

DEV1 Mangawhai Hills Development Area

DEV1 description

The Mangawhai Hills Development Area provides a unique opportunity for high quality residential development in a sustainable environment and a natural landscape, framed by indigenous vegetation, wetlands and water systems. The Development Area contributes to Mangawhai's enhancement of ecological and landscape values through environmentally conscious and innovative design techniques.

The Mangawhai Hills Development Area creates a strong edge to residential development within Mangawhai, and enhances community benefits and recreational opportunities through the provision of community facilities, access to public open space, nature trails and shared amenities and network connectivity, benefiting Mangawhai and the wider Kaipara District. The Development Area strengthens multi-modal transportation, ecological and hydrological connections between Cove Road and Mangawhai Village.

The extent and form of topography strongly influences street alignments, housing typologies and the types and quantum of open space and conservation areas. The built form enabled within the Development Area requires sensitive design to enable a sympathetic transition between the site and the existing built and natural environment in Mangawhai.

The Mangawhai Hills Structure Plan (see **Appendix 1**) has been prepared to illustrate intended spatial outcomes and to reflect the comprehensive design statement analysis for the Mangawhai Hills Development Area. This informs the spatial pattern of land use and subdivision within the Development Area.

DEV1 Objectives

DEV1-01	Mangawhai Hills Development Area
Sustainable and environmentally conscious residential living opportunities are provided for in the Mangawhai Hills Development Area whilst ecological, landscape, amenity, servicing and transportation effects are managed.	
DEV1-02	Amenity
Subdivision and development are comprehensively designed, and promote high quality urban design that responds positively to the local context and outcomes anticipated with a large lot residential housing density.	
DEV1-03	Transportation
Provide a connected, legible and safe multi-modal transport network in the Mangawhai Hills Development Area.	
DEV1-04	Indigenous Biodiversity
Identify, protect and promote the restoration and enhancement of indigenous biodiversity within the Mangawhai Hills Development Area.	
DEV1-05	Freshwater Management
Subdivision and development are undertaken in a manner that adopts an integrated approach to the effects of land use and development on freshwater values.	
DEV1-06	Non-residential activities
Non-residential activities are compatible with the character and amenity of the Mangawhai Hills Development Area, and do not have any significant adverse effects on the role and function of commercial zones in Mangawhai.	

DEV1 Policies

DEV1-P1	Built Development
<p>To provide for and enable comprehensively designed built development which:</p> <ol style="list-style-type: none"> 1. Identifies building platforms that respond to site topography and environmental characteristics. 2. For residential development, achieve a large lot residential density and pattern of development. 3. Takes into account mana whenua values. 4. Maintains a sense of spaciousness between built form. 5. Maintains the dominance of the natural environment (such as landscape values, natural wetlands, intermittent and permanent streams, and indigenous vegetation) over the built environment. 6. Locating access ways, services, utilities and building platforms where these can be provided without the need for significant earthworks, retaining, benching or site contouring. 7. Provides a scale and form of built development that achieves an appropriate standard of residential amenity and design. 8. Relates to neighbouring properties by employing setbacks, sensitive building orientation and design, and landscaping to mitigate dominance and privacy impacts. 	
DEV1-P2	Transportation and Connectivity
<p>Require subdivision and development to achieve a connected, legible and safe multi-modal transport network in the Mangawhai Hills Development Area by:</p> <ol style="list-style-type: none"> 1. Implementing the primary and secondary road network consistent with the Mangawhai Hills Structure Plan. 2. Providing attractive, safe and efficient vehicle access, parking and manoeuvring. 3. Maximising walking and cycling networks along streets, waterways, natural wetlands and open spaces. 4. Coordinating required transport infrastructure upgrades of the surrounding road network, to minimise potential adverse safety and efficiency effects. 	
DEV1-P3	Ecological Values
<p>Protect, and promote the restoration and enhancement of the values of natural wetland features, intermittent and permanent streams, and indigenous vegetation identified within the site when undertaking subdivision and development, with particular regard to:</p> <ol style="list-style-type: none"> 1. Maintaining and enhancing the interconnected network between the ecological features. 2. Riparian restoration and extension of ecological linkages. 3. Methods of enhancement and permanent protection of the indigenous terrestrial and freshwater biodiversity values of the Development Area. 4. Appropriate building setbacks. 5. Management of earthworks and vegetation clearance. 6. Management and treatment of stormwater. 	
DEV1-P4	Open Space
<p>Require subdivision within the Mangawhai Hills Development Area to provide for the recreational needs of residents by:</p> <ol style="list-style-type: none"> 1. Establishing open spaces which are prominent, and of a quality and size in proportion to the anticipated density. 2. Providing pedestrian and/or cycle linkages. 	

DEV1-P5	Environmentally Conscious Development
<p>To encourage development within the Mangawhai Hills Development Area to be environmentally conscious by:</p> <ol style="list-style-type: none"> Promoting eco-design principles taking into account the impact of a product throughout its lifecycle. Utilising off-grid energy sources where practical. Incorporating water sensitive design techniques into subdivision and development design. Utilise best practice methods to manage three waters servicing. Minimising the risks and impacts of natural hazard events, including providing for climate change. Promoting pedestrian and cycling networks as the predominant form of transport within the site. 	
DEV1-P6	Subdivision
<p>The Mangawhai Hills Development Area provides for high quality subdivision that implements the Mangawhai Hills Structure Plan where:</p> <ol style="list-style-type: none"> The subdivision and development identifies, protects and promotes the restoration and enhancement of the full extent of natural wetland features, intermittent and permanent streams, and indigenous vegetation and related buffer areas. Inappropriate new development in 10- and 100-year flood hazard areas and coastal hazard areas is avoided. There is sufficient provision of sustainable infrastructure to accommodate the subdivision and development. Building platforms are designed and orientated to be well integrated, respond to topography, solar orientation, and prevailing winds. Lots are generally shaped, sized and orientated to achieve positive sunlight access, onsite amenity, privacy and outlook. Public roads and open space networks are well connected, legible and safe. 	
DEV1-P7	Commercial Activities, Community Facilities and Educational Facilities
<p>To enable commercial activities, community facilities and educational facilities within the Mangawhai Hills Development Area where the:</p> <ol style="list-style-type: none"> Commercial activity, community facilities and educational facilities are located to maintain the amenity of adjoining residential activities. Scale and size of commercial activities, community facilities and educational facilities is restricted to maintain the vitality and vibrancy of the existing commercial zones within Mangawhai. 	

DEV1 Land Use Rules

DEV1-R1	Buildings, accessory buildings and structures	
<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>The construction, alteration, addition, or demolition of any building, accessory building, or structure that complies with:</p> <ol style="list-style-type: none"> DEV1-S1 Site coverage. DEV1-S2 Height. DEV1-S3 Height in relation to boundary. DEV1-S4 Setback from internal boundaries. 		<p>2. Activity status when compliance not achieved with DEV1-R1.1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard or rule.

