

I511. Hatfields Precinct

I511.1. Precinct Description

The Hatfields Precinct is a contiguous 183.8 hectare block of rural land held in 8 freehold titles, located immediately to the north of Hatfields Beach. The precinct is bounded by the Hibiscus Coast Highway on its eastern side, the Waiwera River on its northern side, State Highway 1 on its western side, and the existing Hatfields Beach settlement on its southern side.

The land is characterised by a mix of marginal pastoral farmland and large blocks of native bush, with a series of ridgelines and gullies. The south-western slopes contain stands of pristine native bush, including stands of kauri that stretch downward toward the Hibiscus Coast Highway and adjacent wetland and estuary. The bush area is within a Significant Ecological Areas Overlay. The upper part of the precinct is within an Outstanding Natural Landscapes Overlay. Other overlays also apply in this precinct.

The purpose of the precinct is to enable a comprehensively master-planned rural lifestyle development within a natural bush setting, while protecting and enhancing the nature conservation and landscape values of the land. The varied, rolling topography and existing areas of native bush – along with proposed revegetation and enhancement – ensure that the site is capable of absorbing rural lifestyle development in a manner that avoids or mitigates adverse effects on nature conservation, landscape and rural amenity values. This is achieved by setting aside areas within the precinct for protection and enhancement, with ‘clustered’ areas of rural lifestyle development in carefully chosen locations to minimise adverse landscape effects.

The precinct will also enable an off-road walking trail linking Hatfields Beach with Waiwera.

I511.10.1 Hatfields Precinct plan 1 delineates three protection areas, and ten development areas. The protection areas are: the existing Significant Ecological Area on the south-western slopes of the precinct; the gullies and slopes with regenerating bush, and the existing grazing land. It is intended that these protection areas be retired from farming and enhanced with new native revegetation and protected in perpetuity, along with comprehensive plant and pest management programmes.

Rural lifestyle development will be within nine distinct ‘clusters’ within the precinct with one common area which will support recreation amenity facilities for the homeowners.

Development within the precinct will be subject to building design standards and site landscaping standards, including native revegetation, to ensure buildings are in keeping with the landscape character and are not visually prominent. Maximum height levels and building envelopes will be set for each of the ‘cluster’ areas to minimise adverse landscape effects. Although sites will generally be within the range of 2000m² to 1ha each, the overall density of the development will achieve an average of one rural lifestyle site per at least 3ha.

The zoning of land within this precinct is Rural – Rural Coastal Zone.

I511.2. Objective

- (1) A comprehensively master-planned rural lifestyle development based on the protection and enhancement of ecological and landscape values of the precinct.

The zone, overlay and Auckland-wide objectives apply in this precinct unless otherwise specified above.

I511.3. Policies

Development

- (1) Enable up to 58 rural lifestyle sites and a common recreation amenity area within the Hatfields Precinct.
- (2) Ensure that all rural lifestyle sites within the precinct are clustered in locations where new dwellings, structures and access points will be visually screened or softened by landform and vegetation when viewed from public places.
- (3) Establish appropriate height levels for each cluster area and design standards for all buildings to ensure buildings are nestled into the natural topography and vegetation, and blend into the surrounded landscape.
- (4) Require landscape planting to be undertaken as part of any subdivision or development to assist achievement of Policies I511.3 (2) and (3).
- (5) Locate vehicle access to the Hibiscus Coast Highway and Weranui Road in a manner that consolidates existing access and avoids any new access points.
- (6) Provide a public walkway through the Precinct, linking Weranui Road to the Hatfields Beach Recreation Reserve.

Protection

- (7) The values of the outstanding landscape will be protected and where practicable enhanced by use, development and subdivision.
- (8) The existing areas of native bush contained within the identified Significant Ecological Area will be legally protected from any development and will be enhanced through the ongoing control of animal and plant pest species.
- (9) Areas with existing ecological values not contained within the Significant Ecological Area will be:
 - (a) enhanced through regenerative planting and control of animal and plant pest species; and
 - (b) legally protected from development and inappropriate land use practices.
- (10) Areas of existing pastoral land outside of development cluster areas will be retired from farming, enhanced and protected in accordance with Policy I511.3(8).

(11) Prevent the keeping of cats and mustelids to protect and enhance native fauna.

