

I534. Riverhead 3

I534.1. Precinct Description

The Riverhead 3 precinct is located immediately to the north of the Riverhead township and includes approximately 82 hectares of land.

The land is heavily vegetated with regenerating native bush and slopes steeply from the northern boundary with the Riverhead Forest. It is bordered to the south by the Wautaiti and Rangitopuni Streams, and an unnamed watercourse runs through the western portion of the land.

The purpose of the precinct is to enable subdivision and development beyond that provided for in the Rural – Rural Conservation Zone, and for a greater level of vegetation removal than is provided for in scheduled significant ecological areas. The precinct manages the effects of subdivision and development on ecological and natural character values and protects the area identified as being most ecologically sensitive.

The Riverhead 3: Precinct plan 1 – Ecological sensitivity identifies the areas that have capacity for additional development and where development should occur in response to the ecological and natural characteristics of the land. Future development is directed away from the regenerating native bush habitat in the central part of the site and towards the road boundaries.

The land within this precinct is zoned Rural – Rural Conservation Zone and is scheduled as a significant ecological area in D9 Significant Ecological Areas Overlay.

I534.2. Objectives [rp/dp]

- (1) An appropriate level of subdivision and development is enabled.
- (2) Subdivision and development is managed to avoid significant adverse effects on natural character and biodiversity values.
- (3) The vegetation, biodiversity and natural character values of the most ecologically sensitive area within the precinct are protected.

The Auckland-wide and Rural – Rural Conservation Zone objectives apply in this precinct in addition to those specified above.

I534.3. Policies [rp/dp]

- (1) Enable an appropriate level of subdivision and development, while protecting high quality indigenous vegetation, biodiversity and natural character values.
- (2) Require the particular characteristics of the land to be recognised and provided for in enabling subdivision and development including;
 - (a) the topography;
 - (b) indigenous vegetation and biodiversity values;
 - (c) natural character values; and

- (d) the visual intrusiveness of buildings and roads.
- (3) Avoid development in the area of high ecological sensitivity identified as “Nil Carrying Capacity” on Precinct Plan 1: Ecological Sensitivity.
- (4) Avoid subdivision that provides for more than 30 lots.

The Auckland-wide and Rural – Rural Conservation Zone policies apply in this precinct in addition to those specified above.

I534.4. Activity table

The provisions in Auckland- wide and Rural - Rural Conservation Zone apply in this precinct unless otherwise specified below.

Table I534.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Riverhead 3 Precinct pursuant to section 9(2), 9(3) and 11 of the Resource Management Act 1991.

Table I534.4.1 Activity table

Activity		Activity status
Subdivision		
(A1)	Subdivision to a maximum total of 20 lots	RD
(A2)	Subdivision to a maximum total of 30 lots	D
(A3)	Subdivision of more than a maximum total of 30 lots	NC
(A4)	Subdivision with a minimum lot size of 1 hectare	RD
(A5)	Subdivision with a lot size of less than 1 hectare	D
(A6)	Building platforms within the area identified as “Nil Carrying Capacity” on Riverhead 3: Precinct Plan 1: Ecological Sensitivity	NC
Use		
Vegetation removal		
(A7)	Removal of up to 650m ² of vegetation per site outside the area identified as “Nil Carrying Capacity” on Precinct Plan 1: Ecological Sensitivity, other than other than removal to upgrade or extend existing tracks or roads to provide access to a site within the area marked ‘High Carrying Capacity’ or ‘Limited Carrying Capacity’ on Riverhead 3: Precinct Plan 1: Ecological Sensitivity	RD
(A8)	Removal of more than 650m ² of vegetation per site within areas identified as “High Carrying Capacity” and “Limited Carrying Capacity” on Riverhead 3: Precinct Plan 1: Ecological Sensitivity.	D
(A9)	Removal of vegetation within the area identified as “Nil Carrying Capacity” on Precinct Plan 1: Ecological Sensitivity other than removal required to upgrade or extend existing tracks or roads to provide access to a site within the area marked ‘High Carrying Capacity’ or ‘Limited Carrying	NC

	Capacity' on Riverhead 3: Precinct Plan 1: Ecological Sensitivity	
--	---	--

I534.5. Notification

- (1) Any application for resource consent for an activity listed in Table I534.4.1 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).

I534.6. Standards

The Auckland-wide standards and H19 Rural – Rural Conservation Zone standards apply in this precinct in addition to the following standards.

I534.7. Assessment – controlled activities

There are no controlled activities.

I534.8. Assessment – restricted discretionary activities

I534.8.1. Matters of discretion

The Council will restrict its discretion to all of 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 H19 Rural – Rural Conservation Zone provisions and in the Auckland - wide E39 Subdivision – Rural provisions.

