PART 3 ­ REGIONAL AND DISTRICT RULES»Chapter K: Precinct rules»5 North»

# 5.4 Albany 3

The activities, controls and assessment criteria in the underlying Single House zone and Auckland­wide rules apply in the following precinct and sub­precincts unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub­precincts.

# Activity table

|  |  |
| --- | --- |
| **Activity** | **Activity status** |
| Subdivision |
| Subdivision | RD |

1. **Development controls**
	1. The development controls in the Single House zone apply in the Albany 3 precinct unless otherwise specified below.
	2. Development that does not comply with clauses 2.1 and 2.2 is a non­complying activity.

# Height

* + 1. Dwellings within the area identified as 'Restriction of Single Level Dwelling on Ridgeline Sites' on Precinct Plan 1 below must be one storey in height.

# Location of development

* + 1. Development must be located outside of the Landscape Protection area, the proposed reserve, and the proposed drainage reserve.

# Subdivision controls

* 1. The subdivision controls in the Auckland wide rules – subdivision apply in the Albany 3 precinct unless otherwise specified below.

# Site size

* + 1. Subdivision must comply with the following minimum site size:

Table 1

|  |  |
| --- | --- |
| Sub precinct | Minimum site size |
| A | 1000m2 |
| B | 700m2 |
| C | 500m2 |

* + 1. Subdivision not complying with clause 3.1 is a discretionary activity.

# Assessment ­ Restricted discretionary activities

## 4.1 Matters of discretion

* 1. For subdivision that is a restricted discretionary activity in the Albany 3 precinct, the Council will restrict its discretion to the following matters, in addition to any matters specified for the relevant restricted discretionary activity in the Auckland­wide rules ­ subdivision:
		1. layout of subdivision
		2. site size
		3. natural features
		4. landscaping.

## Assessment criteria

* + 1. For subdivision that is a restricted discretionary activity in the Albany 3 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activity in the Auckland­wide rules – subdivision:
			1. The layout of subdivision and roading should be consistent with Precinct Plan 1.
			2. Subdivision should comply with the minimum site size requirements for the Albany 3 precinct.
			3. Significant natural features should be protected.
			4. Landscaping should be undertaken as provided for on Precinct Plan 1.

# 5. Precinct plan

## Precinct plan 1

