobsonville Village Urban Concept Plan;
- Provision of bus, cycle and pedestrian networks, designed to promote the maximum use and safety of transport modes other than private motor vehicles;
- Provision of "Slip Lanes" that will limit the number of access points on to Hobsonville Road east of the intersection with Brighams Creek Road;
- To ensure a high quality of streetscape adjoining Hobsonville Road,
- To recognise the amenity values for both pedestrians and the residential environment on the southern side of Hobsonville Road, and to recognise the need to manage traffic movements along Hobsonville Road, by requiring development to satisfy Frontage Controls or building performance standards as specified in the rules;
- Recognising the Hobsonville Primary School in Precinct C as an existing and potentially growing physical and social/educational resource, and the provision of suitable buffer treatment around that Precinct by way of a Landscape Interface Controls;
- ~~Provision of development to satisfy the "Building Design Frontage Controls" frontages that face Hobsonville Road and Brighams Creek Road — to be used as the basis for landscape buffer, slip lane and building setback controls and "Road Design Controls" as specified in the rules, ensuring a minimum standard of amenity in these areas;~~
- Identifying land within the Transit New Zealand Designation TSNZ 4 for appropriate development, subject to the designation prevailing in all cases while it remains in place.

Westfield 107/61

ARC 250/144, 250/150

Palmers 182/8

WCC 257/190

Westfield 107/61

TNZ 259/6, 259/7

### **Explanation**

There are a number of important features in the Hobsonville Village Centre Special Area that need to be recognised as requiring integrated management as the land is developed. The Concept Plan technique has been utilised to identify these features. Development in

accordance with the Hobsonville Village Urban Concept Plan provides a comprehensive, integrated and coordinated approach to ensure that the area is efficiently developed, that there is good integration between land uses and transportation networks, and that there are appropriate standards of for amenity purposes.

ARC 250/144

## Methods

District Plan Rules:

Special Area Rules

Comprehensive Development Plan Rules

City Wide Rules

Urban concept Plan Maps

Clause 16 amendment

## New Policy 11.40

### Precinct A - Industry

The Industry Precinct A and A2 - Industry shall be developed 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 light manufacturing, offices and industry. Particular encouragement will be given to activities where relatively high numbers of employees staff are required. Two storey development is to be required as a standard on sites having frontage to Hobsonville Road, to encourage higher employment densities along that public transport corridor.

Fulton Hogan 205/4

ARC 250/151

Residential activities will reduce the area of land available for employment activities and/or may create reverse sensitivity issues, and therefore are prohibited from locating in Precinct A.

WCC 257/197

Retail activities in Precinct A and A2 are generally to will have limited opportunities for retail activities to establish be avoided, as these should be located in the Mixed Use Town Precinct B - Hobsonville Village Centre - Precinct B. The eExceptions to this is are the provision for retail small shops that supports the local employee community, such as convenience food outlets, and small shops Ssubsidiary to manufacturing activities, and service stations. retail. and yard-based retail are is provided for as this is these are unsuitable in the Hobsonville Village town centre. Other retail activities should be located in the mixed use town centre Precinct B to encourage public transport routes to service the area.

Fulton Hogan 205/4

Precinct A and A2 aim to achieve a high standard of architectural, urban design and landscape development, particularly in those areas facing Hobsonville Road, Brighams Creek Road and the Hobsonville Primary School (Precinct C) where as- it is important to control the effects of non-residential development on the surrounding environment. Specific District Plan rules on landscaping, streetscapes building frontage and landscape controls, location seek to encourage s good design outcomes.

Westfield 107/62

Progressive 108/77

Min Ed 159/10, 159/11, 159/13  
Fulton Hogan 205/4  
ARC 250/149, 250/150  
WCC 257/190, 257/197

Precinct A2 is an area of land west of Hobsonville Primary School, that has the same policy and rule framework as Precinct A. Further technical work is required before Precinct A2 will be able to be developed for non-residential activities such as manufacturing, offices and industry. This technical work includes an integrated catchment management plan and associated network discharge consents, and an integrated transport assessment. Until such time as this technical work is completed and the relevant approvals provided, ad-hoc residential and non-residential development shall not be provided for encouraged. Clause 16 amendment

Fulton Hogan 205/2, 205/3, 205/4

### **Explanation**

This policy recognises the proximity of Precinct A and A2 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. Residential activities are not provided for. Overall, this policy aims to ensure that development in Precinct A and A2 is managed to ensure a well-designed employment area.

Fulton Hogan 205/4  
WCC 257/190

Precinct A2 requires further technical work to be completed and approved before industrial development is able to commence on the land. This technical work will require consultation with Waitakere city Council, the Auckland Regional Council, the Auckland Regional Transport Authority and Transit NZ. Once this technical work is complete, all relevant policies and rules that apply to Hobsonville Village Centre Special Area Precinct A will apply to Precinct A2.

Fulton Hogan 205/2, 205/3, 205/4

### **Methods**

District Plan Rules:  
Special Area Rules  
Working Environment Rules  
City Wide Rules  
Clause 16 amendment

### **New Policy 11.41**

WCC 257/191

### **Precinct B - ~~Mixed Use~~ Hobsonville VillageTown Centre –~~Precinct B~~**

The ~~Mixed Use~~ town centre —~~Precinct B~~ Hobsonville Village Town Centre 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 ideally 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 retail node provides for enhancement and limited extension of the existing village centre. With the exception of one neighbourhood supermarket of less than 4000 m<sup>2</sup>, retail uses will consist of small scale retail goods and retail services (such as medical, banking and other professional services) consistent with the requirements to service a neighbourhood catchment.

The mixed use town centre precinct provides opportunities to combine land use activities in close proximity to Hobsonville Peninsula and public open space. This anticipates retail, mixed use and commercial activities (especially located to the west of Sinton Road), but industrial activities shall be avoided.

