

I614. Wainamu Precinct

I614.1. Precinct Description

The Wainamu Precinct covers a large site located at 34A Te Aute Ridge Road, Bethells in the Waitākere Ranges Heritage Area, as defined by the Waitākere Ranges Heritage Area Act 2008.

Environmental assessment of the site has provided detailed information for the precinct's management plans. The subdivision and development provisions have been tailored to its unique circumstances, taking into account existing and past use of the area and the opportunities to achieve net environmental benefits. The provisions reflect a detailed and comprehensive analysis of the precinct's natural and heritage features that provide for a limited range of development and activities in a manner that enhances and protects the environment. In a limited number of instances, the precinct provisions will take precedence over certain provisions in the natural heritage overlays.

The underlying zoning of land within this precinct is Rural – Rural Conservation Zone and the precinct is also subject to the Waitākere Ranges Heritage Area Overlay, the Ridgeline Protection Overlay and the Outstanding Natural Landscapes Overlay.

I614.2. Objectives [rp/dp]

- (1) Subdivision achieves the objectives and policies of the Waitākere Ranges Heritage Area Overlay.
- (2) The precinct provides for an appropriate mix of activities which enable the economic and environmental sustainability of the land.
- (3) The activities and development on the site are compatible with the natural and coastal character, natural landscape and amenity values of the surrounding environment.

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

I614.3. Policies [rp/dp]

- (1) Require subdivision and development to be of a scale, design and location in keeping with the unique circumstances of the precinct, taking into account existing and past use of the precinct and the opportunities to achieve net environmental benefits in the precinct.
- (2) Enable the use of land for filming, grazing and forestry while managing the ecological and landscape values of the precinct.
- (3) Require new dwellings and areas for forestry to be located so that the natural and coastal character of the landscape is protected.
- (4) Provide for nature-based, rural and wilderness experiences and outdoor recreation and pursuits, that are compatible with, and appropriate to, the natural

and coastal character, natural landscape and amenity values of the area and the natural and rural environment.

- (5) Provide for the reuse of existing buildings that relate to the historic and/or rural, natural and coastal character of the precinct.
- (6) Recognise and provide for the relationship between Mana Whenua and the area, including the use of traditional resources and food gathering.

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

I614.4. Activity table

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

Table I614.4.1 specifies the activity status of land use, development and subdivision activities in the Wainamu Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I614.4.1 Activity table

Activity		Activity status
Development		
(A1)	Vegetation alteration within the areas identified as Forest – Native (firewood gathering) (as shown in I614.10.1 Wainamu: Precinct plan 1)	P
(A2)	Vegetation alteration outside the areas identified as 'Forest – Native (firewood gathering)(as shown in I614.10.1 Wainamu: Precinct plan 1)	NC
(A3)	Buildings	P
(A4)	Buildings that do not comply with Standard I614.6.2	D
(A5)	Buildings that do not comply with Standard I614.6.3(1) where the building has front, side and rear yards of not less than 3m in depth	RD
(A6)	Buildings that do not comply with Standard I614.6.3(1) where the building has front, side and rear yards of less than 3m in depth	D
(A7)	Buildings that do not comply with Standard I614.6.4(1) where the total building coverage on the site does not exceed 15 per cent of the net site area	RD
(A8)	Buildings that do not comply with Standard I614.6.4(1) where the total building coverage on the site exceeds 15 per cent of the net site area	NC
Use		
Rural		
(A9)	Farming	P
(A10)	Farming that does not comply with Standard I614.6.7(1)	NC

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	and (2)	
(A11)	Forestry located in areas identified as forest-exotic (as shown in I614.10.1 Wainamu: Precinct plan 1)	C
(A12)	Forestry activity not complying with Standard I614.6.9(2) to (5)	D
(A13)	Forestry located outside the areas identified as forest-exotic (as shown in I614.10.1 Wainamu: Precinct plan 1)	NC
(A14)	Rural commercial services	D
(A15)	On-site primary produce manufacturing up to 200m ² gross floor area	D
(A16)	On-site primary produce manufacturing greater than 200m ² gross floor area	NC
(A17)	Post-harvest facilities	D
Accommodation		
(A18)	Dwellings	P
(A19)	Dwellings that do not comply with Standard I614.6.5	NC
(A20)	Minor dwellings	RD
(A21)	Minor dwellings that do not comply with Standard I614.6.6	NC
(A22)	Visitor accommodation accommodating no more than 20 guests	P
(A23)	Visitor accommodation exceeding 20 guests but not more than 40 guests	RD
(A24)	Visitor accommodation exceeding 40 guests or not complying with Standard I614.6.8	NC
Commerce		
(A25)	Restaurants and cafes	D
(A26)	Show homes	D
Subdivision		
(A27)	Subdivision creating a total of six sites and generally in accordance with the lot boundaries as identified in I614.10.1 Wainamu: Precinct plan 1	RD
(A28)	Subdivision creating a total of six sites not generally in accordance with the lot boundaries as identified in I614.10.1 Wainamu: Precinct plan 1 or not complying with Standard I614.6.10	D
(A29)	Subdivision of the minor dwelling from the site on which the principal dwelling is located	Pr

