

**Note:**

This document is a summary of the relevant Auckland Unitary Plan (Operative in Part) (AUP (OP)) chapters to assist with determining if mana whenua values can be considered in relation to a consent application under the AUP (OP).

The AUP (OP) is updated over time and updates will be made to these chapter summaries quarterly. This chapter summary reflects the AUP (OP) provisions as of June 2021. As changes may be made to the AUP (OP) more frequently than this document is updated, please refer to the AUP (OP) for the full text and provisions.

**I537 Silverdale 3 Precinct**

**Table I537.4.1 Silverdale 3 Precinct (all of precinct)**

Activity		Activity status
<b>Development</b>		
(A1)	Buildings, and alterations and additions to buildings	RD
Vehicle movement in the PM peak		
(A2)	Development of up to a maximum of 15 per cent of the land area of Sub-precinct A and Sub-precinct C, and 15 per cent of Sub-precinct B of the Silverdale 3 Precinct	P
(A3)	Development of greater than 15% and up to a maximum of 25 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 15% and up to a maximum of 25% of Sub-precinct B of the Silverdale 3 Precinct provided that the following is met: <ul style="list-style-type: none"> <li>(a) The Road 1 connection to East Coast Road has been constructed and connected to the “Spine Road” as (shown in I537.10.1 Silverdale 3: Precinct plan 1); or will be constructed and connected to the “Spine Road” as part of a proposed development above 15 per cent;</li> <li>(b) Physical construction of the Hibiscus Coast Bus Station has commenced. If construction of the Hibiscus Coast Bus Station has not commenced by 30 June 2018 this requirement no longer applies.</li> </ul>	P

(A4)	<p>Development of greater than 25 per cent and up to a maximum of 50 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 25 per cent and up to a maximum of 50 per cent of Sub-precinct B of the Silverdale 3 Precinct provided that the following is met:</p> <ul style="list-style-type: none"> <li>(a) The transport network requirements in Rule (A3) above must be complied with, or will be complied with as part of the development; and</li> <li>(b) The Road 2 connection has been constructed and connected to the "Spine Road" (as shown in I537.10.1 Silverdale 3: Precinct plan 1); or will be constructed and connected to the "Spine Road" as part of a development above 25 per cent; and</li> <li>(c) A third eastbound exclusive through lane on the Hibiscus Coast Highway at the East Coast Road intersection has been provided, including: <ul style="list-style-type: none"> <li>(i) retaining the existing exclusive left-turn lane into Brian Smith Road (approximately 60m), and a downstream merge lane length of at least 200m; or</li> <li>(ii) an alternative form of mitigation is provided, or is to be provided as part of the development, and the alternative form of mitigation has been certified by Auckland Transport as achieving an equivalent or higher level of mitigation as the works otherwise required.</li> </ul> </li> </ul>	P
(A5)	<p>Development greater than 50 per cent of the land area of Sub-precinct A and Sub-precinct C and greater than 50 per cent of Sub-precinct B provided that the following is met:</p> <ul style="list-style-type: none"> <li>(a) The transport network requirements in Rules (A3) and (A4) above must be complied with, or will be complied with as part of the development; and</li> <li>(b) That physical construction works of Penlink between Weiti River and Whangaparaoa Road has commenced.</li> </ul>	P

(A6)	Any land use or development activity, other than temporary construction activity, that does not meet the Vehicle Movement in PM Peak Permitted activity Rules (A3), (A4) or (A5) above provided that the following are met:  (a) Results in no more than 136 vehicles per hour in the PM peak; or  (b) Results in no more than 227 vehicles per hour in the PM peak, where the transport requirements for development of up to 25 per cent of the land area in the Silverdale 3 Precinct are met; or  (c) Results in no more than 461 vehicles per hour in the PM peak, where the transport requirements for development of up to 50 per cent of the land area in the Silverdale 3 Precinct are met.	RD
(A7)	Any land use activity, other than temporary construction activity, that does not meet Rule (A6) above.	D
<b>Subdivision</b>		
(A8)	Subdivision	
(A9)	Subdivision exceeding the Standards in I537.6.2 Indicative Roads	D

**Table I537.4.2 Silverdale 3 Precinct Sub-precinct A – Gateway Business and Sub-precinct C – Work / Live**

Activity		Activity status
<b>Use</b>		
Accommodation		
(A10)	Visitor accommodation	D
Commerce		
(A10A)	Commercial services	P
(A11)	Major recreation facility	D
(A11A)	Dairies	P
(A12)	Department stores	NC
(A13)	Drive-through restaurant	RD
(A13A)	Food and beverage	P
(A14)	Entertainment Facilities (excluding cinemas)	RD
(A15)	Offices up to 500m <sup>2</sup>	RD
(A16)	Retail except as set out in this table	NC
(A17)	Retail for the sale of goods accessory to the main activity on a site	RD

(A17A)	Service stations	RD
(A18)	Trade suppliers	RD
(A19)	Industrial activities except waste management	RD
(A20)	Healthcare facilities	RD
<b>Community</b>		
(A21)	Care centres	RD
(A21A)	Emergency services	RD
(A21B)	Recreation facility	P
(A21C)	Marae complex	P
<b>Development</b>		
(A22)	Any development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1	RD
(A23)	Any development not generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1	D
(A24)	New buildings	RD
(A25)	Additions and external alterations to buildings	RD

**Table I537.4.3 Silverdale 3 Precinct Sub-precinct B – Gateway Residential**

<b>Activity</b>		<b>Activity status</b>
<b>Development</b>		
(A26)	New buildings	RD
(A27)	Additions and external alterations to buildings	RD

**Table I537.4.4 Silverdale 3 Precinct Sub-precinct C – Work / Live**

<b>Activity</b>		<b>Activity status</b>
<b>Use</b>		
(A28)	Work / Live Units complying with the sub-precinct rules	RD