

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.52 Waimauku

The activities, controls and assessment criteria in the underlying Rural Production zone and Auckland-wide rules apply in the Waimauku precinct unless otherwise specified below. Refer to planning maps for the location and extent of the precinct.

1. Activity table

The activities in the Rural Production zone apply in the Waimauku precinct unless otherwise specified in the activity table below.

| Activity | Activity Status | |
|--|--|--|
| Development | Sites located within the primary building restriction area | Sites located within the secondary building area |
| New buildings | RD | C |
| Additions and alterations to buildings | RD | C |

2. Land use controls

2.1 Controlled activities

1. Buildings, excluding stock water reservoirs, must be located within the secondary building restriction area, as shown in Precinct Plan 1.

3. Development controls

3.1 Height

1. Buildings complying with the maximum building height control in [clause 3.1](#) Rural zone rules and located on sites within the secondary building restriction area will be assessed as controlled activities.
2. Buildings complying with the maximum building height control in [clause 3.1](#) Rural zone rules and located on sites within the primary building restriction area will be assessed as restricted discretionary activities.
3. Any development that does not comply with clauses 3.1.1 and 3.1.2 above is a discretionary activity.

4. Assessment - Controlled activities

4.1 Matters of control

The Council will reserve its control to the matters below for the activities listed as controlled in the precinct activity table:

1. Buildings located in the secondary building restriction activity area of the Waimauku precinct
 - a. Building, design, location and scale
 - b. Earthworks
 - c. Landscaping
 - d. Buildings for rural production activities

4.2 Assessment criteria

1. Building, design, location and scale
 - a. no part of the building or structure should be visible from the intersection of State Highway 16 and Matua Road or the intersection of Freshfields Road and The Rise (at a height of 1.3 m above ground level for both viewpoints).

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- b. if part of the building is visible:
 - i. buildings and structures should not undermine the rural backdrop of Waimauku by being visually obtrusive and out of rural character
 - ii. buildings should be sensitive in scale, form, location and intensity to the landscape values of Renall's Hill to Waimauku township, in terms of building height, colour and bulk and reflectivity
 - iii. the cumulative effects of buildings should not create a significant change to the character of the rural backdrop.
- 2. Earthworks
 - i. landform modification for buildings platforms and tracks should avoid significant impacts on the natural landform.
- 3. Landscaping
 - i. planting should screen views of the building from any public road, or other public area, including from walkways and parks.
- d) Buildings for rural production activities
 - i. buildings in the primary building restriction area should be used for rural production activities (e.g. barns, implement sheds).

5. Assessment - Restricted discretionary activities

5.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table:

- 1. Buildings located in the primary building restriction area of the Waimauku precinct. The matters listed in clause 4.1 above apply.

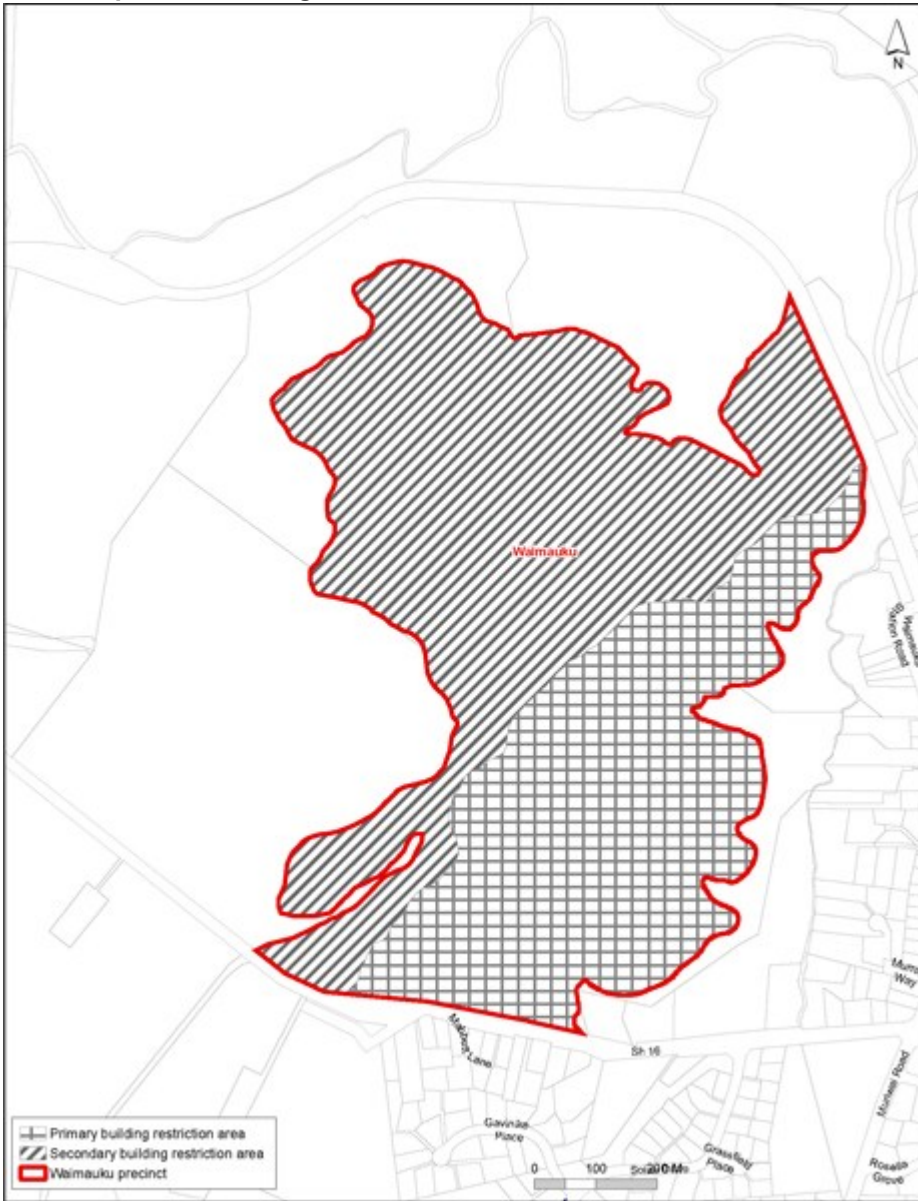
5.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activity listed above.

- 1. The assessment criteria of clause 4.2 above apply.

6. Precinct plan

Precinct plan 1: Building restriction areas



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