The zone, overlay and Auckland-wide policies apply in this precinct unless otherwise specified above.

I511.4. Activity table

The provisions in the zone, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.

Table I511.4.1 Activity table specifies the activity status of development and subdivision activities in the Hatfields Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I511.4.1 Activity table

Activity		Activity status
Use		
(A1)	One dwelling per site in cluster areas 1 – 7, 9 and 10 (as shown on I511.10.1 Hatfields Precinct plan 1)	RD
(A2)	More than one dwelling per site in cluster areas 1 – 7, 9 and 10 (as shown on I511.10.1 Hatfields Precinct plan 1)	NC
(A3)	Dwellings not located in in cluster areas 1 – 7, 9 and 10 (as shown on I511.10.1 Hatfields Precinct plan 1).	NC
(A4)	Recreation amenity facilities within cluster area cluster area 8	RD
Subdivision and Development		
(A5)	Buildings and structures with a gross floor area less than 50m ² for the purposes of vegetation management	P
(A6)	Buildings and structures that do not comply with standards I511.6.4, I511.6.5, I511.6.6, I511.6.7, I511.6.8, I511.6.11 and I511.6.12	D
(A7)	Alterations to the alignment of the walking and cycling trails required under Standard I511.10 Public walking and cycling trails.	RD
(A8)	Non-provision of the walking and cycling trails required under Standard 1511.10 Public walking and cycling trails.	NC
(A9)	Any site that exceeds the maximum site and access area in Standard I511.6.3 Building site access area	NC
(A10)	Subdivision that complies with standards I511.6. 1 Precinct plan, I511.6.2 Maximum number and density of sites for dwellings, and I511.6.9 Site access	RD
(A11)	Subdivision and development that does not comply with standards I511.6.1 Precinct plan, I511.6.2 Maximum number and density of sites for dwellings, and I511.6.9 Site access	NC

I511.5. Notification

- (1) Any application for resource consent for an activity listed in Table I511.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I511.6. Standards

The overlay, Auckland-wide and underlying zone standards apply in this precinct unless otherwise specified below.

All activities listed in Table 1511.4.1 must comply with the following standards.

I511.6.1. Precinct plan

- (1) Any subdivision or development must be carried out in general accordance with I511 Hatfields: Precinct plan 1.

I511.6.2. Maximum number and density of sites for dwellings

- (1) The number of sites on which a dwelling can be erected, must not exceed 58 within the precinct. The number of sites within each cluster shall not exceed the following:
 - (a) Cluster 1; Top Plateau: 10 sites;
 - (b) Cluster 2; East Plateau: 3 sites;
 - (c) Cluster 3; North Plateau: 5 sites;
 - (d) Cluster 4; Central Ridge: 3 sites;
 - (e) Cluster 5; West Ridge: 3 sites;
 - (f) Cluster 6; Central Valley: 15 sites;
 - (g) Cluster 7; Lower Bush: 8 sites;
 - (h) East Ridge: 8 sites; and
 - (i) North Valley: 3 sites.

I511.6.3. Building site and access area

- (1) Each site shall have a building site and access area of no greater than 1500m².
- (2) The site and access area shall contain all buildings and access within the site.

I511.6.4. Building coverage

- (1) The maximum building coverage must not exceed 650m² of the building site and access area.

I511.6.5. Maximum height of buildings

- (1) Buildings in Housing Clusters 1, 2, 7, 9 and Commons Valley Cluster 8; must not exceed 4.5m in height above finished ground level.
- (2) Buildings in Housing Clusters 3, 4, 5, 6 and 10; must not exceed 6.5m in height above finished ground level.
- (3) Standards 1511.6.5(1) and (2) do not apply to underground structures, such as basements, which are not visible from outside the dwelling.

