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5.58 Weiti

Refer to clause 9 below for definitions that are specific to this precinct.

1. Activity table

The activity table below specifies the activities allowed.

The activities allowed, and the rules applying to, the Rural and Coastal Settlement zone apply to Weiti sub-precincts A and B unless modified by those listed in the activity table and rules set out below.

The activities allowed, and the rules applying to the Rural Conservation zone apply to Weiti sub-precinct C unless modified by those listed in the activity table and rules set out below.

All buildings accessory to any activity specified in this table have the same status as the activity itself, unless otherwise specified in this table.

Activity	Sub-precinct A	Sub-precinct B	Sub-precinct C
Accommodation			
One dwelling per site	C	P	Pr
Visitor accommodation	Pr	P	Pr
Comprehensively designed development*	Pr	RD	Pr
Commerce			
Golf course and accessory buildings	RD	RD	RD
Offices	NC	P	Pr
Restaurants excluding drive-through facilities	NC	P	Pr
Retail	NC	P	Pr
Community			
Education facilities	D	D	RD
Informal recreation and leisure excluding buildings	P	P	P
Rural			
Conservation forestry	P	P	P
Buildings, structures and parking accessory to conservation forestry	RD	P	RD
Forestry	P	P	P
Farming	P	NC	P
Development			
Buildings in Area 3 of the Weiti sub-precinct B plan in Precinct Plan 3	NA	C	NA
Buildings in Area 4 and Area 5 of the Weiti sub-precinct B plan in Precinct Plan 3	NA	RD	NA
Dwellings in sub-precinct A	C	NA	NA

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Construction, additions, alterations to or relocation of buildings associated with a comprehensively designed development	NA	RD	NA
Buildings, structures and infrastructure identified in the Weiti Precinct Plan in Precinct Plan 1	RD	P	RD
Subdivision			
Subdivision of land for dwellings within sub-precinct A	RD	NA	NA
Subdivision of land for consented conservation, heritage and education facilities	RD	RD	RD
Subdivision of land within sub-precinct B to create sites for dwellings	NA	RD	NA
Subdivision of land within sub-precinct B to create sites that are part of a consented comprehensively designed development	NA	C	NA
Subdivision of land to create a site to accommodate a network utility or infrastructure to serve activities in the precinct	RD	RD	RD
Subdivision of land to be vested as public open space	RD	RD	RD
Boundary adjustments	RD	RD	RD
Subdivision of visitor accommodation activities within the Weiti sub-precinct B	NA	Pr	NA
Subdivision not otherwise provided for	Pr	Pr	Pr

* See definition of Comprehensively Designed Development in clause 9 below.

2. Land use controls

2.1 Maximum number of dwellings

Table 1

Sub-precinct	Maximum number of dwellings
A	150
B	1050

1. Visitor accommodation activities will be treated as dwellings for the purpose of this rule.
2. A visitor accommodation unit shall equate to 0.6 of a dwelling.
3. Development that does not comply with the table and clauses 1 and 2 above is a prohibited activity.

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2.2 Visitor accommodation

1. Visitor accommodation units must:
 - a. be within Areas 4 and 5 of Weiti sub-precinct B in Precinct Plan 3
 - b. be part of a comprehensively designed development
 - c. not exceed the maximum number of dwellings in clause 2.1 above.
2. There must be no more than 100 visitor accommodation units within sub-precinct B.
3. Development that does not comply with clauses 1 and 2 above is a non-complying activity.

2.3 Offices

1. Offices must:
 - a. be within Areas 4 and 5 of Weiti sub-precinct B in Precinct Plan 3
 - b. be specifically provided for on a comprehensively designed development, that has been granted consent.
2. Development that does not comply with clause 1 above is a non-complying activity.

2.4 Restaurants excluding drive through facilities

1. Restaurants must:
 - a. be within Areas 4 and 5 of Weiti sub-precinct B in Precinct Plan 3
 - b. be specifically provided for on a comprehensively designed development, that has been granted consent.
2. Development that does not comply with clause 1 above is a non-complying activity.

2.5 Retail

1. Retail must:
 - a. be within Areas 4 and 5 of Weiti sub-precinct B in Precinct Plan 3
 - b. be specifically provided for on a comprehensively designed development, that has been granted consent
 - c. be no more than 400m² GFA
 - d. exclude the following retail activities:
 - i. builders, tradesmen, engineers, farmers and DIY suppliers
 - ii. motor vehicle and machinery parts and tool suppliers.
2. Development that does not comply with clause 1 above is a non-complying activity.

2.6 Education facilities

1. Education facilities must:
 - a. be in accordance with the location of the conservation institute shown on Precinct Plan 1
 - b. be no less than 400m² GFA.
2. The education facility is restricted to the following activities:
 - a. a base for carrying out conservation forestry and associated activities
 - b. a building where public sector science research related to Weiti or the surrounding area can be furthered by making available office, meeting and seminar space
 - c. educational programmes.

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3. Development that does not comply with clauses 1 and 2 above is a non-complying activity.

2.7 Comprehensively designed development

1. Must involve development where more than one dwelling is proposed in Area 4 and Area 5 of Weiti sub-precinct B in Precinct Plan 3.
2. Within a comprehensively designed development, the design of buildings, activities, their layout, access and relationship to one another and their neighbours must be planned as a whole.

3. Development controls

3.1 Weiti sub-precinct A

3.1.1 Location of sites

1. All sites created for dwellings must be located within the extent of sub-precinct A shown in Precinct Plan 1.

3.1.2 Height in relation to boundary

1. No part of any building must exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary.

3.1.3 Yards

Table 2

Yard	Weiti sub-precinct A
Shoreline	50m
Front	10m
Side and rear yards	1.2m

3.1.4 Buildings larger than 25m² housing animals - minimum separation distance

1. Buildings housing animals other than horses must be located a minimum of 100m from any lot boundary.

3.1.5 Accessory buildings

1. Maximum GFA 150m².

3.1.6 Planting of steeper slopes

1. All slopes steeper than 20 degrees within individual sites that have not been built on must be permanently vegetated with local native plant species.