<ul style="list-style-type: none"> e. DEV1-S5 Setback from road boundaries. f. DEV1-S6 Fencing and Landscaping. g. DEV1-S7 Setback from natural features. h. DEV1-S8 Residential unit separation distance. i. DEV1-S9 Exterior finish j. DEV1-S18 Minimum Floor Level k. Rule 13.10.26 Fire Safety 	
DEV1-R2	Residential unit
<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The residential unit(s) provide a minimum net site area of 1,000m² per residential unit. b. Up to two residential units are constructed per site. c. It complies with: <ul style="list-style-type: none"> i. DEV1-S13 Vehicle Crossings ii. DEV1-S14 Roads, Vehicle Access, Pedestrian Walkways and Cycleways iii. DEV1-S15 Water Supply. iv. DEV1-S16 Stormwater Disposal. v. DEV1-S17 Wastewater Disposal. vi. DEV-S18 Minimum Floor Level 	<p>2. Activity status when compliance not achieved with DEV1-R2.1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Residential character and amenity. b. Sufficient sunlight access to outdoor living spaces. c. Building mass, orientation and passive surveillance of the road/street. d. Bulk and scale effects. e. Effects on any natural features with respect to natural wetlands, intermittent and permanent streams, and indigenous vegetation. f. The extent to which the activity is consistent with the Mangawhai Hills Structure Plan. g. The ability to accommodate incidental activities anticipated within the Mangawhai Hills Development Area such as access, parking, manoeuvring, waste collection and landscaping.
DEV1-R3	Home business
<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The home business occupies a maximum of 40m² gross floor area. b. No more than two persons who are not permanent residents of the site are employed on the site at any one time. c. The home business takes place entirely within a building and no goods, materials, or equipment are stored outside a building. d. Unloading or loading of vehicles or the receiving of customers or deliveries only occurs between 0730 and 1900 on any day. e. It complies with: <ul style="list-style-type: none"> i. DEV1-S11 Traffic intensity. ii. DEV1-S13 Vehicle Crossings 	<p>2. Activity status when compliance not achieved with DEV1-R3.1.a: Discretionary</p> <p>3. Activity status when compliance is not achieved with DEV1-R3.1.b, c, d, or e: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Residential character and amenity. b. Design and layout. c. Effects on the role and function of Commercial Zones. d. Transport safety and efficiency. e. Scale of activity and hours of operation. f. Infrastructure servicing.

<ul style="list-style-type: none"> iii. DEV1-S14 Roads, Vehicle Access, Pedestrian Walkways and Cycleways iv. DEV1-S15 Water Supply. v. DEV1-S16 Stormwater Disposal. vi. DEV1-S17 Wastewater Disposal. 	
DEV1-R4	Visitor accommodation
<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. It provides for no more than 6 guests. b. It complies with: <ul style="list-style-type: none"> i. DEV1-S11 Traffic intensity. ii. DEV1-S13 Vehicle Crossings iii. DEV1-S14 Roads, Vehicle Access, Pedestrian Walkways and Cycleways iv. DEV1-S15 Water Supply. v. DEV1-S16 Stormwater Disposal. vi. DEV1-S17 Wastewater Disposal. 	<p>2. Activity status when compliance not achieved with DEV1-R6.1: Discretionary</p>
DEV1-R5	Commercial Activities, Educational Facilities and Community Facilities
<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> 2. The activity is located within, or no greater than 20m, from the Community Hub area on the Mangawhai Hills Structure Plan. 3. The activity operates within a building with a maximum GFA of 250m² or within a maximum site area of 500m². 4. The cumulative total of commercial activities, educational facilities, and community facilities within Mangawhai Hills Development Area does not exceed 1000m² net floor area. 5. The activity complies with: <ul style="list-style-type: none"> i. DEV1-S11 Traffic intensity. ii. DEV1-S13 Vehicle Crossings. iii. DEV1-S14 Roads, Vehicle Access, Pedestrian Walkways and Cycleways. iv. DEV1-S15 Water Supply. v. DEV1-S16 Stormwater Disposal. vi. DEV1-S17 Wastewater Disposal. 6. The activity complies with Rules 13.10.27 Parking and 13.10.28 Loading. 	<p>7. Activity status when compliance not achieved with DEV1-R8: Discretionary</p>

DEV1-R6	Any activity not otherwise provided for	
Activity Status: Discretionary		
DEV1-R7	Excavation and Fill	
<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The excavation and fill complies with DEV1-S10 Excavation and Fill.</p> <p>b. There are no earthworks located within the Landscape Protection Area identified on the Mangawhai Hills Structure Plan.</p> <p>OR</p> <p>c. The excavation and fill are associated with:</p> <p>i. The repair and maintenance of fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, or farm and forestry tracks.</p> <p>ii. Garden amenities, gardening or the planting of any vegetation.</p> <p>iii. The formation and maintenance of walking or cycling tracks less than 2m wide.</p>	<p>2. Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters over which discretion is restricted:</p> <p>a. Volume, extent and depth of earthworks.</p> <p>b. Effects on amenity and character and landscape values.</p> <p>c. Dust, erosion and sediment control, land instability.</p> <p>d. Effects on the margins of water bodies.</p> <p>e. Effects on the land transport network, particularly heavy vehicles and traffic generated as a result of the earthworks activity.</p> <p>f. Changes to the natural water flows and existing drainage paths are mitigated.</p> <p>g. Adjoining properties and public services are protected.</p> <p>h. Effects on the overall form, integrity and extent of the Landscape Protection Area from land modification.</p>	
DEV1-R8	Indigenous Vegetation Clearance	
<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The indigenous vegetation is not located within any of the Existing Native Vegetation areas within the Mangawhai Hills Structure Plan; or</p> <p>b. The indigenous vegetation is not part of a continuous area of predominantly indigenous vegetation greater than 3m in height and greater than 50m² in area; or</p> <p>c. Indigenous vegetation is cleared for the following purposes:</p> <p>i. The removal is of trees that are a danger to human life or existing structures (including network utilities).</p> <p>ii. The removal is for the formation and maintenance of walking tracks less than 3 metres wide.</p> <p>iii. The clearance is for maintenance of existing fence lines or for a new fence where the purpose of the new fence is to</p>	<p>2. Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters over which discretion is restricted:</p> <p>a. Effects on the locality, particularly the character and amenity values of adjoining sites/land uses.</p> <p>b. Effects on ecological values.</p> <p>c. Effects on landscape and heritage values.</p> <p>d. Effects on any natural features with respect to natural wetlands, intermittent and permanent streams, and indigenous vegetation.</p> <p>e. The extent to which the activity is consistent with the purpose, character and amenity values of the Mangawhai Hills Development Area.</p> <p>f. The extent to which the activity is consistent with the Mangawhai Hills Structure Plan.</p>	