I614.5. Notification

- (1) Any application for resource consent for an activity listed in Table I614.4.1 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).

I614.6. Standards

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

All activities listed in Table I614.4.1 must comply with following standards.

I614.6.1. Dwellings, buildings and structures

- (1) The provisions in D11 Outstanding Natural Character and High Natural Character Overlay for dwellings, buildings and structures including buildings accessory to pastoral farming do not apply to buildings in this precinct.

I614.6.2. Building height

- (1) Buildings must not exceed 8m in height.

I614.6.3. Yards

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise:

- adverse effects of buildings on the natural and coastal character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunities for reverse sensitivity effects to arise.

- (1) Front, side and rear yards must have a minimum depth of 10m.

I614.6.4. Building coverage

- (1) The maximum building coverage must not exceed 15 per cent of the net site area or 300m² whichever is lesser.

I614.6.5. Dwellings

- (1) Dwellings must be located in the areas identified for proposed dwellings (as shown in I614.10.1 Wainamu: Precinct plan 1).
- (2) There must be no more than one dwelling per site within each proposed site (as shown in I614.10.1 Wainamu: Precinct plan 1).

I614.6.6. Minor dwellings

- (1) Minor dwellings must be located in the areas identified for dwellings (as shown in I614.10.1 Wainamu: Precinct plan 1).
- (2) There must be no more than one minor dwelling per site.
- (3) The minor dwelling must have a floor area less than 65m² excluding decks and garaging.
- (4) The minor dwelling must be located no more than 6m from the principal dwelling on the site.

- (5) The minor dwelling must share the same driveway access as the principal dwelling.

I614.6.7. Farming

- (1) Farming activities must be limited to grazing and beekeeping.
- (2) Farming must be located in the areas identified as pasture (as shown in I614.10.1 Wainamu: Precinct plan 1).

I614.6.8. Visitor accommodation

- (1) Visitor accommodation involving eco-camping on sand dunes must:
 - (a) be confined to the area of sand dunes (as shown on I614.10.1 Wainamu: Precinct plan 1);
 - (b) be limited to a single tent no greater than 30m²; and
 - (c) be limited to the time period from 1 October to 30 June in any year.

I614.6.9. Forestry

- (1) A management plan must be submitted with any resource consent application for forestry activities. The following information must be included:
 - (a) location and dimensions of areas proposed for production planting;
 - (b) location and extent of any archaeological sites or historic sites within the areas proposed for planting and how those sites will be protected;
 - (c) measures to be used to protect any area of native vegetation;
 - (d) methods to be used to prevent erosion during any planting or harvesting work;
 - (e) the time period over which any planting will take place;
 - (f) measures to be used to protect water flow and quality of any water bodies or wetlands in the vicinity;
 - (g) methods to be employed to inhibit the spread of fire within and in the vicinity of the area to be forested;
 - (h) likely methods to be employed in harvesting operations;
 - (i) anticipated dates and time periods of harvesting;
 - (j) estimated volumes of timber produced and intended methods of transport of harvested timber for milling;
 - (k) the likely demands placed on roads through the transportation of harvested timber;

- (l) details of an appropriate rehabilitation programme for the area to be subject to forestry activities;
 - (m) the species to be used; and
 - (n) the method of management to be used.
- (2) Forestry activity on a site must not exceed 2ha.
- (3) Forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or the adjoining site is an area identified in the Significant Ecological Areas Overlay or the adjoining site is already afforested.
- (4) Forestry must be carried out at least 5m from the bank of a permanent stream, river, lake, wetland or coastal edge.
- (5) Forestry must be carried out at least 5m from the area identified in the Significant Ecological Areas Overlay.

I614.6.10. Subdivision

The E39 Subdivision – Rural provisions apply to this precinct unless otherwise specified below.