3.1.7 Roofs

1. All roofs must be made of materials other than uncoated galvanized material.

3.2 Weiti sub-precinct B

3.2.1 Location of sites

1. Dwellings must be located within the extent of sub-precinct B shown in Precinct Plan 1 and in Precinct Plan 3.

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3.2.2 Height

Table 3

Area	Building height	Accessory building height
5	9m minimum 15m maximum 4-storey maximum	8m maximum
4	9m minimum 11m maximum 2-storey minimum	6m maximum
3	9m maximum 2-storey maximum	6m maximum

3.2.3 Height in relation to boundary

1. Within Areas 3-5 of sub-precinct B shown on Precinct Plan 1, no part of any building shall exceed a height equal to 3m plus the shortest horizontal distance between the part of the building and any site boundary adjoining sub-precinct C.

3.2.4 Maximum density

Table 4

Area	Density
5	One dwelling per 125m ²
4	One dwelling per 250m ²
3	One building per site

1. There is no maximum density where a dwelling is part of a consented comprehensively designed development in Area 4 and Area 5 of Precinct Plan 3.

3.2.5 Front facade of a building

1. A building(s) on a front site closest to the street must face the street and not occupy less than:

Table 5

Area	Percentage of length of site frontage
5	90%
4	50%
3	40%

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3.2.6 Maximum building coverage and impervious area threshold

Table 6

Area	Building coverage	Impervious area threshold
5	100%	100%
4	100%	100%
3	80%	80%

3.2.7 Yards - buildings

Table 7

Yard	Area 5	Area 4	Area 3
Front	1m maximum	3.5m maximum 1m minimum	6m maximum 3.5m minimum
Side	1.8m minimum where a site adjoins an Area 3 site; otherwise no minimum yard	1.8m minimum where a site adjoins an Area 3 site; otherwise no minimum yard	1.8m minimum
Rear	7m minimum	5m minimum	4m minimum

3.2.8 Yards - accessory buildings

Table 8

Yard	Area 5	Area 4	Area 3
Front	1m maximum	3.5m maximum 1m minimum	6m maximum 3.5m minimum
Side	0.3m	1m	2m
Rear	0.3m	0.6m	2m

3.2.9 Use of yards for vehicle access

1. The use of yards for vehicular access and parking must comply with the following
 - a. Front yards
 - i. Area 3 shown in Precinct Plan 3: vehicular access may be provided via the front yard.
 - ii. Areas 4 and 5 shown in Precinct Plan 3: no vehicular access or car parking may be provided in the front yard.

3.2.10 Yards

1. The following can be built in front yards
 - a. Areas 3 and 4 shown in Precinct Plan 3: verandahs and decks with a maximum height of 0.6m above ground, balconies and bay windows and front steps/porches may encroach into the front yard by not more than 3m deep.
 - b. Area 5 shown in Precinct Plan 3: awnings or similar pedestrian shelter areas at ground floor level, up to 2.3m deep and extending up to 100 per cent of the building frontage.
2. The following can be built in side yards
 - a. Areas 3 and 4 shown in Precinct Plan 3
 - i. Verandahs, balconies and bay windows and steps/porches may encroach into the front yard by no more than 1.5m deep.
 - ii. Fascia, gutters, down pipes and eaves, masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters,

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aerials or antennae, pergolas or sunscreens/awnings providing that they do not encroach into the yard by more than 0.3m.

- b. Area 5 shown in Precinct Plan 3: awnings or similar pedestrian shelter areas at ground floor level up to 0.6m deep and extending up to 100 per cent of the building frontage.

3.2.11 Commercial ground floor

1. In the area identified as Area 5 'commercial ground floor' in Precinct Plan 3, there must be no dwellings at ground level.

3.2.12 Roofs

1. All roofs must be made of materials other than uncoated galvanized material.

3.3 Weiti sub-precinct C

3.3.1 Height in relation to boundary

1. No part of any building must exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary.

3.3.2 Yards

Table 9

Yard	Weiti sub-precinct C
Shoreline	50m
Front	10m
Side and rear yards	1.2m

3.3.3 Native replanting

1. Any native planting within sub-precinct C (but outside the Enhancement Planting Areas (Stages 1, 2, 3 and 4) shown on Precinct Plan 1 must meet the standards in clause 4.3.8.2 below.

3.3.4 Roofs

1. All roofs must be made of materials other than uncoated galvanized material.

4. Subdivision

4.1 General

1. For any subdivision in the precinct the following applies:
 - a. the layout of ground floor level units or cross-lease flats and their associated exclusive use areas must comply with the subdivision rules for fee simple subdivisions
 - b. an application for subdivision consent may be made for all or part of the land contained within sub-precinct B as set out in Precinct Plan 3.
2. All sites must be connected to a public reticulated sewerage scheme, except:
 - a. sites fully comprising one or more entire village
 - b. sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity
 - c. sites to be used exclusively for utility services where no occupation will occur
 - d. roads and access lots.
3. All sites must be connected to a public reticulated water supply network, except:

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- a. sites fully comprising one or more entire village
 - b. sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity
 - c. sites to be used exclusively for utility services where no occupation will occur
 - d. roads and access lots.
4. Boundary adjustments must not create development potential that would have the effect of providing more than 1050 dwellings in sub-precinct B or 150 dwellings in sub-precinct A.

