

## I440. Wattle Bay Precinct

### I440.1. Precinct Description

The Wattle Bay precinct identifies areas for growth at Wattle Bay on the Awhitu Peninsula, providing for limited residential density, planting of vegetation and management of the development layout.

The zoning of land within this precinct is the Residential - Rural and Coastal Settlement Zone.

### I440.2. Objectives

- (1) Limited subdivision and development is provided for within the Wattle Bay precinct.
- (2) The amenity values of Wattle Bay are maintained and enhanced, while providing for appropriate subdivision and development.

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

### I440.3. Policies

- (1) Require subdivision and development to acknowledge, address and implement features identified on the Wattle Bay precinct plan.
- (2) Enable subdivision and development opportunities that:
  - (a) recognise the character and amenity of the existing village
  - (b) include amenity and ecological enhancement plantings and protect these plantings.

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

### I440.4. Activity table

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

A blank in Table I440.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I440.4.1 specifies the activity status of subdivision activities in the Wattle Bay Precinct pursuant to section 11 of the Resource Management Act 1991.

**Table I440.4.1 Activity table**

Activity		Activity status
<b>Use and development</b>		
(A1)	All activities and development provided in H2 Residential - Rural and Coastal Settlement Zone	

<b>Subdivision</b>		
(A2)	Subdivision which complies with Standards I440.6.1 to I440.6.3	
(A3)	Subdivision which does not comply with the subdivision standards	NC

#### **I440.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I440.4.1 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).

#### **I440.6. Standards**

The overlay, zone and Auckland-wide standards apply in this precinct in addition to the following standards.

All activities listed as restricted discretionary activities in Table I440.4.1 Activity table must comply with the following permitted activity standards.

##### **I440.6.1. Restricted areas for buildings**

- (1) Buildings and earthworks must be located outside any 'no building common and view-shaft areas', or ecological and amenity planting areas, shown on Precinct plan 1.

##### **I440.6.2. Limit on number of sites**

- (1) Subdivision shall create no more than 12 lots for residential purposes.

##### **I440.6.3. Protection and enhancement areas**

- (1) Protection and maintenance covenants must be prepared over areas identified for ecological and amenity planting, shown on the precinct plan. These must be implemented by way of a consent notice or registration of a covenant on the certificate of title.

#### **I440.7. Assessment – controlled activities**

##### **I440.7.1. Matters of control**

There are no controlled activities in this precinct

##### **I440.7.2. Assessment criteria**

There are no controlled activities in this precinct

**I440.8. Assessment – restricted discretionary activities**

**I440.8.1. Matters of discretion**

The Council will restrict its discretion to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions.

**I440.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions.

**I440.9. Special information requirements**

There are no special information requirements in this precinct.

**I440.10. Precinct plans**

**I440.10.1 Wattle Bay: Precinct plan 1**