The 400m radius from the middle of the Mixed Use town centre will encourage medium density and apartment 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/commercial 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.

Within the Village Centre (Retail Core) it is anticipated that there will be only one large store – a supermarket (up to 4,000m<sup>2</sup> in gross floor area). The supermarket will be positioned in a location (as generally shown on the Hobsonville Village Urban Concept Plan). This location enables the development of other, smaller shops (500m<sup>2</sup> maximum gross floor area with an overall average of 200m<sup>2</sup>) and activities such as medical, banking and other professional services. This will provide a balanced mix of retail services to the surrounding community (including the Hobsonville Peninsula).

The Mixed Use Hobsonville Village Town Centre Precinct provides opportunities to combine land use activities in close proximity to Hobsonville Peninsula and public open space. This anticipates retail, mixed use and commercial activities, but industrial activities shall be avoided.

IMF 300/22

Specific controls on the built form of development in this area, such as minimum areas of glazing, building set-backs and minimum and maximum height limits, shall ensure that the area achieves a pedestrian orientated village character, with relatively intensive (two storey height and above) buildings and active street frontages on the relevant streets as defined on the Hobsonville Village Urban Concept Plan.

ARC 250/154  
WCC 257/190  
ARTA 258/200

To the west of the main retail centre, the strip of Hobsonville Road to the Brigham Creek Road intersection is an area suitable for limited commercial use that includes provision for service stations, takeaway food outlets, automotive supplies, and offices. Provision is also made in this area for apartments above ground floor level. The scale of retail activities shall be limited to that necessary to serve the convenience needs of the local Hobsonville, community. Large format retail activities are to be avoided in this area.

Clause 16 amendment  
Palmers 182/5, 182/7, 182/8, 182/9

A mixed use area has been identified within Precinct B. The proximity of this area to the Village Centre (Retail) will encourage medium to high density housing, encouraging further public transport routes in the locality. Any reverse sensitivity effects arising from the proximity of residential uses in a mixed use environment will be addressed through design standards for the buildings containing residential activities.

Westfield 107/63

Progressive 108/78

### **Explanation**

The Mixed-Use Hobsonville Village Town Centre Precinct B 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. The supermarket location is well-served by road and pedestrian access, is close to the existing Hobsonville shops, and able to serve as a focus for the remainder of the retail area.

IMF 300/22

It will be important to maintain quality urban design outcomes as in this Village Centre as it will serve communities at both the Hobsonville Village Centre and the Hobsonville Peninsula and is the first centre visible from the SH18 for people travelling from North Shore City.

### **Methods**

District Plan Rules:

Special Area Rules

Comprehensive Development Plan Rules

City Wide Rules

WCC 257/191

Clause 16 amendment

## **Policy 11.42**

### **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 effects issues such as noise, reverse sensitivity, building design and safety issues to be adequately assessed. The Hobsonville Village Centre Urban 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.

WCC 257/198

## Clause 16 amendment

### ***Explanation***

The existing primary school has been recognised as fulfilling an 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.

### **Methods**

District Plan Rules:

Special Area Rules

City Wide Rules

Clause 16 amendment

## **New Policy 11.43**

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

#### Clause 16 amendment

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.

### **Methods**

District Plan Rules:

City Wide Rules

Clause 16 amendment

## RULES SECTION

### 6. INSERT NEW RULES AS FOLLOWS

Rule 25	HOBSONVILLE VILLAGE CENTRE SPECIAL AREA
<b>RULES</b>	<b>ASSESSMENT CRITERIA</b>
<p><b><u>25.0 General</u></b></p> <p>(a) <u>The following rules shall apply to Any Activity on land situated in the Hobsonville Village Centre Special Area, and shall include the erection or alteration of buildings or development or subdivision of the site</u> WCC 257/199 Clause 16 amendment</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>25.1 Permitted Activities</u></b></p> <p><u>The following are Permitted Activities:-</u></p> <p>(a) <u>Filming Activities</u> 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.</p> <p>(b) <u>Any Residential Activity or Non-Residential Activity or Retail Sales or Public Transport Terminal</u> not requiring the construction or alteration of buildings. WCC 257/195 Clause 16 amendment</p> <p>(c) <u>Grazing</u></p> <p>(d) <u>Horticulture</u></p> <p>(e) <u>Any Temporary Activity.</u></p> <p>(f) <u>In respect of Precinct C as shown on the Hobsonville Village Urban Concept Plan any school activities in accordance with the Ministry of Education designation ME20.</u> Clause 16 amendment</p> <p>(g) <u>In Precinct D, any Activity that is a Permitted</u></p>	<p><b>General Design Criteria</b></p> <p>25(a) The extent to which <i>building design</i> includes principles of passive solar design and walkable neighbourhoods.</p> <p>25(b) The extent to which any proposed <i>development and buildings in Precinct A:-</i></p> <p>(i) <del>is</del> <del>are</del> consistent with the <i>Hobsonville Village Centre Urban Concept Plan.</i></p> <p>(ii) <del>that</del> <del>adjoin to, or are visible from Hobsonville Road or the Hobsonville Primary School, achieve a high standard of visual amenity through such methods as design articulation of building facades, limiting building height and bulk, building setbacks, landscape treatment of front yards, and screening of storage areas.</del></p> <p>(iii) <del>that</del> <del>are</del> in the vicinity of <u>Hobsonville Road or the Hobsonville Primary School, are designed and/ or managed to avoid or mitigate any potential for effects arising from noise, discharges to air or odour.</u></p> <p><u>Note: Frontage Control 25-A may be required to be adhered to where buildings are of a design or function that does not require an active interface with the street, and where a setback is required to maintain a satisfactory standard of visual amenity for any outlook from residential development directly opposite the site on Hobsonville Road.</u></p>

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 a Limited Discretionary Activity in the Working Environment, except Rule 5 Retailing and Rule 7 Residential Activities.~~