4.2 Weiti sub-precinct A - subdivision

4.2.1 Maximum number of sites

1. The maximum number of sites for dwellings within sub-precinct A is 150.

4.2.2 Size of dwelling sites

1. The maximum size of any site is 2000m² and the minimum size is 900m².

4.2.3 Location of dwelling sites

1. All sites must be located within the development footprints identified in Precinct Plan 2.

4.2.4 Provision for public access

1. Public access to Karepiro Bay must be provided via a combination of public road and public walkways as set out in Precinct Plan 1 and noted on subdivision plans submitted to the council for resource consent. The first subdivision application of any portion of sub-precinct A must include, to the extent they have not been provided, prior to that date, a mechanism to provide easements for the public walkways and conditions of consent must require the provision of such easements.
2. All walkways must be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed prior to the issue of a certificate pursuant to section 224(c) of the Act. On approval of the section 223 certificate for the first subdivision of the Weiti sub-precinct A, the consent holder must sign easements in gross over the walkways in favour of the Council. The terms of the easements must include the following:
 - a. The consent holder must maintain the walkways generally to the standards to which they had been constructed.
 - b. The consent holder may establish conditions of access in consultation with the council.
3. The easements for the walkways must be registered on the issue of the section 224(c) certificate.
 - a. The walkways and the public car park shown in Precinct Plan 1 must be open to public access at the following times:
 - i. during New Zealand daylight time - 7am-8pm
 - ii. during New Zealand standard time - 7am-6pm provided that the consent holder may close all or part of the walkways to public access in circumstances where the consent holder considers (acting reasonably) that closure is appropriate due to emergency, the requirements of forestry activities or the Enhancement Planting Plan, for health and safety purposes, maintenance purposes, fire risk or security matters.

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4.2.5 Landscape plan

1. As part of a resource consent application a landscape plan must be prepared by a suitably qualified expert that achieves visual integration of the buildings and associated infrastructure such as street lighting, into the landscape so as to ensure they do not dominate the landscape or detract from the visual amenity of the area.
2. The landscape plan must include native screen planting within area 1A shown in Precinct Plan 1 to provide for a high degree of screening of houses from the south and east and from the Department of Conservation walkway.

4.3 Weiti sub-precinct B - subdivision

4.3.1 Minimum site sizes

1. Minimum net site areas must be as follows:

Table 10

Area	Site size
5	150m ²
4	300m ² capable of containing a square for building of 9m x 9m
3	400m ²

4.3.2 Access and frontage

1. All sites must have a minimum frontage as follows:

Table 11

Area	Minimum frontage
5	5.5m
4	7m provided that the maximum frontage must not be greater than 20m
3	12m provided the maximum frontage must not be greater than 30m

4.3.3 Roothing and access

1. Roothing and rear lanes must be provided in accordance with Precinct Plan 3.
2. Rear lanes must not be public roads and must provide legal vehicular access to all adjoining properties.

4.3.4 Greenbelt restrictive covenant

1. Prior or concurrent to the issue of a certificate pursuant to Section 224(c) of the RMA for the first subdivision of land in sub-precinct B a restrictive covenant must be registered against the land in Weiti sub-precinct C (except the land to be vested as reserve under clause 4.3.5 below, provision of reserve land) to prohibit in perpetuity any further subdivision within the sub-precinct, other than for:
 - a. infrastructure specific to Weiti; or
 - b. approved conservation, heritage or education facilities.
2. The restrictive covenant must be must be addressed to Auckland Council. The restrictive covenant must be signed prior to the approval of the survey plan for subdivision of the relevant portion of sub-precinct B under Section 223 of the RMA.
3. The restrictive covenant must be registered on the title of the Weiti land in sub-precinct C on the date

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upon which a certificate pursuant to Section 224(c) of the RMA is issued in respect of the first subdivision application of Weiti sub-precinct B.

4.3.5 Provision of reserve land

1. As part of the first subdivision of any portion of the Weiti sub-precinct, the following land as set out in Precinct Plan 1 must be provided to the council.
 - a. Stillwater Reserve land.
 - b. Karepiro Bay walkway extension land.
 - c. D'Acre Cottage Reserve extension land.
 - d. Haigh's Access Road public park.
2. The following land must be provided to the Department of Conservation.
 - a. Karepiro Bay walkway buffer land.
3. The council must offer the Department of Conservation an easement over part of the Haigh's Access Road public park to establish a carpark and other facilities.
4. The above land and easements must be provided on the issue of a certificate pursuant to Section 224(c) of the RMA for the first subdivision of any portion of the Weiti sub-precinct.
5. The provision of land will not form part of any development contribution.

4.3.6 Provision of public access and public facilities

1. Public access to Karepiro Bay must be provided via a combination of public road and public walkways as set out in Precinct Plan 1. Other public walkways shall be provided in accordance with routes identified in Precinct Plan 1. The first subdivision application of any portion of sub-precinct B must include, to the extent they have not been constructed, prior to that date, an offer to provide the public walkways and construct and complete the facilities identified on the Weiti Precinct Plan in Precinct Plan 1.
 - a. A walkway from Haigh's Access Road to the Conservation Institute approximately 5.8km as shown on Precinct Plan 1.
 - b. A walkway from the Conservation Institute to the Weiti Village Public Car park approximately 2.3 km as shown on precinct Plan 1.
 - c. A walkway from the Public Car park to the Conservation Institute via road approximately 2.1km as shown on Precinct Plan 1.
 - d. A walkway from the Weiti Village Public Car park to D'Acre Cottage approximately 1km as shown on Precinct Plan 1.
 - e. A further track, the exact route to be agreed between the council and the consent holder, at a later date but prior to the issue of the section 224(c) certificate with termini in the following locations.
 - i. At Stillwater, or alternatively at some point along the Walkway identified on Precinct Plan 1 between Stillwater and Karepiro Bay.
 - ii. At the Weiti Village Public Car park or at some point along the Weiti Walkway identified in clause (b) above.
2. All walkways must be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed prior to the issue of a certificate pursuant to section 224(c) of the Act. On approval of the section 223 certificate for the first subdivision of the Weiti sub-precinct B, the consent holder must sign easements in gross over the walkways in favour of the council. The terms of the easements must include the following:

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- a. The consent holder must maintain the walkways generally to the standards to which they had been constructed.
 - b. The walkways and the public car park shown in Precinct Plan 1 must be open to public access at the following times:
 - i. during New Zealand daylight time - 7am-8pm
 - ii. during New Zealand standard time - 7am-6pm provided that the consent holder may close all or part of the walkways to public access in circumstances where the consent holder considers (acting reasonably) that closure is appropriate due to emergency, the requirements of forestry activities or the Enhancement Planting Plan, for health and safety purposes, maintenance purposes, fire risk or security matters.
 - c. Users of the walkways must comply with the conditions of access, which shall be developed by the consent holder, in consultation with the Council.
3. The easements for the walkways must be registered on the issue of the section 224(c) certificate.
 4. Prior to the issue of the section 224(c) certificate for the first subdivision application of sub-precinct B, the consent holder must construct and complete the following public facilities in the approximate location shown in Precinct Plan 1.
 - a. The conservation institute and gardens.
 - b. The lookout.
 - c. Three sets of public toilets (in each case containing two male and two female toilets).
 - d. Four open rest areas.
 - e. The mountain biking club facility.
 5. The consent holder must maintain public access free-of-charge to the toilets and rest areas and maintain them in clean condition and good working order.
 6. The consent holder must own and be responsible for the operation, management and governance of the conservation institute and gardens which will function as:
 - a. a base for the carrying out of the Weiti forest conservation, enhancement planting, and predator and pest eradication programmes
 - b. a building where public sector science research related to Weiti or the surrounding area can be furthered by making available office, meeting or seminar space
 - c. educational programmes.
 7. Within six months of issue of the section 224(c) certificate the:
 - a. consent holder must make the conservation institute available for those activities on reasonable conditions (which may include the payment of a fee)
 - b. consent holder must make the Lookout available for public entry free of charge
 - c. consent holder must make the conservation institute gardens available for public entry. The consent holder may require the payment of a fee as a condition of entry.
 8. The consent holder must create an incorporated society or charitable trust to own and operate the mountain biking club facility of approximately 20ha, including provision for access by other mountain bike club members or the public through annual and temporary permits. Times and terms will be determined by the incorporated society or charitable trust.
 9. An additional minimum of 20ha of open space recreation areas must be provided for residents in easy walking distance of sub-precinct B. This will include walkways through the enhancement planting area

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between the two parts of sub-precinct B to provide access to open space areas outside the enhancement planting areas.

10. Conditions requiring a consent notice under s. 221 of the RMA to ensure clauses 4.3.6.4 to 4.3.6.8 are implemented in perpetuity and must be included on the consent for the first subdivision application of sub-precinct B.

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4.3.7 Funding of Weiti walkway and public facilities

1. The first subdivision application of sub-precinct B must demonstrate to the council that sufficient measures are in place to ensure the walkways and public facilities are maintained by one or more of the following measures:
 - a. an incorporated society, body corporate, association or other entity or organisation representing Weiti residents and the registered proprietor of the commercial lots, established to maintain the Weiti walkways and public facilities
 - b. that entity has registered an encumbrance against such of the residential and other sites then created or has undertaken or made arrangements to do so on the first sale of each such sites to a third party
 - c. the consent holder has secured such obligations against the land in sub-precinct C.

4.3.8 Enhancement planting

4.3.8.1 Stage 1, 2 and 3 enhancement planting

1. The first subdivision application of any portion of sub-precinct B must include a management plan for planting native vegetation in the enhancement planting areas identified in Precinct Plan 1 in accordance with the following:
 - a. stage 1 areas - planting must be completed within five years of granting consent
 - b. stage 2 area - planting must be completed within 10 years of granting consent
 - c. stage 3 and 4 areas - planting must begin within 10 years of granting consent and be completed within 20 years of granting consent and in stage 4 achieve native vegetation cover over 60 per cent of the area.
2. The management programme must provide for:
 - a. maintenance and supplementary planting over a five years following planting
 - b. maintaining the planting and reporting to council
3. The vegetation must be established for the purposes set out in the planting plan assessment and must not be clear-felled or removed.
4. Remedial action is required where monitoring indicates the specified standards are not being met.

4.3.8.2 Enhancement planting standard

1. The planting of native vegetation must meet the following standards:
 - a. a survival rate such that planting will be established to a minimum 90 per cent of the original density specified before the project is signed off as complete
 - b. a density of 5,100 stems per hectare at approximately 1.4m centres in former forest areas, reducing to 1m centres (10,000 stems per hectare) in kikuyu and wetland environments, and riparian margins
 - c. all stock must be fenced within grazing areas using a stock-proof fence to avoid potential access into existing native vegetation or new native planting
 - d. all plants must be sourced from the ecological district and be appropriate for the soil, aspect, exposure and topography
 - e. at planting each plant must be fertilised in accordance with the recommendations of the revegetation report submitted as part of the planting plan assessment
 - f. planting undertaken must reflect the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession.

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2. The maintenance of native plantings must meet the following standards:
 - a. maintenance must occur for a minimum of five years or until canopy closure has been achieved within 5 years
 - b. maintenance must include the on-going replacement of plants that do not survive
 - c. all invasive weeds shall be eradicated from the planting site both at the time of planting and on an on-going basis and plants released from kiuyu as necessary to ensure adequate growth
 - d. animal pest control must occur.