I511.6.6. Exterior cladding of buildings

- (1) Exterior cladding of all dwellings and ancillary structures, and any recreational amenity structures in cluster area 8, shall be from one or more of the following materials:
 - (a) timber weather board, horizontal or vertical orientation in a dark or natural recessive colour or stain;
 - (b) timber board and batten in a dark or natural recessive colour or stain;
 - (c) metal (steel, zinc or similar) in tray or smooth finish in dark green or greys;
 - (d) concrete in dark tint or finish; and
 - (e) locally sourced natural stone.
- (2) All roofs shall be from one or more of the following materials:
 - (a) in metal or tile in a dark green or grey colour;
 - (b) grassed or vegetated; or
 - (c) membrane in a dark grey or green colour or covered in a dark material.
- (3) The exterior finish of the building or structure has a reflectance value of equal to, or less than, 30 per cent as defined within the BS5252 standard colour palette.
- (4) All exterior colours shall be in the colour range of dark greens, grays, browns and black.
- (5) All cladding shall be continuous vertically and not in a mixed appearance. Architectural features may be clad differently than the dominant wall claddings.
- (6) All roofs in housing Clusters 1, 2, 7 & 9 shall be generally flat, to manufacturer's minimums in order to avoid glare and reflection from distant views as may occur with a gabled or pitched roofs. There is no restriction on roof pitches for the other Housing Clusters.
- (7) All glazing on the east, north and west elevations of any dwelling shall be low reflectivity glass having a reflectivity of less than 16 per cent.

- (8) Dwellings in housing Clusters 1, 2 & 9 where window surfaces exceed 6.5m² (including mullions, sliders etc.), shall have eaves or verandas with a minimum depth of 1.5m from the dwelling faces to avoid excessive glare.

I511.6.7. Landscaping

- (1) 40 per cent of the land outside the building footprint within the site and access area shall be revegetated with indigenous species.
- (2) The remaining 60 per cent of land outside the building footprint and revegetation area within the site and access area may be used for access, parking, lawns and other residential amenity uses
- (3) Non-indigenous species must not be planted except for lawn species and an area of 20m² for the purpose of food production.

I511.6.8. Lighting

- (1) All external lights shall be directed downward and be mounted no more than 1.2m in height.

I511.6.9. Site access

- (1) Access to all new dwellings or sites shall be from the Primary Access shown in the I511.10.1 Hatfields Precinct plan 1.
- (2) Kerb and channel must not be used on site access roads.
- (3) Road lighting shall be by down-lighting only at a height of no greater than 1.2m.

I511.6.10. Public walking and cycling trails

- (1) Public walking and cycling trails shall be constructed generally in the locations shown on the I511.10.1 Hatfields: Precinct plan 1.
- (2) The trails shall be constructed to a minimum standard of 1.8m width with a crushed rock base.
- (3) The trails shall be subject to an easement in favour of Council, for the benefit of the general public, or in favour of such other body as is nominated by Council to hold the benefit of the easement to ensure public access in perpetuity; and
- (4) The trails shall be maintained by, and at the cost of, the landowners within the Hatfields Precinct. This maintenance requirement shall be included in the covenant to be prepared and registered under on all titles.

I511.6.11. Management of the protection areas

- (1) The existing area of native bush contained within the identified Significant Ecological Area SEA-T 6652a/6377/2461 and shown in I511.10.1 Hatfields: Precinct Plan 1 is to be protected by covenants and stock-proof fencing from any adjoining livestock areas;
- (2) Other Ecological Areas shown on I511.10.1 Hatfields: Precinct plan 1 and being the areas with existing ecological values not contained within the SEA,

are to be enhanced by native revegetation and protected by covenants and stock-proof fencing from any adjoining livestock areas;

- (3) Native Revegetation Areas shown on I511.10.1 Hatfields: Precinct plan 1 and being the areas of existing pastoral land outside of development cluster areas, are to be retired from farming and enhanced through native revegetation and protected by covenants and stock-proof fencing from any adjoining livestock areas; and
- (4) Within the cluster development areas 1 – 10, any land which is not within a site and access area or required for access or required for activities in Cluster Area 8 are to be enhanced by native revegetation and protected by covenants and stock-proof fencing from any adjoining livestock areas..

I511.6.12. Location of buildings less than 50m² gross floor area for the purposes of vegetation management

- (1) No building shall be located on any significant ridgeline or skyline when viewed from any road or other public place.

I511.6.13. Materials and colours of buildings less than 50m² gross floor area for the purposes of vegetation management

- (1) Exterior finish of the building shall have a reflectance value of equal to, or less than, 30 per cent as defined within the BS5252 standard colour palette, and be in the colour range of dark greens, greys or browns.

I511.6.14. Cats and mustelids

- (1) Cats and mustelids shall not be kept on or brought onto any lot at any time.
- (2) Non-compliance with Standard I511.6.14(1) is a non-complying activity.