- (1) Any sites created by the subdivision must generally coincide with the location of proposed lot boundaries (as shown on I614.10.1 Wainamu: Precinct plan 1).
- (2) The total number of sites within the precinct must be the same as identified on I614.10.1 Wainamu: Precinct plan 1, being a total of not more than five sites.
- (3) The Streamside Enhancement Area (as shown on I614.10.1 Wainamu: Precinct plan 1) must be planted or seeded with manuka and/or flax prior to the issue of a section 224(c) certificate for any subdivision.
- (4) The Wetland Protection Area (as shown on I614.10.1 Wainamu: Precinct plan 1) must be made permanently inaccessible to stock by the erection of a stock barrier in the position identified in I614.10.1 Wainamu: Precinct plan 1.

I614.7. Assessment – controlled activities

I614.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions.

- (1) Forestry:
 - (a) effects on the natural environment;
 - (b) the natural functioning of watercourses;
 - (c) fire safety; and

- (d) protection of mauri of the natural environment and sites of significance to iwi.

I614.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone, Auckland-wide or overlay provisions.

(1) Forestry:

- (a) the extent to which the proposed development adversely affects the overall resilience, biodiversity and integrity of the natural environment;
- (b) whether the activity adversely affects or contributes to the degradation of the water table or natural watercourses in a way that destroys or reduces their ability to support in-stream vegetation and fauna;
- (c) whether adequate provision has been made for fire safety;
- (d) the extent to which the proposed development adversely affects the mauri (life force) of native vegetation and fauna habitat within the natural environment; and
- (e) the extent to which the activity adversely affects the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi.

I614.8. Assessment – restricted discretionary activities

I614.8.1. 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) All restricted discretionary activities (excluding standard infringements):

- (a) natural and coastal character and amenity values;
- (b) the design, scale and intensity of buildings and activities;
- (c) retention and maintenance of vegetation;
- (d) landscape treatment of sites;
- (e) the duration and hours of operation of activities; and
- (f) parking, access and traffic movement.

(2) Infringement of the yard standard:

- (a) location, privacy, screening and planting.

- (3) Infringement of the building coverage standard:
 - (a) building bulk, screening and landscape treatment; and
 - (b) provision of outdoor space.
- (4) Subdivision:
 - (a) design, scale and location of proposed sites and driveways;
 - (b) landscaping treatment;
 - (c) protection and enhancement of vegetation and natural features;
 - (d) drainage works and infrastructure; and
 - (e) road/site access.

I614.8.2. 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) All restricted discretionary activities (excluding standard infringements):
 - (a) the extent to which buildings are visible from beyond the site particularly from a public place such as a road or beach;
 - (b) the extent to which buildings compromise the visual landscape qualities of the area;
 - (c) the extent to which the proposed development should not adversely affects amenity values and natural and coastal character;
 - (d) the extent to which buildings are of a colour and reflectivity compatible with local amenity values and the natural and coastal landscape, particularly as viewed from beyond the site, from roads and other public places;
 - (e) whether it is necessary that the building is screened;
 - (f) the extent to which buildings create pressure on the ability of the surrounding natural environment to adequately absorb the effects of wastewater disposal and stormwater drainage; and
 - (g) the extent to which the activity provides adequate parking and safe driveway access and sight lines.
- (2) Infringement of the yard standard:
 - (a) the extent to which buildings are located a sufficient distance back from the site boundary to avoid more than minor adverse effects on the natural landscape;

- (b) the extent to which buildings are located in a position which maintains opportunities to retain vegetation around the edges of the site; and
 - (c) the extent to which buildings are located a sufficient distance back from site boundaries to ensure a minimum level of privacy.
- (3) Infringement of the building coverage standard:
- (a) the extent to which the scale of buildings detracts from the natural landscape, in particular:
 - (i) extent of landscape modification, including earthworks and vegetation alteration;
 - (ii) the visual prominence of the building; and
 - (iii) the relationship of buildings to neighbouring sites.
- (4) Subdivision:
- (a) the extent to which the proposed subdivision identifies a stable building platform and stable vehicle access within each proposed lot;
 - (b) the extent to which the subdivision provides measures that remedy or mitigate adverse effects on the landscape;
 - (c) whether the proposed subdivision provides for works intended to protect and enhance vegetation; and
 - (d) the extent to which the subdivision requires the construction of driveway, drainage and other infrastructure and how effects on the heritage features are avoided, remedied and mitigated.

I614.9. Special information requirements

There are no special information requirements in this precinct.

I614.10. Precinct plan

I614.10.1. Wainamu: Precinct plan 1

