

## **I543. Waimana Point Precinct**

### **I543.1. Precinct description**

The Waimana Point Precinct is located at the northern end of the Mahurangi Peninsula, between Algies Bay and Goldsworthy Bay. The purpose of the precinct is to ensure that development will not compromise the landscape values of this prominent point and to provide opportunities for public access. This precinct is comprised of three sub-precincts; Sub-precincts A, B and C which are described as follows:

- Sub-precinct A: applies to the land on the western side of the precinct. The number of dwellings in this area is limited to 15, with a minimum site size of 8,000m<sup>2</sup>.
- Sub-precinct B: applies to the land on the eastern side of the precinct. The number of dwellings is limited to 16 and the minimum site size for subdivision is 4,000m<sup>2</sup>.
- Sub-precinct C: applies to the land on the point where there is an existing dwelling. No further dwellings or subdivision are provided for in this sub-precinct.

The zoning of land within this precinct is the Residential - Large Lot Zone.

### **I543.2. Objectives**

- (1) The important landscape and natural character values of the Waimana Point headland and the surrounding coastal and rural environment are protected from the adverse effects of land use, development, and subdivision.
- (2) Public access between the coastline in Goldsworthy Bay and Algies Bay is provided for.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

### **I543.3. Policies**

- (1) Locate and design subdivision and development to minimise the visual impact of buildings, access and earthworks on the Waimana Point headland and retain landscape and natural character values by:
  - (a) limiting the number of lots and dwellings within the precinct to 32;
  - (b) not allowing subdivision in Sub-precinct C;
  - (c) controlling site sizes in Sub-precincts A and B;
  - (d) setting buildings back from ridgelines and coastal edges;
  - (e) controlling colour and light reflectivity from buildings; and
  - (f) requiring landscaping to mitigate the effects of built development.
- (2) Require the provision of a public pedestrian access that traverses the precinct to provide a connection from Algies Bay to Goldsworthy Bay.

The overlay, Auckland- wide and zone policies apply in this precinct in addition to those specified above.

**I543.4. Activity table**

The provisions in the overlay, Auckland- wide and zone apply in this precinct unless otherwise specified below. All land use, development and subdivision must be undertaken in accordance with the precinct plan.

Table I543.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Waimana Point Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

A blank in Table I543.4.1 Activity table below means that the provisions of the overlays, zone or Auckland wide apply.

**Table I543.4.1 Activity table**

Activity		Activity status		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
<b>Development</b>				
Type (eg 'Residential)				
(A1)	New buildings and additions to buildings	RD	RD	RD
(A2)	New dwellings which do not comply with Standard I543.6.1	NC	NC	NC
(A3)	Accessory buildings	RD	RD	RD
<b>Subdivision</b>				
(A4)	Subdivision around existing buildings and development			NC
(A5)	Subdivision in accordance with an approved land use resource consent			NC
(A6)	Vacant sites subdivision involving parent sites of less than 1ha			NC
(A7)	Vacant sites subdivision involving parent sites of 1ha or greater			NC
(A8)	Subdivision listed in (A4) to (A7) which does not comply with Standard I543.6.4	D	D	NA
(A9)	Subdivision listed in (A4) to (A7) which does not comply with Standard I543.6.5	NC	NC	NC

### **I543.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I543.4.1 Activity table above 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).

### **I543.6. Standards**

The overlay, Auckland- wide and zone standards apply in this precinct, except for both of the following:

- E38 Subdivision - Urban - Rule E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare.
- E38 Subdivision - Urban - Rule E38.8.3.1 Vacant sites subdivision involving parent sites of 1 hectare or greater.

All restricted discretionary activities in Table I543.4.1 must comply with the following activity standards.

#### **I543.6.1. Density**

The number of dwellings within the precinct must meet all of the following:

- (1) The number of dwellings in the precinct must not be more than 32;
- (2) Sub-precinct A must contain no more than 15 dwellings;
- (3) Sub-precinct B must contain no more than 16 dwellings; and
- (4) Sub-precinct C must contain no more than 1 dwelling.