~~(b) In respect of Precinct A as shown on the Hobsonville Village Concept Plan, any Retail Activity meeting the following standards:~~

~~(i) convenience shops with an aggregated retail floorspace 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;~~

~~(ii) retail sales subsidiary to a manufacturing activity on the same site; occupying not more than 15% of the gross floor area of that part of the building which is occupied by the activity, or 100m<sup>2</sup> retail floor space, whichever is the lesser 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.~~

~~(c) 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.~~

~~(d) The establishment of infrastructure.~~

~~(e) New buildings in Precincts A & B shall have a minimum 10m front yard setback.~~

Progressive 108/80

~~(f) In respect of Precinct B as shown on the Hobsonville Village Concept Plan, Any new building for Retail Activities.~~

~~(g) New buildings in Precinct A shall have a~~

Min Ed 159/10, 259/11, 259/13  
ARC 250/150, 250/151

~~25(c) The extent to which any proposed Comprehensive Development Plan for Precinct B has resulted from a process involving consultation with all landowners within that Precinct and adjoining sites~~

250/147 ARC

~~25(e d) 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 Urban Concept Plan.~~

Clause 16 amendment

~~25(d e) 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 f) 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 g) 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 adjoining land, having regard to the existing and potential use(s) of that adjoining land.~~

~~25(g h) The extent to which activities and structures in Precinct A maintain~~

~~maximum height of 10m within a 50m setback from Hobsonville Road with a maximum of 20m thereafter.~~

~~(h) Any Non-Residential, Mixed Use or Retail Activity in Precinct B meeting the Performance Standards above.~~

### Precinct A

In respect of Precinct A as shown on the Hobsonville Village Centre Urban Concept Plan:-

(a) Any Activity including the erection or alteration of buildings or development of the site, and any subdivision which is a Permitted Activity or a Limited Discretionary Activity in the Working Environment, except Rule 5 Retailing and Rule 7 Residential Activities.

### Clause 16 amendment

(b) Any Retail Activity involving:-

- (i) retail sales of goods manufactured on the same site, provided that retail floor space may occupy no more than 15% of the gross floor area of that part of the building which is occupied by the activity, or 100m<sup>2</sup> whichever is the lesser, or
- (ii) Convenience shops with an aggregated retail floor space not exceeding 100m<sup>2</sup> in retail floor space provided there are no other convenience shops within a 500m radius of the centre of the site subject to any proposal, or
- (iii) Service stations.

257/200 WCC

IMF 300/23

### Clause 16 Amendment

Provided that, in respect of (a) and (b) above, the following performance standards shall apply:

(c) No Any subdivision or development of a site may gain direct vehicular access from with frontage to Hobsonville Road or Brighams Creek Road (southern side) shall incorporate the features shown on Frontage Control Diagram 25A-1

(c) Any subdivision or development of a site

and enhance the modern industrial park character and amenity of the Hobsonville Village Centre Special Area.

### Clause 16 amendment

25(~~h~~ i) The extent to which any development provides a good standard of aural and visual amenity, particularly between residential activities and non-residential activities and between residential activities and roads.  
ARC 250/151

25(~~j~~ j) The extent to which landscaping is used to off-set the visual effect of new buildings.

25(~~k~~ k) 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.

25(~~k~~ l) The extent to which development meets the following design criteria:

- (i) New development has appropriate detail to enhance the character of the street frontage streetscape;

### WCC 257/206

- (ii) Any large building facades which are highly visible from the road and motorway should be adequately detailed for visual interest;

- (iii) Buildings within the Village Centre (Retail) face onto rather than back onto any street frontage, and provide a safe, high amenity, pedestrian-oriented street environment; and

- (iv) Buildings within the Business Area within Precinct B are located and designed to encourage pedestrian movement and the support of public transport integration along the Hobsonville Road

