

# The Proposed Auckland Unitary Plan (notified 30 September 2013)

## 5.51 Waimana Point

The activities, controls and assessment criteria in the underlying Large Lot 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 Large Lot zone apply in the Waimana Point precinct unless otherwise specified in the activity table below.

Activity table 1 - Waimana Point Precinct	
Activity	Activity status
Subdivision	
Subdivision	RD

### 2. Land use controls

1. The land use controls in the Large Lot zone apply in the Waimana Point precinct unless otherwise specified below.

#### 2.1 Density

1. The number of dwellings in the precinct must not exceed 32.
2. Development that does not comply with the clause above is a non-complying activity.

### 3. Development controls

1. The development controls in the Large Lot zone apply in the Waimana Point precinct unless otherwise specified below.

#### 3.1 Yards

1. Buildings must not locate within 50m of the esplanade reserve legally described as Lot 2 DP 107531.

### 4. Subdivision controls

The subdivision controls in the Auckland wide rules – subdivision apply in the Waimana Point precinct unless otherwise specified below.

1. Subdivision must be carried out in accordance with Precinct Plan 1, in particular
  - a. within area A, the minimum site size for subdivision is 8000m<sup>2</sup> net site area
  - b. within area B, the minimum site size for subdivision is 4000m<sup>2</sup> net site area
  - c. site boundaries must be in the locations identified as 'proposed cadastral/site boundaries'
  - d. roads must be constructed in the locations identified as 'proposed roads'
  - e. public access ways must be constructed in the locations identified as 'proposed public access'.

### 5. Assessment - Restricted discretionary activities

#### 5.1 Matters of discretion

1. For subdivision that is a restricted discretionary activity in the Waimana Point precinct, the council will restrict its discretion to the following matters, in addition to the matters specified in the Auckland wide rules – [subdivision](#):

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- a. natural features
- b. walking access
- c. wastewater treatment
- d. stormwater
- e. landscaping
- f. layout.

### 5.2 Assessment criteria

For subdivision that is a restricted discretionary activity in the Waimana Point precinct, the following assessment criteria apply in addition to the criteria specified in the Auckland wide rules – [subdivision](#):

1. Natural features
  - a. The configuration of sites, roads and riparian margins and the location and prominence of building platforms should minimise their potential visual impact on sensitive ridgelines, minimises impacts on other sites and on views from major roads, protects areas of indigenous vegetation, heritage resources and perennial streams and ephemeral streams.
  - b. The configuration of sites and location of building platforms within the sites should respond to the natural contours and ridgelines to minimise the area and volume of earthworks.
2. Walking access
  - a. The development proposal should make appropriate provision for public walking access around and across the headland as demonstrated on Precinct Plan 1. An appropriate legal mechanism must provide for development and maintenance of the links.
3. Wastewater treatment
  - a. The sites should be suitable for onsite disposal of wastewater and the wastewater treatment systems are a sustainable solution designed for disposal of effluent with minimum adverse effects, including effects on any adjacent houses
4. Stormwater
  - a. Any new roads and stormwater control methods should:
    - i. minimise modifications to existing natural drainage systems and avoid crossings and fish barriers where possible
    - ii. achieve hydrological neutrality and minimise impervious areas to the greatest extent possible
    - iii. employ appropriate methods to detain and treat stormwater before dispersal into waterways including appropriate use of swales.
5. Landscaping
  - a. The landscape plan should be appropriate to mitigate the visual impacts of subdivision and development on adjoining sites, on views from public roads and adverse effects on the natural character of the coast as well as enhance the landscape amenity of the area.
  - b. Landscape planting should be provided to achieve:
    - i. protection of sensitive ridgelines from the impacts of buildings
    - ii. visual separation between buildings
    - iii. screening of dwellings from impacting on adjoining reserve areas, other sites and on views from public roads
    - iv. overall amenity benefits and restoration and enhancement of riparian margins and vegetation habitats.

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6. Layout
  - a. Whether it is necessary to reduce the number of sites and/or alter the layout of roads and sites from that shown on Precinct Plan 1 to achieve better sustainable management of resources, reduced potential adverse effects of development and appropriate protection of the area's environment and landscape amenity.