4.3.8.3 Pest and weed control

1. The first subdivision application of any portion of sub-precinct B must include a pest and weed control management plan for all of the land within the precinct which details the methods, timeline, monitoring and maintenance of an on-going programme and include possum, rodent and mustelid control and the control of plant pests.

4.4 Weiti sub-precinct C - subdivision

4.4.1 Location of sites

1. Sites may only be created where necessary for accommodating:
 - a. network utilities or infrastructure to service the development of the Weiti A and B sub-precincts or activities in sub-precinct C
 - b. a conservation institute and gardens, conservation, heritage or educational facility in accordance with clause 2.6 above.

4.4.2 Site configuration

1. Sites must be capable of containing all buildings, infrastructure servicing that building or activity, including vehicle access and parking, wholly within the boundary of the site in compliance with the Auckland-wide subdivision rules.

5. Assessment - Controlled activities

5.1 Matters of control

1. For Controlled Activities in sub-precinct B, including controlled activity subdivision in sub-precinct B see the Restricted Discretionary Matters for Discretion and Assessment Criteria.
2. For dwellings in sub-precinct A see the following matters for control and assessment criteria.
3. The council will reserve its control to the matters below for the activities listed as controlled in the precinct activity table:

Table 12

Activity	Density	Building design, bulk building siting	Landscape design	Landform modification	Infrastructure and avoidance of hazards	Lighting
Dwellings in sub-precinct A	X	X	X	X	X	X

5.2 Assessment criteria

1. The density of development should achieve compliance with the density rules set out in clause 2.1 above for sub-precinct A

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2. The design of the proposed building should incorporate techniques to avoid adversely impacting upon sensitive landscapes, or upon the natural character of the coast.
3. The planting proposed for any building should be appropriate for the location, and the extent to which such planting is necessary for mitigation of landscape and visual effects.
4. Buildings and structures should be sited so that they will integrate into the landform as far as is practicable within the confines of the density proposed for that location, in order to minimise adverse effects on landscape values and minimise or control sediment runoff.
5. Associated earthworks incorporate techniques to minimise potential adverse effects on the land or any stream, river, or the coastal marine area.
6. Buildings and structures should not adversely impact upon any existing native trees and bush which make a significant contribution to the visual and environmental qualities in the vicinity of the site.
7. The provision of access and required infrastructure should be configured to minimise earthworks and landform modification as far as is practicable within the confines of the density proposed for that location.
8. Buildings and structures within identified development areas should be sited and designed to minimise the potential impacts on people and property from any possible forest fire or adequate provision is to be made to manage such risks.
9. The erection of the building should not adversely affect overland flow paths or other stormwater runoff patterns and any measures proposed to mitigate this effect.
10. Exterior lighting should be provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast.

6. Assessment - Restricted discretionary activities

6.1 Matters for discretion

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

Table 13

Activity	Consistency with Precinct Plan 1	Building scale and design	Landscaping and servicing	Lighting	Roads, public open space, access and parking	Enhancement planting and pest management
Comprehensively designed development	X	X	X		X	
Golf course and accessory buildings	X	X	X		X	
Education facilities	X	X			X	
Buildings, structures and parking accessory to conservation forestry	X	X	X		X	
Buildings in Areas 4 and 5 of sub-precinct B	X	X	X		X	

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Construction, additions, alterations to or relocation of buildings associated with a comprehensively designed development	X	X	X		X	
Buildings, structures and infrastructure identified in Precinct Plan 1	X	X	X	X	X	
Subdivision	X		X		X	X
Non compliance with enhancement planting standard in clause 4.3.8						X

6.2 Assessment criteria

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

1. Compliance with the Weiti outline plan in Precinct Plan 1
 - a. The subdivision or land use is in accordance with Precinct Plan 1 and in the case of sub-precinct B, the landuse and development is in accordance with Precinct Plan 3.
 - b. The activity should be consistent with the objectives and policies of the precinct.
2. Building scale and design and development
 - a. There should be variety in the street front elevations including building articulation, and the use of varying materials and an avoidance of blank or unrelieved walls.
 - b. Street frontages of houses should provide potential for surveillance of the street.
 - c. Garages should not dominate the street frontage.
 - d. The building design and bulk should not have any adverse effects on the public enjoyment of public open space including the street.
 - e. Building design and bulk should not have any adverse effects on the provision of landscaping on the site, on neighbouring sites or on the street.
 - f. Buildings used for retail activities should have a minimum of 40% glass at the street level frontage.
 - g. In the case of non-residential activities, the character of the activity and its effects including the positioning and extent of signage, should be compatible with the Weiti Village residential character and amenity values expected in Weiti sub-precinct A and contribute to a range of services that will support the local community.
 - h. The scale, design, layout, external appearance of buildings should maintain or enhance the character and amenity values within the relevant sub-precinct
 - i. The proposed activity should not adversely impact upon sensitive landscapes, or the natural character of the coast or stream and any measures in building design proposed to mitigate such effects.
 - j. Whether the amount of earthworks required to implement the development can be minimised taking into account the existing topographical constraints and landform.
 - k. Opens space should be provided that is suitable for the residents with adequate privacy, sunlight and which is directly accessible to and part of the associated household unit.
3. Landscaping
 - a. The landscape works should form part of a comprehensive design concept which integrates

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building design and private, communal and public land.

- b. The landscape concept should be appropriate to the urban and natural context and to the creation of neighbourhood identity.
- c. Whether any effects on sites of natural, archaeological or cultural significance are avoided, remedied or mitigated.
- d. Planting should be used to:
 - i. establish and maintain a well vegetated environment that is compatible with the neighbourhood and the specific planting
 - ii. character of the street.
 - iii. visually reduce the bulk of new development and integrate new buildings.
 - iv. help provide summer shade, wind breaks and access to winter sun.
 - v. help provide and maintain visual privacy.
 - vi. create an attractive environment without prejudicing personal safety.
- e. Existing mature trees, especially those located near property boundaries, should practically be able to be retained and incorporated into the development.
- f. The activity should occur without compromising the role of sub-precinct C as greenbelt within the precinct.