<p>exclude stock and/or pests from an area which is to be protected for ecological or soil conservation purposes, provided that the clearance does not exceed a width of 3.5m either side of the fence line; wide using manual methods that do not require the removal of any indigenous tree over 300mm girth.</p> <p>iv. It is part of the operation and maintenance of network utilities.</p> <p>v. The removal is for the construction of a fire break by a fire authority.</p> <p>vi. It is in accordance with the terms of a Queen Elizabeth II National Trust or other covenant, or the removal is limited to naturally dead or wind thrown trees.</p>	
DEV1-R9	Noise
<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. Any activity complies with rule 13.10.14 General Noise permitted activity standard.</p> <p>b. Any temporary activity complies with rule 13.10.15 Construction Noise and Temporary Activities permitted activity standard.</p> <p>c. Wind turbines comply with rule 13.10.16 Wind Generation: Noise permitted activity standard.</p>	<p>2. Activity status when compliance not achieved: Discretionary</p>
DEV1-R10	Vibration
<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. Any activity complies with rule 13.10.17 Vibration permitted activity standard.</p>	<p>2. Activity status when compliance not achieved: Discretionary</p>
DEV1-R11	Hazardous Substances
<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. Any activity complies with rule 13.10.21 Hazardous Substances permitted activity standard.</p>	<p>2. Activity status when compliance not achieved: Discretionary</p>
DEV1-R12	Radioactive Materials
<p>1. Activity Status: Permitted</p> <p>Where:</p>	<p>2. Activity status when compliance not achieved: Discretionary</p>

a. Any activity complies with rule 13.10.22 Radioactive Materials permitted activity standard.	
DEV1-R13	Lighting
1. Activity Status: Permitted Where: a. Any activity complies with rule 13.10.23 Lighting and Glare permitted activity standard.	2. Activity status when compliance not achieved: Restricted Discretionary Matters over which discretion is restricted: a. Those matters listed in rule 13.10.23.
DEV1-R14	Signs
1. Activity Status: Permitted Where: a. Any activity complies with rule 13.10.24 Signs permitted activity standard.	2. Activity status when compliance not achieved: Restricted Discretionary Matters over which discretion is restricted: a. Those matters listed in rule 13.10.24.
DEV1-R15	Vehicle Crossing
1. Activity Status: Permitted Where: a. The vehicle crossing complies with DEV1-S13 Vehicle Crossing.	2. Activity status when compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
DEV1-R16	Roads, Vehicle Access, Pedestrian Walkways and Cycleways
1. Activity Status: Permitted Where: a. All roads, vehicle access, pedestrian walkways and cycleways comply with DEV1-S14 Public Roads, Pedestrian and Cycle Networks.	2. Activity status when compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
DEV1-R17	Network Utilities
1. Activity Status: Permitted Where: a. Any activity complies with rule 10.11.1 permitted activity standard.	2. Activity status when compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
DEV1-R18	Outdoor Recreational Activities and Primary Production Activities
1. Activity Status: Permitted	

DEV1 Subdivision Rules

DEV1-R19	Subdivision
<p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Proposed allotments have a minimum net site area (excluding access legs) of 1,000m², except where the proposed allotment is an access allotment, utility allotment or road to vest in Council. b. All primary and secondary roads are established in accordance with the indicative roads shown on the Mangawhai Hills Structure Plan; or the full extent of the primary or secondary road shown on the Mangawhai Hills Structure Plan is not provided, any subdivision shall establish any part of the indicative primary and secondary road within the site boundary in accordance with the indicative primary and secondary road shown on the Mangawhai Hills Structure Plan. c. An active or passive open space area no less than 300m² in net site area within 500 metres of the proposed residential allotments is established. <p>Note: This rule shall not apply where a public open space has been legally established within 500 lineal metres of the proposed allotments.</p> <ul style="list-style-type: none"> d. Native revegetation planting to a minimum of 10m from the edge of natural wetlands, intermittent and permanent streams, and indigenous vegetation identified within the Mangawhai Hills Structure Plan is established. <p>Note: This rule shall not apply to road or track crossings over streams or wetlands.</p> <ul style="list-style-type: none"> e. Any amenity landscape feature, bush area, indigenous vegetation planting is protected. f. Any area of archaeological, cultural or spiritual significance is protected. g. A connection, or easements to secure connection, to a reticulated electrical supply system at the boundary of the net site area of the allotment is provided. h. Each allotment is provided with a connection, or the ability to connect to a wireless, above ground, or underground telecommunications system. i. The activity complies with the following: <ul style="list-style-type: none"> i. DEV1-S10 Earthworks ii. DEV1-S12 Building Platforms iii. DEV1-S13 Vehicle Crossings. 	<p>2. Activity status where compliance not achieved with DEV1-R19.1 a- i: Discretionary</p>

<ul style="list-style-type: none"> iv. DEV1-S14 Roads, Vehicle Access, Pedestrian Walkways and Cycleways. v. DEV1-S15 Water Supply. vi. DEV1-S16 Stormwater Management. vii. DEV1-S17 Wastewater Management. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> a. The matters of discretion of any infringed standard. b. Subdivision layout, design, shape and range of allotment sizes, including the layout of roads and the number of rear allotments proposed. c. Streetscape and landscaping proposed. d. Provision of a landscape buffer strip along the Tara Road, Old Waipu Road and Cove Road frontage. e. The extent to which the proposal is generally in accordance with the Mangawhai Hills Structure Plan. f. Measures and mechanisms for ownership and maintenance to protect, restore and enhance all indigenous terrestrial and freshwater biodiversity values. g. Within the Landscape Protection Area, integration with the identified characteristics and qualities of the area. h. Staged subdivision establishes and coordinates with necessary infrastructure upgrades. 	
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Standards

DEV1-S1	Site coverage
<ol style="list-style-type: none"> 1. The maximum building coverage is the lesser of 30% of the net site area or 500m² except where within the Landscape Protection Area where the maximum building coverage is 25% of the net site area or 250m²; and 2. The maximum percentage of the net site area covered by impervious surfaces shall be 50%. 3. All stormwater management for the site shall comply with any stormwater management plan approved under DEV1-REQ1 and performance standard DEV1-S18 Stormwater Management. 	<p>4. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Amenity and character of the surrounding area. b. The bulk and scale of the buildings, structures, and impervious surfaces. c. Water sensitive design and outfalls that mitigate concentrated flows. d. Provision of stormwater quality treatment to protect the environment from contaminants generated from the activity including appropriate stormwater quality monitoring associated with the design and construction