<p><u>adjoining the Hobsonville Primary School shall incorporate, where relevant, the features shown on Landscape Interface Control Diagram 25-B (see the <i>Hobsonville Village Urban Concept Plan</i> for the application of these controls);</u></p> <p>ARC 250/150, 250/151 Transit NZ 259/6, 259/7 <u>Hayne 14/1</u></p> <p><u>(d) Any subdivision or development of a site that contains an Indicative Future Road shall make provision for the development of that road in general accordance with the position shown on the <i>Hobsonville Village Centre Urban Concept Plan</i> and the <i>Hobsonville Village Urban Transport Concept Plan</i>.”</u> <u>Note: the central spine road shall be designed as a Collector Road (see the Waitakere City Council Code of Practice).</u></p> <p>Min Ed 159/10, 259/11, 259/13 ARC 250/150, 250/151 Transit NZ 259/6, 259/7 Hayne 14/1 Clause 16 amendment</p> <p><u>(e) Buildings on sites with frontage to Hobsonville Road (excluding rear sites) shall have a minimum height of two storeys over the full width of the building and for a depth back from the elevation facing Hobsonville Road of no less than 20 metres.</u></p> <p><u>(g) Any subdivision or development of a site subject to a Frontage Control or Landscape Interface Requirement notation as shown on the <i>Hobsonville Village Urban Concept Plan</i> shall be designed in accordance with the relevant Diagram 25A(1 or 2) or 25B or 25C.</u></p> <p>ARC 250/151 Transit NZ 259/6, 259/7</p> <p><u>(f) Prior to any development as provided for in (a) – (f) above of the land shown on the <i>Hobsonville Village Urban Concept Plan</i> as Precinct A2, the following shall be completed and the relevant approvals obtained:</u></p> <p><u>(i) An integrated catchment management plan and relevant network discharge consents for the whole of the land identified as Precinct A2</u></p> <p><u>(ii) An integrated transport assessment in accordance with the relevant</u></p>	<p><u>corridor. ARC 250/154</u></p> <p>25(<del>t</del> m) The extent to which permeable fencing is used except where <i>Residential Activities</i> need clear separation from Non-Residential Activities.</p> <p>25(<del>m</del> n) The extent to which all <i>development</i> is well-connected and allow for public transport, vehicle and pedestrian links.</p> <p>25(<del>m</del> o) The extent to which <i>buildings</i> and <i>activities</i> avoid adverse <i>effects</i> on neighbourhood character and <i>amenity</i> values.</p> <p>25(<del>n</del> p) The extent to which areas of open space, planting and landscape treatment are used to mitigate the visual effects of <i>buildings and development</i>.</p> <p>25(<del>p</del> q) The extent to which a landscape treatment will ensure that potential adverse effects of <i>development</i> are avoided, remedied or mitigated and that a high standard of amenity is achieved.</p> <p>25(<del>q</del> r) The extent to which any <i>development</i> provides a good standard of aural and visual amenity, particularly between <i>residential activities</i> and <i>non-residential activities</i>.</p> <p>25(<del>r</del> s) The extent to which areas of open space, planting and streetscape treatment are used to <u>avoid or mitigate offset</u> the visual <u>effects impact</u> of <i>buildings and development</i>.</p> <p>WCC 257/206</p> <p>25(<del>s</del> t) The extent to which <i>landscape treatment</i> and <i>development</i> complements and enhances the <b>natural landscape character</b> of adjoining land.</p> <p>25(<del>t</del> u) The extent to which lighting will assist in creating and enhancing a consistent and safe character throughout the relevant precinct and the <i>Hobsonville Village Special Area</i> as a whole.</p> <p>25(<del>u</del> v) The extent to which <i>buildings</i> are linked to allow the efficient use of</p>
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<p style="text-align: center;"><u>guidelines</u></p> <p>Fulton Hogan 205/2, 205/3, 205/4</p> <p><b><u>Precinct B</u></b></p> <p><u>In respect of Precinct B as shown on the Hobsonville Village Urban Concept Plan:-</u></p> <p><u>(g) A Comprehensive Development Plan for the whole Precinct, provided that the following Performance Standards and any relevant standards in the City-Wide Urban Design Rules are satisfied.</u></p> <p>ARC 250/154</p> <p><u>(h) Any consent under this Rule shall be limited to the first Comprehensive Development Plan only (Note: any further Comprehensive Development Plan or any amendment to a Comprehensive Development Plan shall be a Discretionary Activity pursuant to Rule 25.3).</u></p> <p>ARC 250/147</p> <p><u>Performance Standards for Comprehensive Development Plans</u></p> <p>ARC 250/154</p> <p><u>The Comprehensive Development Plan shall include:-</u></p> <ul style="list-style-type: none"> <li><u>(i) Compliance with the Hobsonville Village Transport Concept Plan;</u></li> <li><u>(ii) The exact location and design of proposed roads;</u></li> <li><u>(iii) The application of the relevant street frontage typology from the City Wide Rule 3 Building Design and Street Frontage; Clause 16 amendment</u></li> <li><u>(iv) The location of bus stops;</u></li> <li><u>(v) The provision of a pedestrian network to be provided throughout the Precinct, and linked to adjoining Precincts;</u></li> <li><u>(vi) An indicative layout of proposed sites;</u></li> <li><u>(vii) An indicative layout of the proposed location of retail activities, mixed use activities and residential activities, provided that:-</u> <ul style="list-style-type: none"> <li><u>(a) the location of one supermarket (maximum gross floor area 4,000m<sup>2</sup>) shall be confirmed in the general position shown on the Hobsonville Village Centre Urban Concept Plan, and shall include a concept design of the development of that site including the position of buildings, carparking and access;</u></li> </ul> </li> </ul>	<p>sites.</p> <p>25(v w) 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.</p> <p>25(w x) The extent to which proposed <i>development</i> makes use of shared facilities between similar activities both on adjoining <i>sites</i> and in the vicinity.</p> <p>25(x y) The extent to which <i>signs</i> are visually appropriate to the neighbourhood character.</p> <p>25(y-z) The extent to which <i>signs</i> are of a height which avoids the <i>sign</i> dominating the neighbourhood and nearby structures.</p> <p>25(z aa) The extent to which <i>signs</i> do not create a situation hazardous to the safe movement of traffic.</p> <p><u>25(ab) The extent to which retail activities proposed within Precinct B serve the neighbourhood catchment, consistent with the policies for the Village Centre</u></p> <p>IMF 300/26</p> <p><b>Transportation Criteria</b></p> <p><u>(Note: all of the following assessment criteria are to be addressed in a Transport Management Plan (that takes cognisance of the January 2007 Integrated Transport Assessment) prepared to satisfy the standards in Rule 25.2 (h)(xiii)). LTNZ 127/21</u></p> <p>25(aa ac) The extent to which the design of roads for streets and the development of adjoining sites slip public lanes will ensure well-connected, attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, car parking, infrastructure services street-tree planting, and landscape treatment.</p>
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ARC 250/155

WCC 257/193, 257/194

IMF 300/24, 300/25

- (b) it shall be confirmed that, in that part of the remainder of the Village Centre (Retail Services) as shown on the Hobsonville Village Centre Urban Concept Plan, not including apart from the supermarket, individual retail premises will have a maximum gross floor area of 500m<sup>2</sup> and an average gross floor area size not exceeding 200m<sup>2</sup>.

ARC 250/155

WCC 257/193

IMF 300/24 IMF

- (viii) confirmation that activities established within the "Business" area as shown on the Hobsonville Village Urban Concept Plan, will be confined to the following activities:- retail, mixed use and commercial activities, but industrial activities shall be avoided.

- a) Offices;
- b) Service stations;
- c) Retail sales of automotive and marine products, parts and accessories;
- d) Sales of beverages;
- e) Restaurants;
- f) Sales of takeaway food; and
- g) Residential activities involving apartments above ground floor level only, and complying with the standards in relation to the City-Wide Urban Design Rules Rule 1.