4. Servicing

- a. Adequate engineering and infrastructure services, including wastewater and water and the provision of stormwater treatment and drainage infrastructure should be provided for the stormwater treatment and drainage needs of the development.

5. Lighting

- a. In the case of the Weiti sub-precinct A, exterior lighting, including street lighting, should be provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast. In the case of street lighting, consideration should be given to alternative forms of street lighting such as short bollard lighting, while ensuring that traffic, pedestrian and cyclist safety is not compromised.

6. Roads, public open space, access and car parking

- a. The proposed reserves, including walking tracks and associated car parks should be sufficient to ensure that public access to the coastal marine area is maintained or enhanced and is of a slope and shape that is suitable for the intended use.
- b. Adequate walkways should be provided between Weiti sub-precincts A and B that are designed and located to enhance connectivity for residents, while minimising the impacts on any enhancement planting.
- c. Adequate road access should be provided, and there should be no significant adverse effects on the safety and efficiency of the public roading network.
- d. Whether the street network is well connected taking into account topographical, watercourse and vegetation constraints and achieves the intent of the street network as shown on Precinct Plan 2.
- e. A legible public street pattern should be created. As a guideline, street blocks shall have a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m. Where public parks and reserves are provided, they should be bounded by public streets for 75 per cent of their entire perimeter, taking into account topographical, watercourse, vegetation and economic constraints.

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- f. The street network should be well connected taking into account topographical, watercourse and vegetation constraints and achieves the intent of the street network as shown on Precinct Plan 1.
 - g. Adequate provision should be made for resident and visitor car parking.
 - h. The building and any associated car parking areas adjacent to streams or common pedestrian areas should be designed to provide for pedestrian access along the banks of the streams.
 - i. Screening or any other structures should be well integrated into the overall design of the development.
7. Enhancement planting and pest management
- a. Restrictions should be placed on the keeping of domestic pets (primarily cats and dogs) in order to protect the native fauna of the Weiti precinct the adjoining coastal environment. Consideration must also be given in an integrated manner to the Pest and Weed Control Plan required under clause 4.3.8.2 above.
 - b. The planting regime will better achieve the objectives and policies of the precinct.
 - c. An adequate planting density should be used to achieve canopy closure in a time frame similar to that if the standards had been complied with.
 - d. The planting should achieve appropriate connectivity with the existing SEAs.
 - e. An appropriate plant survival rate should be achieved.
 - f. The planting should reflect the species composition of the adjoining SEA vegetation.
 - g. The species composition should be appropriate for the particular site conditions such as soil, aspect and topography.
 - h. Protection from stock should be provided.
 - i. The fertilising regime should be appropriate to ensure the growth of the plants.
 - j. Adequate pest and weed control should be proposed.

7. Assessment - Development control infringements

7.1 Matters of discretion

1. The council will restrict its discretion to the matters listed below for the relevant development control infringement.

Table 14

Development control	Scale and siting	Privacy	Landscaping	Streetscape	Stormwater	Stability
Height and height in relation to boundary	X	X		X		
Yards	X		X			
Front facade of a building	X		X	X		
Maximum building coverage and impervious area threshold	X		X		X	X
Roof type	X				X	
Planting of steeper slopes			X			X

7.2 Assessment criteria

1. Scale, siting and design of buildings

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- a. Views from significant public places, including the coast should not be adversely affected.
 - b. Buildings should be designed or located to minimise dominance or overshadowing on neighbouring sites.
 - c. Buildings should generally remain in character with adjacent buildings.
 - d. The extent to which the building maintains and enhances amenity values in the relevant sub-precinct.
2. Privacy of adjoining dwellings
 - a. The building should not have adverse effects on privacy.
 3. Landscaping
 - a. Landscape treatments and planting should mitigate any negative effects.
 4. Streetscape
 - a. The character of the streetscape should not be adversely affected.
 5. Stormwater
 - a. Treatment of stormwater should be provided on-site to remove adverse effects on receiving waters.
 6. Stability
 - a. The proposal should not lead to increased erosion.

8. Special information requirements

1. For resource consent application for Building in Area 4 and Area 5 in sub-precinct B the following information shall be provided.
 - a. Site Development Information – showing topographic land contours, building platforms and footprints, building subdivision including individual shop and business tenancy sizes where practicable, pedestrian walkways, car parking areas and vehicular circulation, vehicular access points between the site and public roads, landscaped areas, service areas with appropriate screening, and the position of adjacent properties in terms of contributing to an overall urban design and streetscape character, including treatment of building frontages appropriate to the Objectives and Policies of the precinct.
 - b. Development Controls – Demonstration of compliance or otherwise with Weiti sub-precinct B in Precinct Plan 3 and relevant development controls set out in clauses 3.2.1-3.2.12. The density of the Comprehensively Designed Development and its relationship to the total number of household units provided for within sub-precinct B shall also be identified.
 - c. Car park Layout and Accessways – showing the number of car parks to be provided, the layout and vehicular circulation within the site, dimensions of car parks, carriageways and accessways, the provision of landscape treatment and stormwater swales within the car park, and any artificial lighting within these areas.
 - d. Landscape Elements – showing the type of landscape treatment to be provided in yards, car park areas, streets and other landscape areas and any artificial lighting to be used in these areas. A landscape management plan shall be included providing the identification of plant and tree species to be used, the number of plants to be planted and plant spacings, appropriate garden preparation techniques and the on-going management of the planting that is proposed.
 - e. Pedestrian Areas – showing the position of walkways, linkages to adjacent sites, widths, angles of slope and paving materials proposed.
 - f. Typical Elevations/Building Typologies – showing building exterior design features including roofs, facades, verandahs, exterior building materials, colours and finishes, and how the proposal integrates with adjacent properties in terms of contributing to an overall urban design and

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streetscape character.