		stages as well as the consent holder's maintenance obligations.
DEV2-S2	Height	
<p>1. The maximum height of buildings, accessory buildings, and structures is 8m measured from the natural ground level immediately below that part of the building, accessory building or structure.</p> <p>2. Within the Landscape Protection Area:</p> <p>a. The highest point of any buildings, accessory buildings, and structures shall be a maximum height of 5m above ground level.</p> <p>This standard does not apply to:</p> <p>i. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation.</p> <p>ii. Architectural features (e.g., finials, spires) that do not exceed 1m in height.</p> <p>iii. Solar and water heating components provided these do not exceed the height by more than 0.5m.</p>	<p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. Amenity and character of the surrounding area.</p> <p>b. Any adverse shading, privacy, or visual dominance effects on adjacent sites.</p> <p>c. Visual intrusion of the building from beyond the site and the effect on skylines and ridgelines;</p> <p>d. Compliance with the Mangawhai Hills Design Guidelines.</p>	
DEV1-S3	Height in relation to boundary	
<p>1. Buildings, accessory buildings, and structures adjoining another site shall be contained within a building envelope defined by a 45 degree recession plane measured from 2.5m above existing ground level at the internal boundaries of the site, except:</p> <p>a. The following intrusions are permitted:</p> <p>i. Gutters and eaves by up to 600mm measured vertically;</p> <p>ii. Solar panels; and</p> <p>iii. Chimneys, poles, masts, and roof plant where each of these structures does not exceed 1m in length parallel to the boundary.</p> <p>Where the boundary adjoins a vehicle accessway to a rear site that is less than 6m in width or is secured via a legal mechanism and shared between more than one site, the recession plane shall be taken from the far side of the accessway.</p>	<p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. Amenity and character of the surrounding area.</p> <p>b. Any adverse shading, privacy, or visual dominance effects on adjacent sites.</p>	
DEV1-S4	Setbacks from internal boundaries	
<p>1. Buildings, accessory buildings, and structures shall be setback a minimum of 3m from the boundary of any internal boundary, except:</p> <p>a. No setback is required where the building or structure shares a common wall along an internal boundary.</p>	<p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. Amenity and character of the surrounding area.</p> <p>b. Screening, planting and landscaping of the site.</p> <p>c. Privacy and visual dominance of adjacent sites.</p>	

<ul style="list-style-type: none"> b. No setback is required for accessory buildings and garages where the cumulative wall length adjacent to any internal boundary is no greater than 7m. c. No setback is required for internal boundary fences. d. No setback is required for uncovered decks or swimming pools that are less than 0.5m in height above ground level. 	
DEV1-S5	Setback from road boundaries
<ol style="list-style-type: none"> 1. Buildings, accessory buildings, and structures shall be setback a minimum of 5m from road boundaries, except where: <ul style="list-style-type: none"> a. A garage door faces the road boundary, the minimum setback shall be 5.5m. b. Fences or walls no more than 2m in height. c. Swimming pools and uncovered decks less than 1m in height above ground level. d. Letterboxes, clotheslines and outdoor furniture. e. Water tanks less than 2.7m in height above ground level. 2. Car parking spaces shall be setback a minimum of 5m from the road boundary. 	<ol style="list-style-type: none"> 2. Activity status when compliance not achieved: Restricted Discretionary <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Amenity and character of the surrounding area. b. The safety and efficiency of the land transport network and private access-ways. c. Screening, planting and landscaping of the site.
DEV1-S6	Fencing and Landscaping
<ol style="list-style-type: none"> 1. The maximum height of any fence shall be no more than 1.2m in height with 50% visual permeability, except any fence screening a service area. 2. The maximum height of any fence screening a service area shall be no more than 1.5m in height. 3. Each residential unit must have a landscaped area of a minimum of 20% of the site that is planted in plants, shrubs or trees, and can include the canopy of trees regardless of the ground treatment below them. 4. Prior to the construction of buildings within any site that adjoins Cove Road, Old Waipu Road or Tara Road, an area of vegetation planting shall be provided along the entire length (other than access) of the road boundary which is: <ul style="list-style-type: none"> i. 3m wide; ii. Capable of achieving a minimum establishment height of 2m above the ground level of the road boundary; and iii. At a density that will achieve canopy closure within 3-5 years. 	<ol style="list-style-type: none"> 5. Activity status when compliance not achieved: Restricted Discretionary <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Amenity and character of the surrounding area. b. Screening, planting and landscaping of the site. c. The extent to which the fencing and landscaping visually connects the private front yards to the street. d. The extent to which privacy is provided for residential units, while enabling opportunities for passive surveillance of public places. e. The extent to which shading and visual dominance effects to immediate neighbours and the street are minimised. f. Health and safety effects.

DEV-S7	Setbacks from natural features	
<ol style="list-style-type: none"> 1. Buildings, accessory buildings and structures must be setback: <ol style="list-style-type: none"> a. 10m from the edge of natural wetlands, intermittent and permanent streams. b. 5m from the edge of riparian planting, wetland planting, and indigenous vegetation. 2. The setbacks above do not apply to: <ol style="list-style-type: none"> a. Ephemeral streams. b. Where there is a legally formed and maintained road between the site boundary and the coastal water, lake, or river. c. Fences. d. Infrastructure provided by a network utility operator. e. Structures associated with vehicle, pedestrian or cycle network access. 	<p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The design and siting of the building or structure with respect to effects on the natural character and amenity of the waterbody. b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the waterbody margins. c. Screening, planting and landscaping on the site. d. Natural hazard mitigation and site constraints. 	
DEV1-S8	Residential Unit Separation Distance	
<ol style="list-style-type: none"> 1. Residential units must be separated: <ol style="list-style-type: none"> a. At least 3m from any other detached residential unit within the same site; or b. At least 6m from any other detached residential units where there is a private open space area located between two residential units. 	<p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The privacy, outlook and amenity of adjacent and adjoining sites. b. Sufficient sunlight access to the outdoor living space. c. Building mass, orientation and passive surveillance of the road/street. d. Bulk and scale effects. e. Effects on any natural features with respect to natural wetlands, intermittent and permanent streams, and indigenous vegetation. f. The extent to which the activity is consistent with the Mangawhai Hills Development Area Conceptual Structure Plan. g. The ability to accommodate incidental activities anticipated within the Mangawhai Hills Development Area such as access, parking, manoeuvring, waste collection and landscaping. 	
DEV1-S9	Exterior Finish	
<ol style="list-style-type: none"> 1. All building, accessory building or structure exteriors shall: <ol style="list-style-type: none"> a. Not utilize mirror glazing within their exteriors; and b. Include at least 70% of the total painted or galvanised external surface of buildings 	<p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Amenity and character of the surrounding area. 	