#### **I543.6.2. Yards**

The following additional yard standard applies:

- (1) Buildings must not be located within 50m of the esplanade reserve legally described as Lot 2 DP 107531.

#### **I543.6.3. Height**

In addition to the building height requirements of the Residential - Large Lot Zone, the following applies:

- (1) Buildings must not be greater than 6m in height within 50 metres of the peninsula ridge.

#### **Subdivision**

#### **I543.6.4. Minimum site size**

The total area of any new site (inclusive of any areas subject to a road widening designation, entrance strips, any legal right of way or any access site) must meet all of the following:

- (1) within Sub-precinct A, the minimum site size for subdivision is 8,000m<sup>2</sup>; and
- (2) within Sub-precinct B, the minimum site size for subdivision is 4,000m<sup>2</sup>.

#### **I543.6.5. Total number of residential sites**

The total number of residential sites within this precinct (excluding lots for network utilities, services and access) must meet all of the following:

- (1) within Sub-precinct A, the total number of residential sites must not be greater than 15;
- (2) within Sub-precinct B, the total number of residential sites must not be greater than 16; and
- (3) Sub-precinct C must be retained as a single site.

#### **I543.7. Assessment – controlled activities**

There are no controlled activities within this precinct.

#### **I543.8. Assessment – restricted discretionary activities**

##### **I543.8.1. 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 activities in the overlay, Auckland-wide and zone provisions:

- (1) The effects of additional buildings or building additions on the landscape and natural character values of Waimana Point and the surrounding area.
- (2) The effects of additional sites, vegetation clearance and landform modification on the landscape and natural character values of Waimana Point and the surrounding area.
- (3) The provision of public access within the precinct.

##### **I543.8.2. 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 activities in the overlay, Auckland-wide or zone provisions:

- (1) The effects of new buildings, building additions and accessory buildings within the precinct:
  - (a) Whether the location, prominence and height of buildings buildings minimises their potential visual impact on ridgelines, the coastal margin and on views to the precinct from the Scandrett Regional Park, public roads and the coast.
  - (b) The extent to which landscape planting may achieve all of the following:
    - (i) the protection of ridgelines from the impacts of buildings;
    - (ii) visual separation between buildings;

- (iii) the integration of buildings into the landscape and mitigation of visual effects from publicly accessible locations; and
  - (iv) whether there are overall amenity benefits and restoration and enhancement of riparian margins and vegetation habitats and whether areas of indigenous coastal or riparian vegetation are retained.
- (c) The extent to which the external colour of any buildings limits visual effects on the coastal environment by the use of recessive and non-reflective colours.
- (d) Whether the design and location of buildings will require a minimum of visible modification to the natural landform, contours or ridgelines following landscaping and reinstatement of the site.
- (2) The effects of additional sites within the precinct:
- (a) The extent to which the configuration of sites, access and the location of building platforms minimises potential visual impacts on ridgelines and on views from public viewpoints such as Scandrett Regional Park, Algies Bay and the coast.
  - (b) The extent to which existing areas of indigenous coastal vegetation are retained.
  - (c) The extent to which the location of the proposed sites respond to the natural contours and ridgelines.
- (3) The provision of public access within the precinct:
- (a) The extent to which the proposed land use, development or subdivision legally and physically gives effect to locations of indicative public pedestrian access indicated on the precinct plan.
  - (b) Whether it is necessary to alter the layout of the indicative public pedestrian access to achieve a better resource management outcome.
  - (c) Whether the proposal provides for the ongoing maintenance of any public pedestrian access.
  - (d) The extent to which the proposed design and construction of any public access is suitable.
  - (e) Whether the proposed timing of the public access construction is appropriate.

#### **I543.9. Special information requirements**

An application for activities listed in Table I543.4.1 must be accompanied by:

- (1) A landscape plan specifying the location, extent, composition and proposed ongoing maintenance of landscaping associated with the proposed activity.

**I543.10. Precinct plans**

**I543.10.1. Waimana Point: Precinct plan 1**