### 6. Assessment - Development / subdivision control infringements

#### 6.1 Matters of discretion

The council will restrict its discretion to the general matters set out in clause 2.3 of the Auckland-wide General provisions and clause 5.4 of the Auckland-wide subdivision rules.

#### 6.2 Assessment Criteria

The council will consider the assessment criteria in clause 2.3 of the Auckland-wide General provisions for development control infringements and clause 5.4 of the Auckland-wide subdivision rules for subdivision applications.

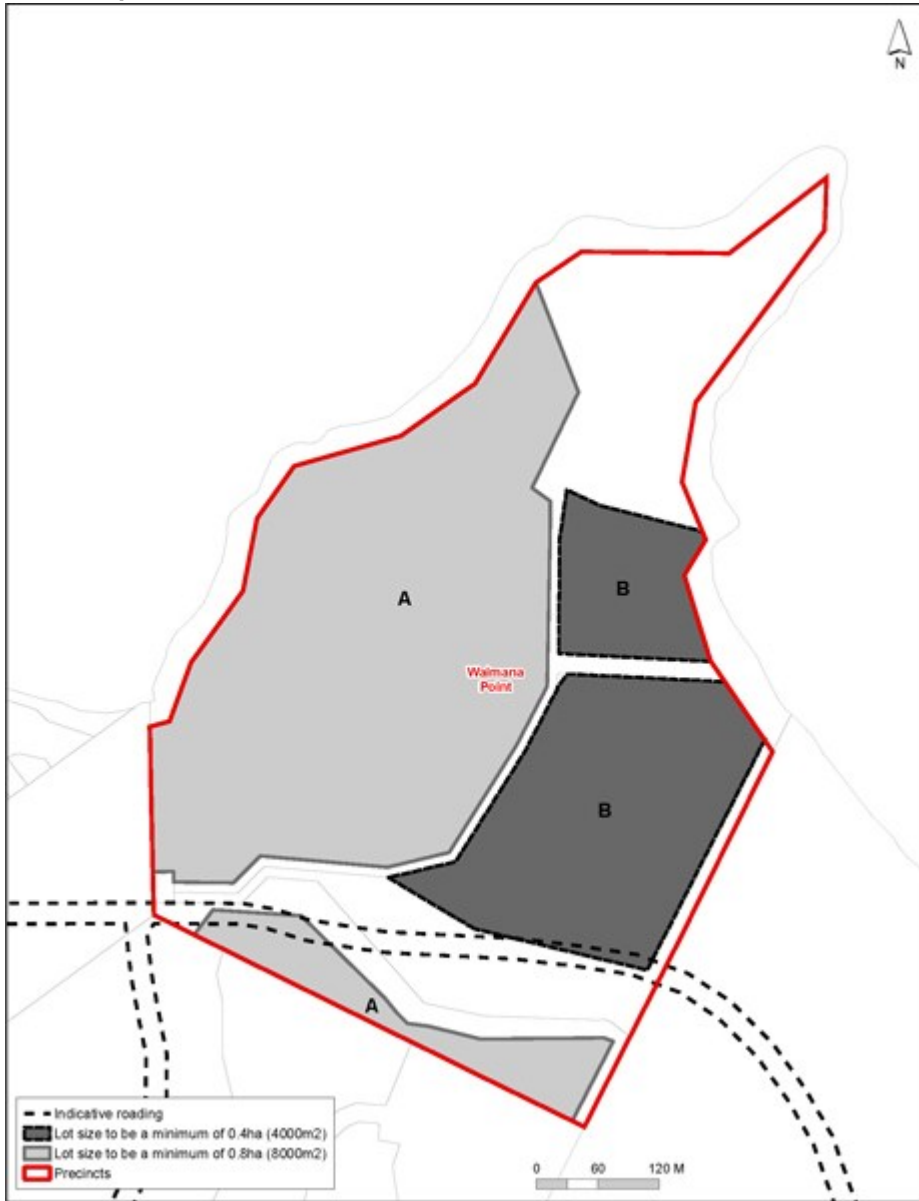
### 7. Special information requirements

1. An application for subdivision must be accompanied by:
  - a. a sub-catchment management plan
  - b. a wastewater assessment
  - c. a detailed landscape plan for the area of the overlay in general accordance with Precinct Plan 1.

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## 8. Precinct plan

### Precinct plan 1



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