<p>(excluding windows) with a colour with a reflectance value no greater than 35% and with a roof colour with a reflectance value no greater than 20%.</p> <p>2. Within the Landscape Protection Area, all buildings, accessory building or structure exteriors shall:</p> <p>a. Not utilize mirror glazing within their exteriors; and</p> <p>b. Be coloured or painted or galvanised (excluding windows) with a colour in the range of browns, greys and black, with a reflectance value no greater than 25% (provided that 2% of each exterior is exempt) and with a roof colour with a reflectance value no greater than 20%.</p>	<p>b. Any adverse shading, privacy, or visual dominance effects on adjacent sites.</p> <p>c. Extent of visual intrusion of the building from beyond the site, particularly from the road and public places including the effect on skylines and ridgelines.</p> <p>d. Compliance with the Mangawhai Hills Development Area Design Guidelines.</p>
DEV1-S10	Earthworks
<p>1. The total volume of excavation or fill shall not exceed 500m³ within a site in any 12-month period; and</p> <p>2. The maximum height or depth of any cut or fill face shall not exceed 1.5m over a continuous distance of less than 50m within a site.</p>	<p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters over which discretion is restricted:</p> <p>a. Effects on character and amenity of the surrounding locality upon completion of earthworks.</p> <p>b. Land stability upon completion.</p> <p>c. Landscaping as necessary.</p> <p>d. Measures to manage dust, erosion and sediment control, and land instability.</p>
DEV1-S11	Traffic Intensity
<p>1. The total traffic generated from each site shall not exceed 20 daily one-way movements, where the traffic generated by single residential unit, and construction traffic are excluded.</p> <p>Note 1: Trip generation for each activity is contained within Appendix 25F of this Plan.</p>	<p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters over which discretion is restricted:</p> <p>a. The trip characteristics associated with the proposed activity.</p> <p>b. The design of features intended to ensure safety for all users of the access site, and/or intersecting roads including but not limited to vehicle occupants, vehicle riders and pedestrians.</p> <p>c. Land transport network safety and efficiency, particularly at peak traffic times (of both the activity and road network).</p> <p>d. Mitigation to address adverse effects, such as:</p> <p>i. Travel/trip planning and timing.</p> <p>ii. Providing alternatives to private vehicle trips.</p>

	<ul style="list-style-type: none"> iii. Contributing to improvements to the road network, where appropriate. iv. The effect of traffic on the amenity and character of the surrounding area.
DEV1-S12	Building platform(s)
<p>1. Subdivision, other than an access or utility allotment, must provide a building platform on every proposed allotment that complies with the following:</p> <ul style="list-style-type: none"> a. Each allotment has a shape factor, being: <ul style="list-style-type: none"> i. A circle with a diameter of at least 20m, exclusive of boundary setbacks; and ii. Containing a minimum 150m² building platform area that is suitable to construct a building either in accordance with NZS 3604/2011; or with specific engineering design of foundations. b. Is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform. c. Each building platform has vehicular access in accordance with DEV1-S13 Vehicle Crossings. d. Is not subject to inundation in a 2% AEP storm or flood event. e. A residential unit could be built on as a permitted activity in accordance with Rule DEV-R2. 	<p>2. Activity status: Restricted discretionary</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. Earthworks and fill material required for building platforms and access. b. Geotechnical suitability for building. c. The relationship of the building platform and future residential activities with surrounding rural activities to ensure reverse sensitivity effects are avoided or mitigated. d. Avoidance of natural hazards. e. Effects on landscape and amenity. f. Measures to avoid storm or flood events.
DEV1-S13	Vehicle Crossings
<p>1. New vehicle crossings on to roads controlled by the Kaipara District Council shall be designed, constructed and located in accordance with the Kaipara District Council Engineering Standards 2011, except as it relates to 5.2.10.d and 5.2.10.e of those Standards, where it shall comply with the following:</p> <ul style="list-style-type: none"> a. No vehicle crossing shall be situated within 10m of any road intersection (as measured from the meeting point of the main kerb alignments). b. The minimum spacing between vehicle crossings on the same side of any road shall be 2m. c. No more than one vehicle crossing is provided to each lot, except where a vehicle crossing is a double width crossing and serves more than one site, in which case the vehicle crossing width shall be a maximum of 7m. 	<p>2. Activity status: Restricted discretionary</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. Adverse effects on the safe, efficient and effective operation of the land transport network. b. The ability to provide for emergency vehicle access. c. The extent and effect of any non- compliance with any relevant rule or standard and any relevant matters of discretion in the infringed rule(s) or standard(s). d. Traffic generation by the activities to be served by the access. e. Location, design, construction and materials of the vehicle access. f. Safety for all users of the access and/or intersecting road including but not limited to vehicle occupants or riders and pedestrians.

<ul style="list-style-type: none"> d. Formed with a sealed all-weather surface. e. For an accessway or driveway servicing up to 6 residential units the minimum width shall be 3.0m and maximum length shall be 50m. f. For an accessway or driveway servicing up to 30 residential units the minimum width shall be 5.5m. g. Shall include internal manoeuvring area sufficient that vehicles using the driveway do not need to reverse onto a road or shared driveway where the access is located within 10m of an intersection road boundary. h. Shall serve no more than four parking spaces, should vehicles be required to reverse from a site. i. Shall serve no more than 30 residential units. 	<ul style="list-style-type: none"> g. Mitigation to address safety and/or efficiency, including access clearance requirements for emergency services. h. The extent to which the safety and efficiency of road operations will be adversely affected. i. The outcome of any consultation with the road controlling authority. j. Any characteristics of the proposed use or site that will make compliance unnecessary.
DEV1-S14	Roads, Vehicle Access, Pedestrian Walkways and Cycleways
<ul style="list-style-type: none"> 1. Roads shall be located in accordance with the indicative roads shown on the Mangawhai Hills Structure Plan. 2. Roads, Pedestrian and Cycle Networks shall be designed and constructed in accordance with the Kaipara District Council Engineering Standards 2011, except as they relate to the following: <ul style="list-style-type: none"> a. The legal and construction widths as detailed in Table 5.1 of the Kaipara District Council Engineering Standards 2011 do not apply. Legal and construction widths shall meet Table DEV1-1. b. On-street car parking detailed in 5.2.10.d of the Kaipara District Council Engineering Standards 2011. On-street parking shall be provided at a rate of 1 per 4 residential units. <p><i>Note: Where private accesses are created, on-street carparking may be substituted for parking areas along the private access, provided that the access width is sufficient to accommodate a parked vehicle and general vehicle movement.</i></p> 	<p>3. Activity status: Restricted discretionary</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. Effect on sight distances or road safety. b. Design and carrying capacity. c. Adverse effects arising from construction, including amenity, vibration and noise. d. Traffic management while the works are being undertaken. e. Adverse operational effects, particularly on sensitive activities, including effects of vibration, noise, glare and vehicle emissions. f. Severance and changes to drainage patterns. g. The benefits provided by the activity, including safety and efficiency of the transport network. h. Whether the works will involve reductions in the capacity of storm water systems present within the road or road reserve. i. Whether the works comply with all other provisions relating to activities within the Kaipara District Council Engineering Standards 2011. j. Management of sediment and dust, including the staging of works. k. The volume, extent and depth of the earthworks activities. l. The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site. m. Provision of a highly connected multi-modal transport network.