- g. Signage showing the typology of external signs proposed on buildings intended for non residential activities; and their placement and sizing controls.

9. Definitions

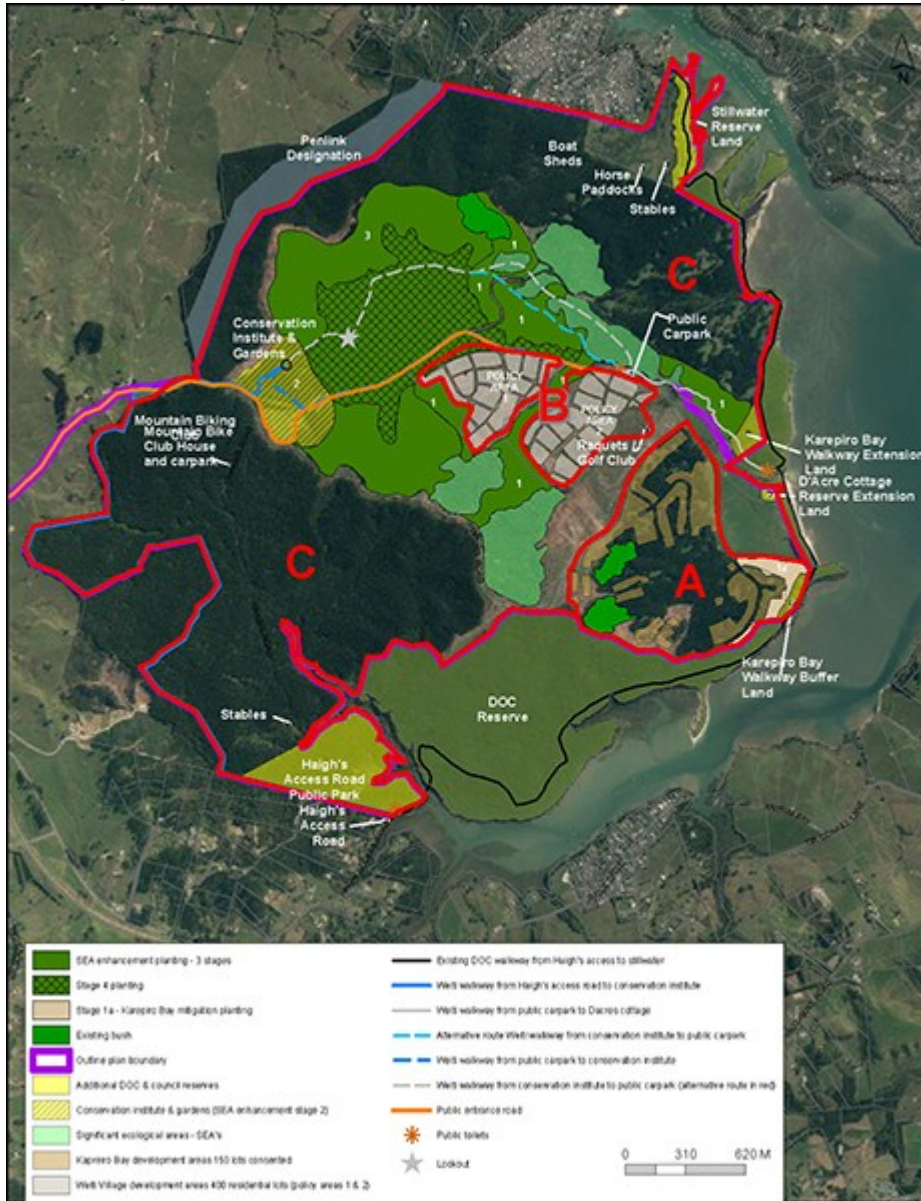
Comprehensively Designed Development

A development where more than one dwelling is proposed on an area which is identified for such developments within Precinct Plan 3 (Area 4 and 5). Within a Comprehensively Designed Development, the design of buildings, activities, their layout, access and relationship to one another and their neighbours is to be planned as a cohesive whole.