- (ix) Confirmation that activities established in the "Mixed Use" area as shown on the Hobsonville Village Urban Concept Plan will be confined to:-

- a) residential activities, being medium density housing or apartment development complying with the standards in relation to the City-Wide Rule 1- Apartment Design;
- b) retail activities on the ground floor only, being a convenience shop or a restaurant, and not exceeding 200m<sup>2</sup> in gross floor area.

Palmers 182/1, 182/2

Note: Council may require compliance with Diagram 25-A as a condition of Comprehensive Development Plan approval in respect of Precinct B.

ARC 250/151

WCC 257/206

Transit NZ 259/6, 259/7

- 25(~~ab~~ ad) The extent to which roads 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 Hobsonville Village Centre Special Area Precinct B town centre core.

(Note. it is expected that the preparation of comprehensive development plans will include consultation with the Auckland Regional Council and the Auckland Regional Transport Authority)

WCC 257/206

- 25(~~ae~~ ae) The extent to which any development having access to Hobsonville Road or Brigham Creek Road is designed to minimise the need for vehicle crossings to Hobsonville Road and achieve safe access, without compromising the ability of those roads to efficiently function as a Strategic Arterial Road (Note: it is expected that the applicant will consult with Transit New Zealand in respect of this criterion)

Transit NZ 259/6, 259/7

Clause 16 amendment

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.

Clause 16 amendment (repeat of 25(ac))

WCC 257/191

- (x) Provision to be made for car parking, and, where relevant, loading spaces for all proposed activities;
- (xi) Proposals for landscape treatment;
- (xii) A site development/building design guide for the entire Precinct;
- (xiii) A transport management plan in accordance with assessment criteria 25(aa) – 25(av); including traffic modelling;

LTNZ 127/21

- (xiv) The manner by which development of the Precinct is to be staged and the means of managing any vacant land during the staging process.

~~(i) Any Mixed Use Activity, provided that the mixed use activity complies with a Comprehensive Development Plan approved pursuant to Rule 25.2(h) or Rule 25.3, and that the activity complies with the following standards~~

~~(i) in relation to the City-Wide Urban Design Rules:-~~

~~(a) Rule 1 in relation to any development containing Apartments;~~

~~(b) Rule 3 in relation to the relevant nominated streetscape types in a Comprehensive Development Plan~~

~~(ii) Rule 1.10 of the City Wide Rules – General Noise Standards~~

~~(i) Any new building, provided that the activity complies with a Comprehensive Development Plan approved pursuant to Rule 25.2(h) or Rule 25.3;~~

~~(j) The subdivision of any site which complies with a Comprehensive Development Plan approved pursuant to Rule 25.2(h) or Rule 25.3, provided that subdivision Rule 5 – Working and Community Environment also applies.~~

~~(k) In respect of Precinct B, residential development as identified on the Hobsonville~~

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

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

25(~~af ah~~) 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 ai~~) The extent to which the design and construction of roading is capable of providing access to the wider movement network.

25(~~ah aj~~) The extent to which traffic generation creates adverse effects on:

(i) The capacity of roads giving access to the site;

(ii) The safety of road users including cyclists and pedestrians;

(iii) **neighbourhood character**

(iv) the sustainability of the primary road network

(Note: Transit NZ interprets sustainability of the primary roading network as preserving the transport function of the State Highway network, to maintain the optimum level of speed and capacity.

[Transit 259/8](#)

25(~~ai ak~~) The extent to which good walking & cycle connections are provided between parks/reserves, town centres