	n. The predominance of walking and cycling over vehicle access, and roading function.
DEV1-S15	Water Supply
<p>1. Where a Council water supply is available and utilised:</p> <p>a. All allotments are provided, within their net site area, with a connection to the Council water supply.</p> <p>b. All water pipelines vested with Council shall be protected by an Easement in favour of Council.</p> <p>2. Where a public supply is not available or utilised, water supplies to all developments shall meet the requirements in Table DEV1-2.</p>	<p>3. Activity status: Restricted discretionary</p> <p>Matters over which discretion is restricted:</p> <p>a. Whether, and the extent to which, an adequate supply of water can be provided to every allotment being created on the subdivision.</p> <p>b. Whether, and the extent to which, the water supply meets the requirements of the Kaipara District Council Engineering Standards 2011 or has been confirmed as appropriate by Council's Engineer.</p> <p>c. Sufficient firefighting water supply is available.</p> <p><i>Note: For avoidance of doubt, an example of sufficient firefighting water for a single residential dwelling will generally include (subject to site-specific risks) 10,000 litres of water from sources that are:</i></p> <ul style="list-style-type: none"> • Within 90metres of an identified building platform on each lot; and • Existing or likely to be available at a time of development of the lot; and • Accessible and available all year round; and • May be comprised of water tanks, permanent natural waterbodies, dams, swimming pools, whether located on or off the lot.
DEV1-S16	Stormwater Disposal
<p>1. All allotments shall be provided with the means for the transport and disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surface, in such a way as to mitigate any adverse effects of stormwater runoff on the receiving environment by providing:</p> <p>a. Retention (volume reduction) of a minimum of 5mm runoff depth for all impermeable surfaces.</p> <p>b. Detention (temporary storage) with a drain down period of 24 hours for the difference between the pre-development (grassed state) and post-development runoff volumes from the 1/3 of the 2 Year Average Recurrence Interval (ARI), 24-hour rainfall event with climate change</p>	<p>2. Activity status: Restricted discretionary</p> <p>Matters over which discretion is restricted:</p> <p>a. Whether there is sufficient control of water-borne contaminants, litter and sediment.</p> <p>b. Whether there is sufficient land available for disposal of stormwater.</p> <p>c. Whether and the extent to which the capacity of the downstream stormwater system is able to cater for increased runoff from the proposed allotments.</p> <p>d. Whether and the extent to which measures are necessary in order to give effect to any drainage.</p> <p>e. Whether and the extent to which measures proposed for avoiding or mitigating the effects of stormwater runoff, including water</p>

<p>minus any retention volume provided for all impermeable surfaces.</p> <p>c. Conveyance and discharge of primary and secondary flow in accordance with the Kaipara District Council Engineering Standards 2011.</p>	<p>sensitive design principles are effective.</p> <p>f. Whether and the extent to which the stormwater infrastructure within the subdivision, is able to link with existing disposal systems outside the subdivision.</p> <p>g. Whether and the extent to which the development meets the relevant performance standards or the Kaipara District Council Engineering Standards 2011 or the Mangawhai Hills Development Area Stormwater Management Plan.</p> <p>h. The extent to which run-off from a developed catchment is discharged back into its natural catchment.</p> <p>i. The applicability of retention to be provided within a 72-hour period.</p> <p>j. The extent to which inert building materials are to be utilised (e.g., inert roof material).</p>
DEV1-S17	Wastewater Disposal
<p>1. Where a Council reticulated wastewater system is available and utilised:</p> <p>a. The Council wastewater system can be extended to serve the subdivision; and</p> <p>b. All allotments are provided, within their net site area, with a connection to the Council reticulated wastewater system; and</p> <p>c. The reticulated wastewater system is designed and constructed in accordance with the specific requirements of the Council wastewater system; and</p> <p>d. All water pipelines vested with Council shall be protected by an Easement in favour of Council.</p> <p>2. Where a community wastewater system is proposed, the system shall be designed in accordance with AS/NZS1547:2008 "Onsite Wastewater Management Standards" or in accordance with AS/NZS 1546.3:2008 "On-site domestic wastewater treatment Units – Aerated wastewater treatment systems</p> <p>3. Where no Council system or community wastewater system is available or utilised, the system shall be designed in accordance with AS/NZS1547:2008 "Onsite Wastewater Management Standards".</p>	<p>4. Activity status: Restricted discretionary</p> <p>Matters over which discretion is restricted:</p> <p>a. Whether the capacity, availability and accessibility of the reticulated system is adequate to serve the proposed subdivision.</p> <p>b. Availability of land for wastewater disposal on site.</p> <p>c. Compliance with the provisions of the Kaipara District Council Engineering Standards 2011 where new reticulation is proposed.</p> <p>d. Capacity of existing wastewater treatment and disposal system, to which the outfall will be connected.</p> <p>e. Provision of a reticulated system with a gravity outfall is provided, or where not practical, provision of alternative individual pump connections (with private rising mains), or new pumping stations, complete pressure, or vacuum systems.</p> <p>f. Where a reticulated system is not available, or a connection is impracticable, provision of a suitable wastewater treatment or other disposal systems.</p>
DEV1-S18	Minimum Floor Level
<p>1. Where a Habitable Building is proposed:</p> <p>a. Habitable buildings shall have a minimum floor level of 3.5m above mean sea level</p>	<p>3. Activity status: Restricted discretionary</p> <p>Matters over which discretion is restricted:</p> <p>a. Whether the size, location and design of the</p>

<p>(Reference One Tree Point Datum).</p> <p>b. Habitable buildings shall have a minimum freeboard level of 500mm above 100-year ARI (climate change adjusted)</p> <p>2. Where a building contains a commercial activity or a non-habitable building it shall have a minimum:</p> <p>a. Floor level of 3.3m above sea level (Reference One Tree Point Datum).</p> <p>b. Freeboard level of 300mm above 100-year ARI (climate change adjusted)</p>	<p>proposed building has sufficient height clearance to mitigate the risk of being affected by inundation, and has the structural integrity to withstand inundation.</p> <p>b. Whether the building will perform safely under hazard conditions for the life of the structure.</p>
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Information Requirements

DEV1-REQ1	Stormwater Management
<p>Any subdivision consent application shall be supported by a detailed stormwater assessment report prepared by a suitably qualified engineer to confirm that the proposal will achieve the following:</p> <ol style="list-style-type: none"> 1. Treatment of the Water Quality Volume (WQV) or Water Quality Flow (WQF) from all contaminant generating impermeable surfaces by a water quality device for the relevant contaminants. 2. Retention (volume reduction) of a minimum of 5mm runoff depth for all impermeable surfaces. 3. Detention (temporary storage) with a drain down period of 24 hours for the difference between the pre-development (grassed state) and post-development runoff volumes from the 1/3 of the 2 Year ARI, 24-hour rainfall event minus any retention volume provided for all impermeable surfaces. 4. Conveyance and discharge of primary and secondary flow in accordance with the Kaipara District Council Engineering Standards 2011. <p>Note 1: Within the Mangawhai Hills Development Area, 1/3 of the 2 Year ARI rainfall event runoff volume is to be used as the Water Quality Volume (WQV) when designing a treatment device, and 10mm/hour is to be used as the Water Quality Flow (WQF).</p> <p>Note 2: Within the Mangawhai Hills Development Area, good management practice for stormwater management is equivalent to those set out in the guideline document, <i>Stormwater Management Devices in the Auckland Region (GD01)</i>.</p>	
DEV1-REQ2	Subdivision
<ol style="list-style-type: none"> 1. Any subdivision consent application that involves a new Road (which is to be publicly vested) shall be supported by an Integrated Transport Assessment and Safe System Assessment prepared by a suitably qualified engineer, which shall include: <ol style="list-style-type: none"> a. A description of the proposed activity, the purpose and intended use of the ITA, and an outline of any previous discussions with the relevant road controlling authorities. b. A description of location, site layout, existing use and consents (if any), adjacent and surrounding land use. c. A description of the existing access and service arrangements and on-site car parking. A description of the surrounding transport network (including hierarchy, traffic volumes, crash analysis, congestion and intersections). A description of passenger transport modes and accessibility, walking and cycling networks. d. Consideration of other developments and land use and transport network improvements (including passenger transport, walking and cycling). 	