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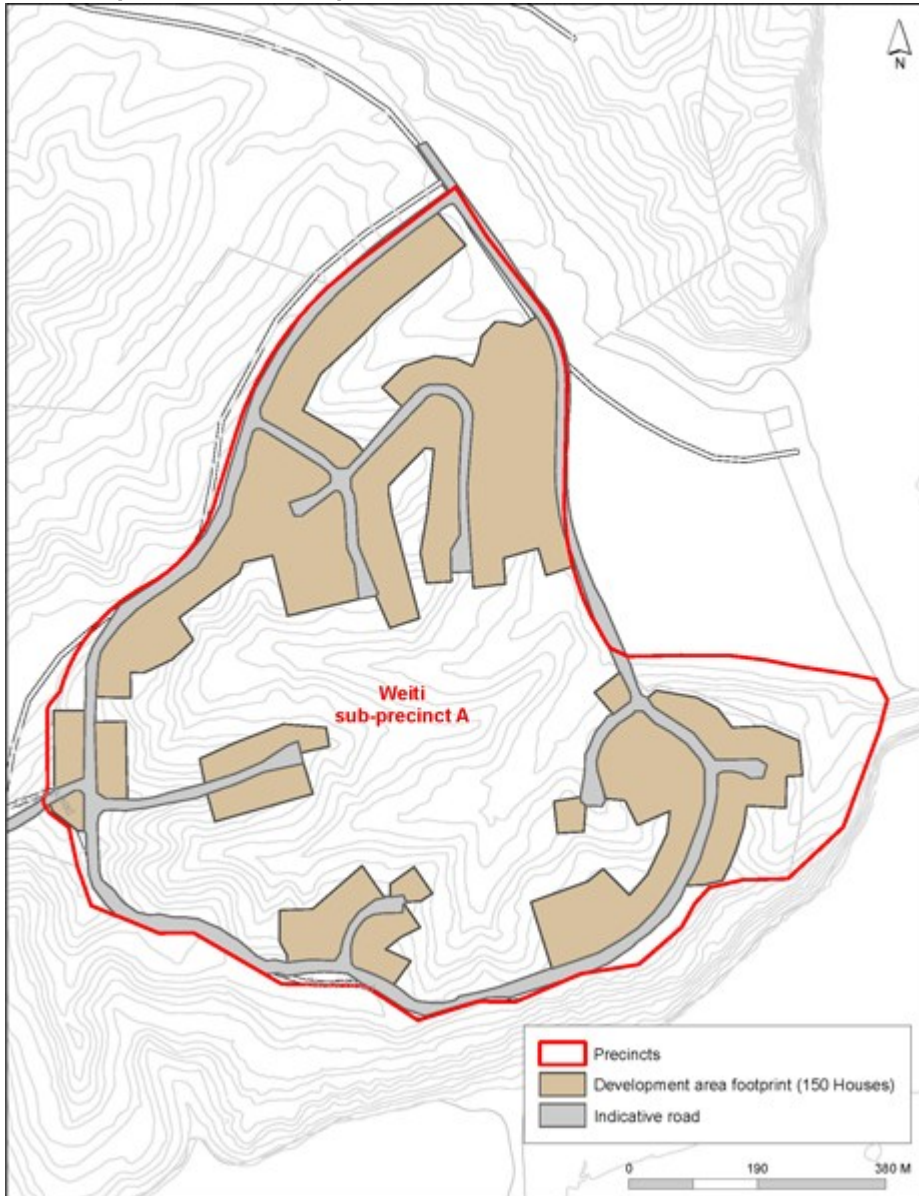
10. Precinct plans

Precinct plan 1



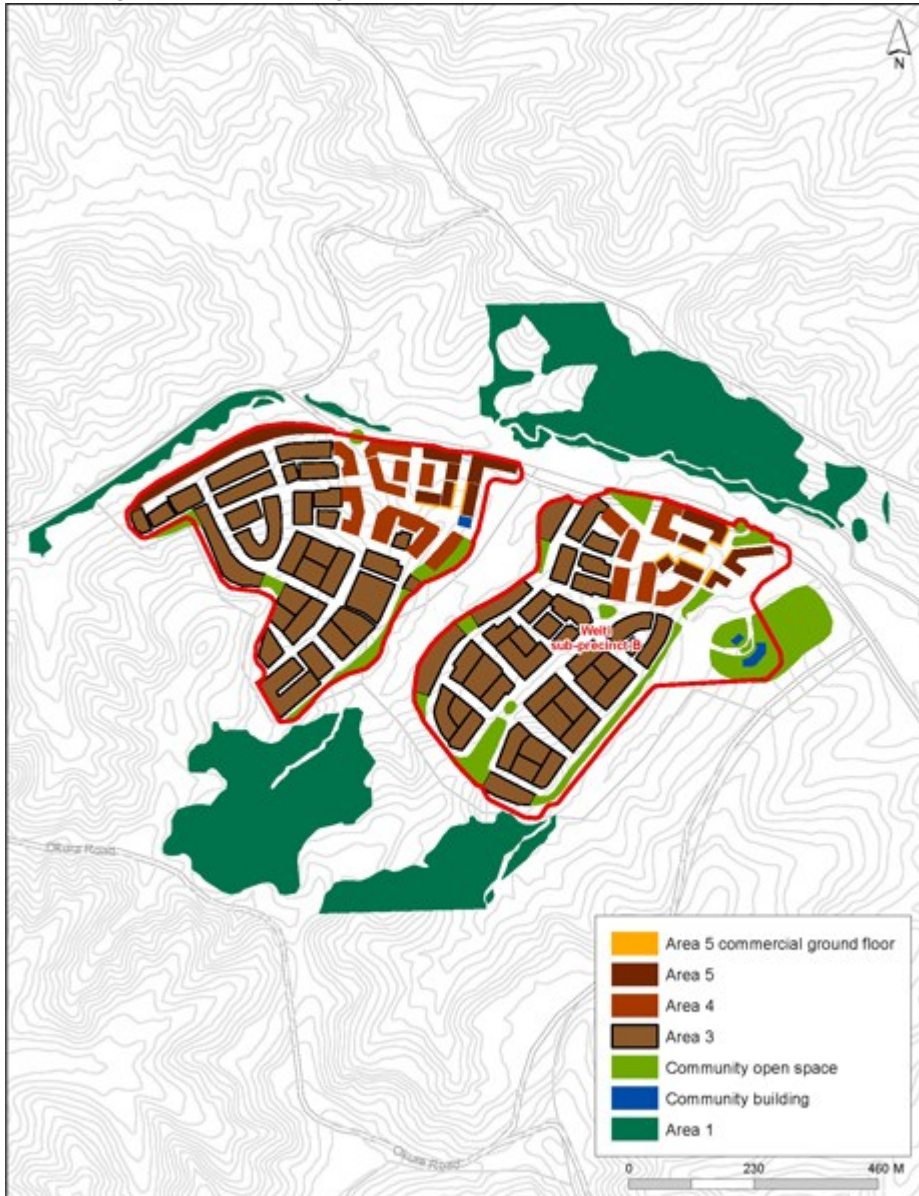
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Precinct plan 2: Weiti sub-precinct A



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Precinct plan 3: Weiti sub-precinct B



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