<p><u>Village Centre Concept Plan Appendix XIX, that is within 400m of the intersection of Hobsonville and Clark / Wisely Roads.</u></p> <p>N Hayne 14/2 IMF 300/25]</p> <p><u>(l) Low impact design and source control of contaminants in Precincts A and B in accordance with the integrated catchment management plan and relevant network discharge consent(s)</u></p> <p>ARC 250/156</p> <p><b><u>Precinct C</u></b></p> <p>In respect of Precinct C as shown on the <i>Hobsonville Village Urban Concept Plan –</i></p> <p>(m) Schools</p> <p><b><u>Precinct D</u></b></p> <p>In respect of Precinct D as shown on the <i>Hobsonville Village Urban Concept Plan –</i></p> <p>(n) Any Activity which is a <i>Limited Discretionary Activity</i> in the <i>Open Space Environment</i>.</p> <p>ARC 250/147</p> <p><u>In All Precincts</u></p> <p>(o) Any Activity requiring the <i>construction or alteration of buildings</i>.</p> <p>WCC 257/195</p> <p>(p) <del>(d)</del>The establishment of <i>infrastructure</i>.</p> <p>WCC 257/201</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 <i>Hobsonville Village Urban Concept Plan</i></u></li> <li>• <u>road design, transport management 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 <i>Hobsonville Village Centre Urban Concept Plan</i></u></li> </ul> <p>Clause 16 amendments</p>	<p>and schools).</p> <p>25(aj al) The extent to which the design of <del>roads streets and slip public lanes conserves</del> <u>utilises</u> land <u>efficiently</u> and encourages walkability by using minimal dimensions for carriageways and integrating service lines beneath footpaths or parking bays.</p> <p>WCC 257/206 Transit NZ 259/6, 259/7</p> <p>25(ak am) The extent to which provision has been made for public transport facilities, including a public transport interchange, taxi stops and bus stops.</p> <p>25(<del>a</del>an) The extent to which development has been designed to integrate land uses with transport systems, <u>through the use of an integrated transport assessment methodology for major trip generating activities</u>, including provision for public transport within each precinct, and between precincts. ARTA 258/222</p> <p>25(<del>am</del> ao) The extent to which <u>carparking</u> accommodates expected peak demand of an activity, having regard to:-</p> <ol style="list-style-type: none"> <li>(i) the existing provision of parking areas in the vicinity of the site.</li> <li>(ii) the capacity of <u>roads</u> giving access to the <u>site</u></li> <li>(iii) the safety of <u>road</u> users including cyclists and pedestrians</li> <li>(iv) <b>neighbourhood character</b></li> <li>(v) the complementarity of parking demand for different activities at different times of the day.</li> </ol> <p>25(<del>an</del> ap) The extent to which <u>carparking</u> is designed according to a perimeter</p>
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<ul style="list-style-type: none"> <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 <del>Centre Urban Concept Plan</del> Area and existing development on adjoining land</u></li> </ul> <p>Clause 16 amendment</p> <ul style="list-style-type: none"> <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(<del>bg</del> bj).</p> <p><b>25.3 Discretionary Activities</b></p> <p>Activities meeting the following Performance Standard are Discretionary Activities:</p> <p>(a) <u>In respect of Precinct A, any Activity or building which is a Discretionary Activity in the Working Environment, except Rule 5 Retailing <del>Activities</del> and Rule 7 Residential Activities.</u></p> <p>WCC 257/202</p> <p>(b) <u>In respect of Precinct B, any Activity that is not a Permitted Activity or a Limited Discretionary Activity shall be deemed to be a Discretionary Activity.</u></p> <p>Progressive 108/81</p> <p>(c) <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>(d) <u>In respect of Precinct D any Activity that is a Discretionary Activity in the Open Space Environment.</u></p> <p><u>(e) In respect of Precinct A any building that does not satisfy the standards in Rule 25.2(h)</u></p>	<p>block layout where <i>car parking</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.</p> <p>25(<del>ae</del> aq) The extent to which <i>car parking</i> is provided that:</p> <ul style="list-style-type: none"> <li>(i) Provides sufficient car parks for residents <u>in Precinct B</u> and visitors <u>in all Precincts</u>.</li> <li>(ii) Provides car parking areas which are secure, well lit and conveniently accessible for residents <u>in Precinct B</u>.</li> <li>(iii) Ensures car parks are located behind buildings (not visible from street) or in semi or full basements</li> <li>(iv) 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 <u>maneuvering</u> <u>manoeuvring</u>.</li> </ul> <p>WCC 257/206</p> <p>25(<del>ap</del>-ar) 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>.</p> <p>25(<del>aq</del> as) 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>.</p> <p>25(<del>ar</del> at) The extent to which <i>driveways, car parking</i> and <i>roads</i> provide for safe and efficient provision for motor</p>
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ARC 250/154

Discretionary Activity applications will be assessed having regard to Assessment Criteria 25 (a) – 20 (~~bg bj~~) and any other relevant matter under section 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.~~

Progressive 108/83

#### 25.4 Other Rules Applying

WCC 257/204

The following rules of the *Plan* shall apply to *Any Activity* (unless otherwise specified in these Rules):-

WCC 257/205]

- City Wide Building Design Street Frontage Rule
- City Wide Site Analysis Rule
- All other relevant City-wide Rules
- All relevant Natural Area Rules

The following rules shall apply to Precinct A:

ARC 250/146

- 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

The following rules shall apply to Precinct B:

- Community Environment Rule 3 – Building and Development Location
- Community Environment Rule 10 – Air Discharges
- Community Environment Rule 13 – Noise
- Community Environment Rule 14 – Parking, Loading and Driveway Access

vehicles.

25(~~as au~~) The extent to which traffic generation creates adverse effects on:

- (i) The capacity of roads giving access to the site;
- (ii) The safety of road users including cyclists and pedestrians; and
- (iii) **neighbourhood character.**

25(av) The extent to which a travel plan can be developed for the proposed activity, to reduce the number of car journeys generated by the activity, and provide those on site with greater transport choices

ARTA 258/226, 258/227

#### **Infrastructure Criteria**

25(~~at aw~~) The extent to which infrastructure for stormwater, wastewater and water supply are designed to ensure techniques are used to minimise water use and generation.

25(~~ax ax~~) The extent to which the infrastructure provided incorporates sustainable principles, with a particular emphasis on the efficient use and natural treatment of water systems.

25(~~av ay~~) 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).

25(~~aw az~~) The extent to which recognition has been given to the NOSGA Local Water Agenda Plan when designing infrastructure.

25(~~ax ba~~) The extent to which provision for storm water management and land use disposal meets Catchment

- Community Environment Rule 15 – Odour, Glare and Vibration
- Community Environment Rule 12 – Signs
- Subdivision Rule 5 – Working Environment and Community Environment
- Community Environment – Rule 16- Infrastructure

The following rule shall apply to Precinct C:

ARC 250/146

Rule 13 Living Environment Rule 13 Noise

ARC 250/146

The following rule shall apply to Precinct D:

ARC 250/146

- Open Space Environment Rules

WCC 257/205

### **25.5 Non-Complying Activities**

WCC 257/204

Any Activity which is not a Permitted Activity or a Limited Discretionary Activity or a Discretionary Activity, except residential activities in Precinct A and/ or Precinct A2, under the above rules shall be deemed to contravene a rule in the Plan and shall be a Non-Complying Activity.

WCC 257/197, 257/203

Note this includes any non-residential activity in Precinct A2 if the requirements of Rule 25.2(g) have not been fulfilled.

Fulton Hogan 205/2, 205/3, 205/4

### **25.6 Prohibited Activities**

Any activity that is a residential activity in Precinct A and / or Precinct A2

WCC 257/197

Management Plan requirements of the Integrated Catchment Management Plan – Waiarohia. Development shall not cause a non-compliance with the conditions of consent for network discharge consent for Auckland Regional Council Permit 25692, 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.

ARC 250/156

25(~~ay~~ bb) The extent to which *development* retains and enhances riparian margins and provides protection through a range of building setbacks and replanting measures.