- e. Details on the existing trip generation, modal split, and assignment of trips to the network.
 - f. A description of the proposal (including site layout, operational hours, vehicle access, on site car parking and drop off, and internal vehicle and pedestrian circulation). A description of any construction management matters. A description of what end of journey facilities are proposed.
 - g. A description of the trip generation, modal split, trip assignment to the network, trip distribution and trip type proportions of the proposal. Consideration of future traffic volumes and trip generation.
 - h. If relevant validated and comprehensive transportation forecasts are not available, the assessment should consider expected traffic conditions over a 5-year period and the sensitivity of assessment conclusions to changes in traffic conditions.
 - i. An assessment of safety, efficiency, environmental, accessibility, integration and economic effects (including sensitivity testing). A specific assessment of the safety and efficiency of the transport network, and consistency with the Mangawhai Hills Structure Plan.
 - j. Details of any mitigating measures and revised effects, including measures to encourage other modes. Travel planning and travel demand management measures and sensitivity testing mitigations.
 - k. Review against District Plan objectives, policies and rules.
 - l. An assessment of effects and conclusion of effects. Confirmation of the suitability of the location of the proposal.
 - m. Proposed conditions (if any) and proposed timing and implementation of necessary road connections and wider road network upgrades.
 - n. A Safe System Assessment that is appropriate to the scale of the subdivision or development proposed.
2. Any subdivision consent application shall be supported by an Ecological Planting and Management Plan prepared by a suitably qualified ecologist to ensure that existing natural features and ecological values on site are appropriately enhanced, protected and maintained as a part of site development. This shall address the following:
- a. A planting plan for proposed revegetation planting which considers and identifies:
 - i. The appropriateness and practicability of the proposed planting:
 - a) To be native vegetation which is sourced from the ecological district and to be appropriate for the soil, aspect, exposure and topography;
 - b) To reflect the composition of former natural vegetation likely to have occupied the site and include appropriate native species that will enable natural processes of succession.
 - ii. The ecological district of the site.
 - iii. The characteristics of the soil (i.e., clay, silt, loam etc.).
 - iv. Soil drainage.
 - v. Topography of the area to be planted.
 - vi. Aspect of the area to be planted.
 - vii. Exposure of site to wind, frost, sunlight and salt spray.
 - viii. Presence of plant and animal pests.
 - ix. Any restrictions on planting, such as safety or existing access issues etc.
 - x. The purpose of the planting in relation to the surrounding environment (including buffering, corridors, linkages).
 - xi. The location and extent of planting.
 - xii. Site preparation for planting, including stock-proof fencing of planting areas, weed and animal pest control.

<ul style="list-style-type: none"> xiii. Site planting, including species to be planted, size and spacing of plants and where they are to be planted, requirements for replacement of pest plants with appropriate native species and measures to minimise reinvasion of pest plants. xiv. Maintenance plan of planting, including releasing plants, fertiliser, plant and animal pest control and mulching and replacement of plants which do not survive, and a management plan for animal and plant pest control. <p>b. An assessment of the effects of the potential development on the environmental protection area.</p> <p>c. A plan that specifies the protection measures proposed to ensure the indigenous vegetation remain protected in perpetuity, that includes how all of the following matters will be implemented prior to the Council issuing section 224(c) certificate:</p> <ul style="list-style-type: none"> i. The establishment of secure stock exclusion. ii. The maintenance of plantings, which must occur until the plantings have reached 80% canopy closure. Forest diversity planting (typically at Year 4 of the project) will have occurred. The survival rate must ensure a minimum 90% of the original density and species. iii. The maintenance of plantings must ensure that all invasive plant pests are eradicated from the planting site both at the time of planting and on an on-going basis to ensure adequate growth. iv. The maintenance of indigenous vegetation must ensure animal and plant pest control occurs. <p>3. Any subdivision consent application that involves earthworks shall be supported by details of any excavation and fill associated with the subdivision, including erosion and sediment control measures in accordance with best practice.</p> <p>Note 1: Within the Mangawhai Hills Development Area, good management practice for erosion and sediment control measures is equivalent to those set out in the guideline document, <i>2016/05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region. Incorporating amendment 2, 20</i></p>

DEV1-REQ3	Landscape Protection Area Landscape Evaluation
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| <p>4. A site or property-specific landscape evaluation shall be submitted with all consent applications for subdivision, use or development within the Landscape Protection Area. The landscape evaluation shall:</p> <ul style="list-style-type: none"> a. Document how potential adverse effects are to be avoided on the characteristics and qualities of the Landscape Protection Area; b. Clearly identify where the avoidance of adverse effects is not considered practicable and record the nature and scale of those effects; c. Demonstrate how unavoidable adverse effects will be remedied or mitigated; and d. Demonstrate any ways in which the proposal may conserve or heighten the characteristics and qualities of the Landscape Protection Area through a comprehensive approach to landscape analysis and project design |
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Table DEV1.1 Mangawhai Hills Development Area Road, Private Way, Cycle Way and Property Access Legal and Construction Widths

Road Hierarchy	Minimum Legal Width	Minimum Formation Width	Minimum Cycleway / Footpath Width	Surface	Maximum Design Speed	Minimum Radius (m)	Minimum SSD (m)	Maximum Grade
Private access serving up to 6	3.6m except every 50m has	3m	0.5m (one side only where footpath is	seal	30km/h	6m subject to vehicle tracking for		25%

units/lots and less than 50m in length			not provided separately)			anticipated design vehicle		
Private Accessway serving 7-30 units/lots (not vested) or serving up to 6 that is over 50m in length	9.5m	5.5m (no on street parking)	0.5m (one side only where footpath is not provided separately)	seal	30km/h	6m subject to vehicle tracking for anticipated design vehicle	30m*	20% <i>Note: transition between two gradients shall not exceed 12.5%. if they do, separate transition gradient must be provided over a length no less than 2m.</i>
Local / Secondary Road	16m	6.0m + indented parking bays	1.4m (one side only)	Seal	40km/h	10m	40m	12.5%
Primary Road	20m	6.5m + indented parking bays	2m (on one side only)	Seal	50km/h	10m	40m	12.5%
Gravel pathways			Minimum 1.5m formation maximum 3m formation					
Nature trails			minimum 1m maximum 2m					
Shared Paths			Minimum 3m					

Table Notes:

(1). The legal width shall be sufficient for the carriageway (including widening on curves), cul-de-sacs, footpaths and cycleways (where appropriate), parking (where appropriate), public utilities, drainage facilities, grassed Berms, Swale Drains, amenity planting, sight benching and street furniture. Roads to vest shall have sufficient legal width for planned future development. Refer to Kaipara District Council Engineering Standards 2011, clause 5.2.4.

