

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.26 Matakana 2

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

1. Activity table

The activities in the Mixed Rural zone apply in the Matakana 2 precinct unless otherwise specified in the activity table below.

Activity	Activity Status
Commerce	
Food and beverage	P
Local museum	P
Markets	P
Retail	P
Visitor accommodation	RD
Community	
Churches	P
Public amenities	P
Development	
Erection of buildings	C
Subdivision	
Subdivision	NC

2. Land use controls

1. The land use controls in the Mixed Rural zone apply in the Matakana 2 precinct unless otherwise specified below.

2.1 Markets

1. The trading hours of markets must be limited to once a week on a Saturday from 7am until 1pm.
2. Activities associated with the markets must not take place before 6am.
3. Stalls involved in the markets must only sell items produced by the stall holder. Priority will be given to stalls selling local produce.
4. Other outdoor events must not be held on the site during the markets.
5. Signage must be restricted to free standing signs only and must be displayed only on the day that the market is operating.
6. The number of stalls must not exceed 100.

2.2 Retail

1. Retail activities must be limited to no more than three shops.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2. Retail activities must be limited to the sale of arts and crafts and locally made products. This may include shops with an operational function i.e. cheese making.
3. Where the activity is for retail purposes only, and does not include an area for making the products sold, the activity must be limited to 75m² GFA.
4. Where the activity is to operate as a working shop, i.e. with an operational function, the activity must be limited to a maximum of 150m² GFA including working and retail.
5. The hours of operation are limited to Monday to Sunday 9am to 5pm from May to September.
6. The hours of operation are limited to Monday to Sunday 9am to 7pm between the months of October and April inclusive.

2.3 Local museum

1. Only one local museum must be located in the precinct.
2. The museum must be limited to the showing of vintage cars, historic farm implements and horse drawn carts only.
3. The museum must have a maximum height of 9m, except where the building has a roof pitch of 25° or more, where the maximum height must be 9m plus an additional non-habitable roof space of 1.5m (total 10.5m).
4. The hours of operation must be limited to between Monday to Sunday 9am to 5pm from May to September.
5. The hours of operation must be limited to between Monday to Sunday 9am to 7pm between the months of October and April inclusive.

2.4 Food and beverage

1. Food and beverage activities must be limited to one restaurant and one café located in the precinct.
2. The restaurant must provide seating for no more than 100 people.
3. The hours of operation of the restaurant and café must be limited to the following hours:
 - a. Sunday – Thursday: 6am till 10pm
 - b. Friday and Saturday: 6am till midnight

2.5 Churches

1. Only one church may be located in the precinct.
2. The use of the building must be limited to the usual religious uses for a rural community church.

2.6 Public amenities

1. Public amenities in the precinct must be limited to the following activities:
 - a. A children's outdoor playground and miniature train track
 - b. An animal petting zoo for farm animals and an aviary for the housing of domestic bird species
 - c. A memorial garden and memorial pet garden
 - d. A community garden
2. The community garden must be used for the purpose of growing plants and sharing information, and not for the retail sale of plants (excluding the selling of plants and vegetables or other produce at the markets provided for as a permitted activity).

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2.7 Erection of buildings

1. The building must not exceed 9m in height, except for buildings with a roof pitch of 25° or more where the maximum height must be 9m plus an additional non-habitable roof space of 1.5m (total 10.5m)
2. The design of outdoor areas must accommodate the permitted activities in the precinct.

2.8 Visitor accommodation

1. Visitor accommodation must not be for more than 50 guests.
2. Visitor accommodation may include an attached conference facility catering for up to 50 people.

3. Development controls

The development controls in the Mixed Rural zone apply in the Matakana 2 precinct unless otherwise specified below.

3.1 Impervious area, building coverage and landscaping

1. Site coverage of more than 10% of the net site area will be a non-complying activity.

4. Assessment - Controlled activities

Matters of control

For activities/development that is a controlled activity in the Matakana 2 precinct, the council will reserve its control to the following matters, in addition to the matters specified for the relevant controlled activities in the Mixed Rural zone:

1. Buildings siting, scale, design and external appearance
2. Landscaping and screening
3. Access and servicing
4. Effects on the immediate road network

Assessment criteria

For development that is a controlled activity in the Matakana 2 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Mixed Rural zone:

1. The siting, scale and external appearance of structures including their colour and materials should be in keeping with the surrounding rural character and the rural design of the existing buildings.
2. Buildings and structures should be screened and sited in such a way that is sensitive to the surrounding rural character and are visually unobtrusive.
3. Appropriate landscaping should be provided along the road edge(s) to screen development and this landscaping forms a cohesive landscaping theme over the sub-precinct area.
4. Sufficient car parking and adequate area should be provided for safe manoeuvring into and out of the site.
5. Additional and cumulative effects on the roading network, of traffic generation, access, parking and loading arrangements should be avoided, remedied or mitigated.
6. The proposal should include the provision of all services, infrastructure and utilities necessary to manage the environmental effects.

5. Assessment - Restricted discretionary activities

Matters of discretion

For activities/development that is a restricted discretionary activity in the Matakana 2 precinct, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted

The Proposed Auckland Unitary Plan (notified 30 September 2013)

discretionary activities in the Mixed Rural zone.

1. Character and scale
2. Location of buildings
3. Infrastructure
4. Access and parking
5. Amenity
6. Hours of operation

Assessment criteria

For development that is a restricted discretionary activity in the Matakana 2 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Mixed Rural zone:

1. The proposed activity should be in keeping with the surrounding rural character in terms of nature, scale, intensity, design and external appearance.
2. The location of the proposed activity should enable the site to retain the feeling of openness and sense of rural character in the immediate and surrounding rural area.
3. Buildings should be clustered so that buildings remain close to one another, and are not widely dispersed over the site.
4. Buildings should be located towards the centre of the site so as to minimise potential adverse effects on adjoining properties.
5. The method and design of water supply, sewage treatment and disposal and site drainage should be appropriate to ensure that the proposed activity does not result in adverse effects on the environment (including the surrounding land and waters).
6. The activity, including the design, location and provision of access and parking, should have an adverse effect on the safe and efficient operation of the surrounding road network.
7. Adequate area should be provided to allow safe manoeuvring into and out of the site.
8. Sufficient on-site parking should be provided to meet the needs of the proposed activity, without adverse effects on the safety and efficiency of the road network.
9. Parking areas should be designed to be sympathetic to the surrounding rural character i.e. by using bollards and unsealed surfaces instead of sealed parking areas with defined carpark spaces.
10. The activity or location of buildings and associated infrastructure should not have an adverse effect on the amenity values of neighbouring properties, e.g. by way of noise, light, glare and whether appropriate mitigation measures are provided if adverse effects are generated.

The Proposed Auckland Unitary Plan (notified 30 September 2013)