25(~~az~~ bc) 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~~ bd) 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 de-compaction 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~~ be) The extent to which the lots to be created are of a size and dimension that can meet (at later *building and development*

	<p>stage), provision for stormwater mitigation on-site.</p> <p>25(<del>be</del> bf) The extent to which the design of development defines the 100 year flood plain, and limits development within that floodplain to <i>infrastructure</i>, including <i>roads</i>, water supply, wastewater, storm water facilities and reserves.</p>
<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>1. <u>If an activity is not controlled or restricted in any way by any part of the <i>Plan</i> it is permitted, but may require consents under other legislation/ plans.</u></li> <li>2. <u>Activities must comply with all other relevant rules of the <i>Plan</i> or be the subject of a <i>resource consent</i>. Check all other rules in this <i>Special Area</i> and also the <i>Natural Area Rules</i>, the <i>City-Wide Rules</i> and, where relevant, the <i>Subdivision Rules</i>.</u></li> <li>3. <u>Words in <i>italics</i> are defined - see the Definitions part of the <i>City-Wide Rules</i>.</u></li> <li>4. <u>Words in <b>bold</b> are explained - see the Explanations part of the Introduction to the Rules.</u></li> <li>5. <u>The Council may have a guideline to help interpret this rule - check at the Council Offices.</u></li> <li>6. <u>For <i>resource consents</i> see the Information Requirements in the <i>City-Wide Rules</i>.</u></li> <li>7. <u>Reference to the “Northern Strategic Growth Area Water Environment Plan” should be made for matters relating to water.</u></li> </ol>	<p>25(<del>be</del> bg) 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.</p> <p>25(<del>be</del> bh) The extent to which <i>earthworks</i> 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.</p> <p><b>Other Criteria</b></p> <p>25(<del>bf</del> bi) The extent to which all relevant assessment criteria under the “Other Rules Applying” are addressed in any <i>resource consent</i>.</p> <p>25(<del>bg</del> bj) The extent to which more than minor adverse <i>effects</i> 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 <i>site</i> and/or through payment or provision of a <i>financial contribution</i>, including an <i>upgrading contribution</i>.</p> <p><b>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,</b></p>

11.12, 11.13, 11.14, 11.17, 11.17(a), 11.17(b), 11.18, 11.23, 11.27, 11.28, 11.32, 11.39, 11.40, 11.41, 11.42, 11.43, 11.47, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8.

**(Policy Section of the Waitakere District Plan)**

[Clause 16 amendment](#)

### **RESOURCE CONSENT CONDITIONS**

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 Landscape Interface Controls and Frontage Controls**

[MoE 159/13](#)

- 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

**3. Amend the definition of “Residential Activit(y)(ies) as follows:**

Residential Activit(y)(ies)

means the use of *land* or *buildings* by people for living accommodation (whether or not any person is subject to care or supervision), where those people voluntarily live at the *site* for a period of one month or more and will generally refer to the *site* as their home and permanent address; and includes baches and other similar private holiday accommodation, but excludes a *temporary activity* and a *prohibited activity* (*except for Prohibited Activities in Special Area Rule 25*).

[WCC 257/197](#)

**4. Add the following text to the City Wide Prohibited Activities Rule as follows:**

*Residential activities in Precinct A and/or Precinct A2 in the Hobsonville Village Centre Special Area* [WCC 257/197](#)

**5. District Plan Maps**

The Panel recommends the acceptance of the Hobsonville Village Urban Concept Plan Maps (Revised Plan Change 14b dated 26 January 2007). The following amendments to that Map (and other related and new maps and diagrams) are also recommended.

(a) Re-identify the area shown in the Human Environment Maps A7, B9 and C9 from Countryside Environment to Hobsonville Village Centre Special Area including the area contained in Precinct A2  
[Fulton Hogan 205/2, 205/3](#)

(b) Insert the indicative roading layout and area “C-1” as provided in Annexure 1 of submission 205, in the area identified as Precinct A2 on the Hobsonville Village Urban Concept Plan  
[Fulton Hogan 205/2, 205/3](#)

(c) Amend the Natural Areas Map B9 and C9 to identify Riparian Margins in Precincts A and A2 [Fulton Hogan 205/4](#)

Insert the Hobsonville Village Centre Street Typology Concept Plan dated 26 January 2007 [ARC 250/154](#)

- (e) Insert the Hobsonville Village Urban Concept Transport Plan dated 26 February 2007 ARC 250/151
- (f) Insert the renamed Frontage Control Diagram 25-A Progressive 108/80
- (h) Insert the renamed Landscape Interface Control Diagram 25-B and apply this within Precinct A, immediately adjacent to the north-eastern and north-western boundaries of Precinct C Ockleston 312/4, ARC 250/150, 250/151
- ~~(i) Delete Frontage Control Diagram 25-A-2 ARC 250/151~~
- ~~(j) Delete Road Design Control: Diagram 25-B Ockleston 312/4~~  
Clause 16 amendment

**Insert in District Plan Rules Volume 1, Heritage Appendix**

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

**Archaeological Sites – Heritage Appendix**

CHI NO	LOCATION	DESCRIPTION
12363	112 Hobsonville Road somewhere in the field to the southeast of the RSA building	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.

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.

# **Plan Change 16**

## **Policy 0.9.**

**Peripheral urban growth should be restricted to the following areas as depicted in Policy Map Z:**

**Babich, Hobsonville Airbase, Hobsonville Centre Village, and Westgate/Massey North until 2011; and**

**Penihana, and Hobsonville Corridor between 2011 and 2021.**

### ***Explanation***

The Auckland Regional Policy Statement, the Auckland Regional Growth Strategy and the Northern and Western Sectors Agreement outline the staging and sequencing of regional and sub-regional growth for the Auckland Region to 2021 and beyond to 2050. A detailed analysis of these documents undertaken in 2005 indicates that Waitakere City was outstripping current population growth projections. The Waitakere City Growth Management Strategy adjusts these growth projections accordingly. It is anticipated that 78% of future population growth can be accommodated within the 2001 MUL, 17% in the NorSGA area and on the Penihana and Babich land, with 5% in the rural area through provision of development on existing vacant lots, subdivision provided by existing District Plan standards, and existing structure plans.