(2). Carriageway width is exclusive of Berms, kerb concrete and parking. Carriageway widths should be increased by up to 1.0m where there is a high proportion of heavy traffic. Additional widening is required on curves in accordance with Kaipara District Council Engineering Standards 2011 clause 5.2.5. Passing bays are required on single lane carriageways in accordance with Kaipara District Council Engineering Standards 2011 clause 5.2.5.

(3). Carriageway surface shall be sealed in accordance with Kaipara District Council Engineering Standards 2011 clause 5.2.6.

(4). Design speeds are based on rolling terrain typical in Kaipara District. Higher design speeds should be considered in flatter terrain.

(5). Safe stopping sight distances marked * have been increased to provide for two vehicles approaching each other on a single lane carriageway to stop before colliding. If a two lane carriageway is proposed for access ways serving 1 to 6 lots, sight distances may be reduced accordingly. K value is the length of vertical curve (m) divided by the algebraic difference in gradients (%).

(6) Where there is potential for further development under the District Plan, the horizontal and vertical geometry and legal width shall provide for the Ultimate Development.

Table DEV 1-2: Recommended Tank Volumes for On-site Residential Supply

Roof Catchment (m ²)	Bedrooms				
	1	2	3	4	5
100	20m ³	50m ³			
120	15m ³	35m ³			
140	10m ³	30m ³	75m ³		
160		20m ³	60m ³		
180			50m ³	75m ³	
200			45m ³	65m ³	
220			35m ³	55m ³	90m ³
240			30m ³	50m ³	80m ³
260			30m ³	45m ³	70m ³
280				40m ³	65m ³
300				35m ³	60m ³

Definitions

The standard definitions of the National Planning Standards shall apply to the Mangawhai Hills Development Area Provisions.

Appendix 1 – Mangawhai Hills Structure Plan

5.1 Structure Plan

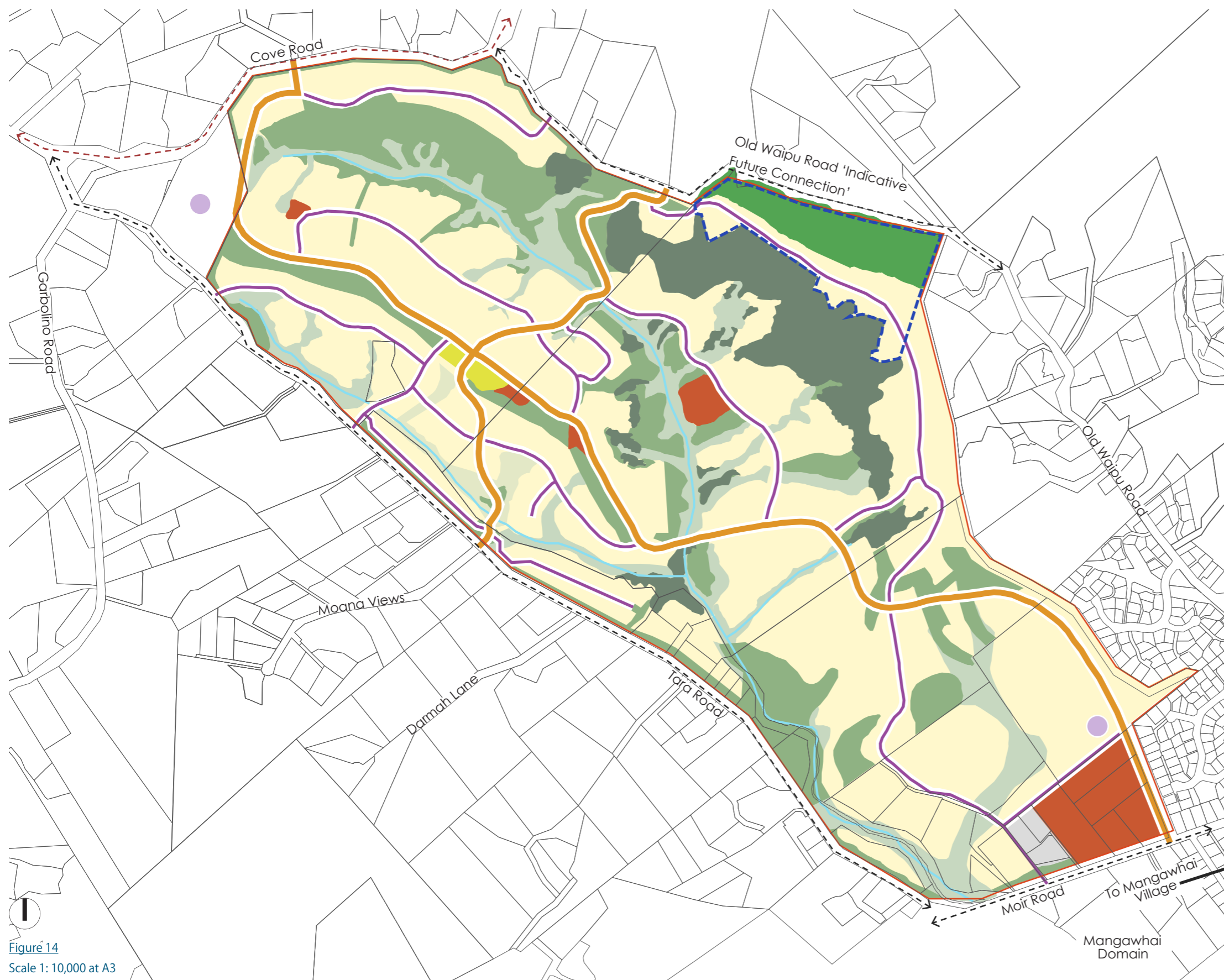


Figure 14
Scale 1: 10,000 at A3

A collaborative urban design approach with planning, ecology, landscape and engineering has driven the development of the conceptual structure plan to guide future development within the site.

A comprehensive analysis of the existing environmental qualities, features and characteristics informed the identification of appropriate opportunities and constraints. This has subsequently informed the development of the conceptual structure plan which indicates key structural elements of movement and land use as well as specific open space and other place making recommendations.

Legend

- Plan Change Area
- Landscape Protection Area
- Indicative Primary Road
- Indicative Secondary Road
- Existing Roads / Connections
- Western by-pass link / collector road
- Indicative lineal Open Space
- Streams
- Indicative community Hub
- Opportunities for active Open Space
- Existing Native Vegetation
- Additional Native Revegetation (incl southern slopes)
- Riparian Restoration
- Predominantly exotic vegetation
- Proposed Residential Area (subject to Plan Change)
- Existing Residential
- Institutional (Church and Cemetery)