I511.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I511.8. Assessment – restricted discretionary activities

I511.8.1. Matters of discretion

The council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) buildings:
 - (a) the effects of the location of buildings and landform on the values of the outstanding natural landscape;
 - (b) the effects of external building height, coverage, design and external appearance on the values of the outstanding natural landscape; and
 - (c) the design and implementation of landscaping for visual mitigation of the effects on the values of the outstanding natural landscape.

(2) subdivision:

- (a) the effects of site size, layout and site access on the values of the outstanding natural landscape and ecological values;
- (b) the location of, and building envelope for, any potential dwellings and the mitigation measures to avoid or mitigate adverse effects on rural character and amenity and effects on the values of the outstanding natural landscape and ecological values; and
- (c) the method of protection and enhancement of ecological values and the content of the Implementation and Management Plan for the protection areas; and
- (d) the provision and management of the public walking and cycling trails.

I511.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

(1) Buildings

- (a) Location of buildings and landform:
 - (i) All buildings should be sited and designed so they do not visually intrude on any significant ridgeline or skyline when viewed from any road or other public place; and
 - (ii) Residential development should not require extensive landform modification, and should generally be limited to that required to establish the setting and foundations of any dwellings and vehicle access. Areas of cut and fill should be visually screened by vegetation planting or buildings.
- (b) External building design and external appearance:
 - (i) The finishing of buildings, including final choice of colours and materials, appears subservient to the natural character of the surrounding environment; and
- (c) Design and implementation of landscaping for visual mitigation:
 - (ii) Existing trees and bush that make a significant contribution to the visual and environmental qualities of the site should be retained to the fullest extent practicable.
 - (iii) Landscape planting should be implemented, in conjunction with existing landform and vegetation, to ensure that any built structures or vehicle access are visually screened or softened when viewed from outside the precinct;

(iv) The design of all outdoor areas including accessways, retaining walls, fencing, gates etc... must be of a rural character and not characteristic of more urban elements such as kerb and channel or paling fences; and

(v) Consistency with the policy of the Precinct.

(2) Subdivision:

(a) Site size, layout and access:

(i) The site size, shape, contour and access should be suitable for the intended activities proposed for the lot while minimising effects on existing landform and the values of the outstanding natural landscape.

(b) The location of, and building envelope for, any potential dwellings and the mitigation measures to avoid or mitigate adverse effects on rural character and amenity:

(i) sites should take advantage of the topography taking into account views and accessibility;

(ii) the layout of sites should involve minimum disturbance to existing stands of native vegetation; and

(iii) the building area should not be on a prominent ridge, knoll or skyline, where buildings would be visually prominent in the landscape or detract from rural amenities when viewed from any road or other public place.

(c) The method of protection and enhancement of ecological values and the content of the Implementation and Management Plan for the protection areas:

(i) the methods for protecting the vegetation and ecological values in the Protection Areas, including but not limited to fencing, covenanting, or ownership structure, should be practical and extend in perpetuity; and

(ii) new planting and enhancement planting within the Protection Areas should be for the benefit of nature conservation values on an ongoing basis.

(d) The extent to which the alignment of the public walking and cycling trails shown in I511.10.1 Hatfields: Precinct plan 1 should be varied taking into account the contours of the land, the requirement to minimise the removal of existing native vegetation, the achievement of privacy for residents and occupiers of the houses, and the need to achieve Intermediate Grade trails as defined in the New Zealand Cycle Trail Design Guide (prepared for MBIE), February 2015 (4th Edition);

(e) Consistency with the policy of the precinct.

I511.9. Special information requirements

(1) Any application for subdivision shall be accompanied by an Implementation and Management Plan. The Implementation and Management Plan shall set out:

(a) for all protection areas:

- (i) the location of fencing to permanently exclude livestock from the protection areas (stock-proof fencing that should be at least a full 7 wire, post and batten design);
- (ii) the methods for effective control and ongoing management of animal and plant pests including measures to minimise reinvasion of animal and plants pests;
- (iii) the draft wording of the covenant on the title(s) of the land containing the protection areas, to achieve the permanent, legal protection and management of the protection areas, including enforcement and penalty provisions; and
- (iv) where appropriate, access to any sites and places of significance to Mana Whenua;

(b) for the Other Ecological Areas:

- (i) planting proposed to enhance the existing vegetation areas, to ensure that the vegetation areas will develop to mature, self-sustaining native communities representative of undisturbed natural areas, and The Implementation and Management Plan will demonstrate that the planting will, along with the existing vegetation, achieve the requirements of I511.9(1)(d) below; and
- (ii) the location of infrastructure, access roading and the public walking / biking trail, and information to demonstrate that these are located to ensure minimal removal of existing native vegetation;

(c) for the Native Revegetation Areas:

- (i) planting in accordance with the requirements of I511.9(1)(d) below; and
- (ii) the location of infrastructure, access roading and the public walking / biking trail, and information to demonstrate that these are located to ensure minimal removal of existing native vegetation;

(d) for the planting proposed in the Other Ecological Areas and the Native Revegetation Areas, the following information, to be prepared by a suitably qualified and experienced person:

- (i) site preparation for planting, including information that any site preparation avoids adversely affecting any threatened species, and if necessary the process for the reintroduction of threatened species;

- (ii) species to be planted, including the size and spacing of plants (an average density of 1.4 metre centres (5,100 stems per hectare) reducing to 1 metre centres (10,000 stems per hectare) in kikuyu and wetland and riparian margins is expected, and sourced from the ecological district and to be appropriate for the soil, aspect, exposure and topography; and to reflect the composition of former natural vegetation likely to have occupied the site and include appropriate native species that will enable natural processes of succession;
 - (iii) the location and species composition to achieve:
 - the long term viability, health, and significance of the protection areas, including the management of threatened or rare species of plants and animals;
 - the use of natural regeneration processes to ensure that in the long term these natural regeneration processes take over;
 - robust linkages between ecological features; and
 - sustainable forests and wetlands with significant values;
 - (iv) measures for the maintenance of planting, including releasing plants, fertiliser, animal and plant pest control, mulching, and replacement of plants which do not survive;
 - (e) information on the following matters may also be required, where necessary, to support the composition, densities and specific location of the species proposed to be planted:
 - (i) the ecological district of the site;
 - (ii) the characteristics of the soil (i.e. clay, silt, loam etc.);
 - (iii) soil drainage;
 - (iv) topography of the area to be planted;
 - (v) aspect of the area to be planted;
 - (vi) exposure of site to wind, frost, sunlight and salt spray;
 - (vii) presence of animal and plant pests; and
 - (viii) how the planting will be ecologically linked to the SEA and other additional existing ecological corridors or connections;
- (2) Conditions of the subdivision consent shall require, prior to certification under section 224 of the Resource Management Act 1991:
- (a) that all works required by the Implementation and Management Plan, including fencing, planting and pest control, are carried out in accordance with the Implementation and Management Plan;
 - (b) that the covenant required under I511.9(1)(a)(iii) above will legally attach to the title(s) containing the protection areas; and

(c) that the trails required under Standard I511.6.10 Public walking and cycling trails are formed to the required standard and that the required public easement shall be registered.

(3) Conditions of the subdivision consent shall require consent notices for:

- (a) maintenance of the planting areas to ensure that the planting will reach a sufficient maturity to be self-sustaining, comprise native plant species representative of undisturbed natural areas and will reach at least 80 per cent canopy closure;
- (b) the ongoing management of animal and plant pests to ensure that these species are controlled to low levels on an on-going basis;
- (c) the ongoing monitoring of the critical determinants for the health of the protection areas which may include but not be limited to the:
 - (i) effectiveness of planting and the health of the vegetation to ensure that the planting will reach a sufficient maturity to be self-sustaining;
 - (ii) establishment of procedures to be followed in the event that the monitoring programme indicates revegetation is not being successful;
 - (iii) effectiveness of fencing; and
 - (iv) presence of animal and plant pests;
- (d) forwarding of monitoring results are to Council for audit by an Council Ecologist;
- (e) the programme shall be annual for the first three years after certification under section 224 of the Resource Management Act 1991, then at a frequency by which management effectiveness can be adequately monitored, until it is demonstrated that the revegetated areas have been established to a point where long term health and sustainability is ensured without requirement for intensive management; and
- (f) the prevention of cats and mustelids entering the land, under Standard I511.6.14 Cats and mustelids.

I511.10. Precinct plans

I511.10.1. Hatfields: Precinct plan 1