I534.8.1.1. Subdivision that does not exceed a maximum cumulative total of 20 lots with a minimum lot size of 1 hectare

- (1) Site suitability and design:
 - (a) Size and shape of lots.
 - (b) Access to sites.
 - (c) Location of building platforms.
- (2) Infrastructure and servicing:
 - (a) The provision of infrastructure, including water and wastewater.
 - (b) The methods of stormwater control and treatment and the location of stormwater devices.
- (3) Access:

- (a) The formation of new roads and/or the upgrading of existing roads to service subdivision, including the reinstatement of the bridge at the bottom of Cobbler's Lane.

I534.8.1.2. Removal of up to 650m² of vegetation per site outside the area identified as "Nil Carrying Capacity" on Precinct Plan 1: Ecological Sensitivity, other than removal to upgrade or extend existing tracks or roads to provide access to a site within the area marked 'High Carrying Capacity' or 'Limited Carrying Capacity' on Riverhead 3: Precinct Plan 1: Ecological Sensitivity

- (1) The area and extent of vegetation removal and the measures to remedy or mitigate adverse effects.
- (2) Effects on the natural character and biodiversity values, including of watercourses or streams, and the measures to remedy or mitigate adverse effects.

I534.8.2. 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 E39 Subdivision - Rural and H19 Rural – Rural Conservation Zone provisions.

I534.8.2.1. Subdivision that does not exceed a maximum cumulative total of 20 lots with a minimum lot size of 1 hectare

- (1) Site suitability and design:
 - (a) the extent to which site shapes and sizes respond directly to the topography, land stability, sensitive ecological areas, streams and watercourses;
 - (b) the extent to which the location of access to sites minimises the need for landform modification and the removal of indigenous vegetation;
 - (c) whether building platforms are appropriately located having regard to:
 - (i) any sensitive features or constraints identified from a site survey, including any geotechnical matters; and
 - (ii) the need to limit the extent of visual intrusion of buildings and the measures proposed to remedy or mitigate visual effects.
- (2) infrastructure and servicing:
 - (a) the extent to which the provision of infrastructure to sites is designed to avoid, remedy or mitigate adverse effects, including effects on natural character and biodiversity values; and
 - (b) whether the methods of stormwater control and treatment and the location of stormwater devices is appropriate for the site.

(4) access:

- (a) the extent to which the proposed location of access and new roads, or the upgrading of existing roads or tracks, minimises the extent of vegetation removal, land disturbance and adverse effects on natural character values; and
- (b) whether access to sites, including a bridge at the bottom of Cobblers Lane, or alternative road access, is of an appropriate standard.

I534.8.2.2. Removal of less than 650m² of vegetation per site outside the area identified as “Nil Carrying Capacity” on Precinct Plan 1: Ecological Sensitivity, other than removal to upgrade or extend existing tracks or roads to provide access to a site within the area marked ‘High Carrying Capacity’ or ‘Limited Carrying Capacity’ on Riverhead 3: Precinct Plan 1: Ecological Sensitivity

- (1) The extent to which the area of vegetation removal is minimised for each lot and the measures proposed to remedy or mitigate adverse effects, taking into account the significance of the effects.
- (2) The extent to which adverse effects on the natural character and biodiversity values, including of watercourses or streams, are avoided, remedied or mitigated.
- (3) Whether the riparian margins of streams or watercourses will be enhanced, taking into account that the Council will not require the restoration and enhancement of riparian margins on land to vest in the council as esplanade reserve along the northern bank of the Rangitopuni Stream on the granting of a subdivision consent.
- (4) Whether vegetation protection covenants will be used to protect areas.

I534.9. Special information requirements

An application for restricted discretionary activity and a discretionary activity must be accompanied by a scheme plan that includes but is not limited to the following information.

- (1) Confirmation that no vegetation will be removed within the area marked "Nil Carrying Capacity" on Riverhead 3: Precinct Plan 1 - Ecological sensitivity, other than removal to upgrade or extend existing tracks or roads to provide access to a site within the area marked ‘High Carrying Capacity’ or ‘Limited Carrying Capacity’ on Precinct Plan 1: Ecological Sensitivity.
- (2) An ecological assessment of the site and the effects of the proposed subdivision and development on the ecological values, prepared by a suitably qualified ecologist.

- (3) The layout of access to each proposed site to be formed to the Council's required standards, which might include reinstatement of a bridge at the bottom of Cobblers Lane, or alternative road access.
- (4) A suitable building platform or specified building area on each proposed site.
- (5) The location of access and driveways.
- (6) The location of wastewater treatment systems and stormwater control methods.
- (7) Any proposed staging of the subdivision and offered vegetation protection (by way of future covenants to be registered against the sites to be created by that particular application for consent).
- (8) Provision for the protection of areas marked "Nil Carrying Capacity" identified in Riverhead 3: Precinct Plan 1 - Ecological sensitivity.

I534.10. Precinct plans

I534.10.1. Riverhead 3: Precinct plan 1 – Ecological sensitivity