The Waitakere City Growth Management Strategy sequences growth as follows:

1-10 years	Babich, Airbase, Westgate town centre and Massey North, approx 33% of Hobsonville corridor
10-20	Penihana, and remaining Hobsonville corridor,
20+	Rest of Hobsonville peninsula, and Redhills

[Growth that is proposed outside of this scheduled timeframe is unlikely to be supported. Inserted by Category A \(Growth\) report; page 47; section 5.3.10; submission number\(s\) WCC 250/193](#)

In accordance with this strategy changes to the ARPS and the District Plan were proposed at Hobsonville Airbase, Hobsonville Village Centre, and Westgate/Massey North and Babich in 2005 (Refer Policy Map Z and Schedule Y).

If regional and sub-regional growth strategies are to be successful, there should be no need for the formal introduction of plan changes for new growth areas on the periphery of the City, other than those identified in the Waitakere City Growth Management Strategy, until at least 2021. Progress will need to be monitored, and factors such as the expected rate of population and household growth may change and have an impact on when further land is required. However any departure from this policy will require justification, and a critical examination of the success of consolidation policies.

Urban expansion in 2005 has been focused in the various areas for different reasons, all areas will aid in the integration between land use and transport planning and will be comprehensively planned using concept plans.

### **Hobsonville Airbase**

Part of the Hobsonville Airbase land is close to a deep water channel in the Waitemata Harbour. The site has been identified as particularly suitable for marine industry based on this resource, and areas have been reserved for that purpose, consistent with Council's general strategy of encouraging employment growth.

Further, with the progressive closing of the Hobsonville Airbase, and the transfer of land to a single entity planning for future development, the opportunity has arisen to pursue a large greenfields development which meets the City's aims for attractive, compact, mixed use, accessible and well-integrated development. In the current planning period, this will be the major greenfields location of new residential development. It is expected that the area will provide for a population of

approximately 6-8,000 residents, or more than double the population that would have been accommodated in conventional low-density suburbs. It is of critical importance that the development of this area be carefully managed as a model of the urban form intended in the City and beyond.

The deep water access also provides an important opportunity for a commuter ferry facility. Provision for that facility should be retained in the Landing Special Area.

### **Westgate/Massey North**

The urbanisation of this area is based on retrofitting the existing Westgate shopping centre into a traditional "main-street" based Town Centre. This also includes provision of an adjacent employment precinct which is critical in correcting the shortage of employment land in Waitakere City. The location of Working Environment land adjacent to a major town centre is similar to that accommodated in the Council's other sub-regional town centres of New Lynn and Henderson.

### **Hobsonville Village Centre**

~~Employment Growth and provision of town centre development is also a key factor in the urbanisation of the Hobsonville village area.~~ Reinforcing the intensification of the Hobsonville Village Centre Special Area and linking it with employment growth that is focussed on a major motorway interchange is a key factor in managing urban growth at this node. IMF 300/100 Providing a clear direction for growth pressures around the Brigham Creek Road interchange is vital. The land around this interchange will be more desirable to the commercial sector as a result of the increased accessibility to this area offered by the Motorway (SH18). Should central government decide to allow the development of Whenuapai Airbase as a commercial airport, the Brigham Creek Road interchange area will be able to provide, within the MUL, land for the development of service and industry requirements to support such a facility. ~~It is likely that in such a situation, the market demand will see the Brigham Creek Road Employment Area proceed ahead of the Massey North Employment Area.~~ IMF 300/100 A short distance away from this proposed interchange, along southern side of Hobsonville Road is a string of commercial development within an existing residential area. This development constitutes the beginnings of a neighbourhood centre. There is a need to formalise this area in the District Plan as the Hobsonville Village with a clearly defined core to avoid additional ad hoc ribbon development occurring along the north side of Hobsonville Road.

# WORKING RULE 10 ODOUR GLARE VIBRATION

## 10.0 General

The following rules apply to *Non-Residential Activity*, *Temporary Activities* and *Any Activities* producing artificial light.

## 10.1 Permitted Activities

Activities meeting the following Performance Standards are *Permitted Activities*:

(a) *Any Activity* and *Temporary Activities* generating vibration levels (acceleration measured in metres per second squared) relative to frequency not exceeding the base curves of figure 2a (z axis), 3a (x and y axes) and 4a (combined x, y and z axes) contained within ISO 2631-2:1989.

Assessment of vibration shall be carried out by a suitably qualified and experienced person in accordance with Annex A and table 2 of ISO 2631-2:1989. Instruments used to measure vibrations and the methods of measurement shall comply with a recognised standard such as Australian Standard AS2973: 1987 "Vibration and Shock - human response vibration - measuring instrumentation"; and

(b) *Any Activity* and *Temporary Activities* emitting artificial outdoor lighting which:

(i) has not more than 20 lux spill (horizontal and vertical) of light as measured at the *site boundary* of any *adjoining site*, provided that:

- it does not cause an added illuminance in excess of 10 lux (horizontal and vertical) at the windows of any *dwelling* within the *Working Environment*; and
- it does not cause an added illuminance in excess of 10 lux (horizontal and vertical) at the *site boundary* of any *adjoining site* within the *Living, Waitakere Ranges, Bush Living, Foothills and Countryside Environments*, and the *College Special Area*; [the Hobsonville Landing Special Area, the Hobsonville Marine Industry Special Area, the Hobsonville Village Centre Special Area; and](#) [WCC 257/207](#)

(ii) is shielded in such a manner that light emitted by the fixture is projected below a horizontal plane running through the lowest point on the fixture where light is emitted or is shielded in such a manner that the lower edge of the shield is at or below the centre line of the light source; and

(iii) complies with AS/NZS 1158 (1996); and