

I548. Whangaparaoa Precinct

I548.1. Precinct Description

The Whangaparaoa Precinct is located at 1212 Whangaparaoa Road, Coal Mine Bay. The precinct is comprised of approximately 11.4 ha. The site is bounded by Coal Mine Bay to the north, Whangaparaoa Road to the south and an established residential development to the east.

The purpose of the Whangaparaoa Precinct is to enable the ongoing operation of the Peter Snell Youth Village camp facility and to provide for its expansion while safeguarding significant coastal landscape values.

The precinct has two sub-precincts. Sub-precinct A addresses ongoing use and change at the existing camp. Sub-precinct B addresses the vegetated land between the camp and the coastline. Sub-precinct B is also subject to the High Natural Character Area Overlay. Sub-precinct A provides for camp activities that are not generally enabled by the underlying zone.

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

I548.2. Objectives

- (1) The ongoing functioning and expansion of the Peter Snell Youth Camp is enabled while safeguarding significant coastal landscape values.
- (2) To provide for appropriate growth of the Peter Snell Youth Village including outdoor recreation structures and buildings, and up to 17 residential units associated with Peter Snell Youth Village.

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

I548.3. Policies

- (1) Provide for activities which enable the ongoing use and development of the Whangaparaoa Precinct.
- (2) Ensure that development and land uses do not cause adverse effects for, or detract from, the highly valued coastal character of the precinct and locality.

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

I548.4. Activity table

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

Table I548.4.1 specifies the activity status of land use, development and subdivision activities in the Whangaparaoa Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I548.4.1 Sub-precinct A (camp)

Activity		Sub-precinct A
Accommodation		
(A1)	Youth camp (includes sleeping quarters, communal and recreation facilities and staff (permanent on-site) accommodation)	P
Development		
(A2)	Additions and alterations to buildings existing as at 29 September 2013, not exceeding 50m ² gross floor area	P
(A3)	Any building up to 10m ² gross floor area	P
(A4)	New outdoor sport and recreation structures and additions to existing sport and recreation structures, not involving any roofing	P
(A5)	Buildings or additions and alterations not permitted	RD
(A6)	Up to 17 new dwellings associated with Peter Snell Youth Village	RD
(A7)	More than 17 new dwellings	Pr

Table I548.4.2 Sub-precinct B (balance of site)

Activity		Activity Status
(A8)	Any youth camp use or development other than dwellings	D

Table I548.4.3 Sub-precinct A and B

Activity		Activity Status
Subdivision		
(A9)	Subdivision	D

I548.5. Notification

- (1) Any application for resource consent for an activity listed in Tables I548.4.1, I548.4.2 and I548.4.3 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).

I548.6. Standards

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

All activities listed as permitted and restricted discretionary activities in Table I548.4.1 for Sub-precinct A must comply with the following standards. For avoidance of doubt the following standards do not apply to Sub-precinct B.

I548.6.1. Building height

- (1) A building between 15m and 20m from the Whangaparaoa Road frontage must not exceed a maximum height of 7m.
- (2) Non-enclosed recreation structures located further than 20m from Whangaparaoa Road must not exceed a maximum height of 10m.

I548.6.2. Building coverage

- (1) The maximum building coverage must not exceed 11,400m².

I548.6.3. Car parking

- (1) For youth camp activities, parking must be provided at a ratio of:
 - (a) 1 carpark for every 10 people the development is designed to accommodate, plus
 - (b) 1 carpark per employee, and
 - (c) 1 loading bay.

I548.6.4. Front yard setback

- (1) A building or any part of a building must not be located less than 15m from Whangaparaoa Road.

I548.7. Assessment – controlled activities

There are no controlled activities in this section.

I548.8. Assessment – restricted discretionary activities

I548.8.1. 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) for up to 17 new dwellings associated with Peter Snell Youth Village, new youth camp buildings or additions not permitted, building height, building coverage, front yard setback and carparking:
 - (a) the effects of design, location and colour of the buildings;

- (b) the effects of access and parking;
- (c) traffic impacts effects;
- (d) the effects on landscape and visual amenity;
- (e) stormwater effects; and
- (f) the effects on residential amenity of units on the site.

I548.8.2. 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) for up to 17 new dwellings associated with Peter Snell Youth Village, new youth camp buildings or additions not permitted, building height, building coverage, front yard setback and carparking:
 - (a) the extent to which the design, location and colour of buildings or car parking areas adequately avoids or mitigates any adverse effects on the environment, including natural hazards arising from instability;
 - (b) whether buildings and structures use recessive natural colours to blend in with the surrounding landscape;
 - (c) whether adequate on-site parking is provided;
 - (d) whether adverse effects on the road infrastructure serving the site is avoided;
 - (e) the extent to which the design, form and location of buildings, car parking areas, and access complement the natural landscape and retain the visual dominance of the natural landscape over the proposed built environment across the site;
 - (f) whether the development avoids the domination of ridgelines and preserve the landscape character;
 - (g) the extent to which all buildings are sited and designed so they do not visually intrude on any significant ridge line or skyline or adversely affect the landscape character of the area;
 - (h) whether building finishes, including colours and materials-complement the landscape character of the surrounding environment;
 - (i) whether the exterior finish of the building has a reflectance value of not more than 30 per cent as defined within the BS5252 standard colour palette;

- (j) whether the siting of buildings and accessory buildings contribute to the landscape character of the surrounding environment by responding to natural landforms and landscape features;
- (k) whether redevelopment requires extensive landform modification;
- (l) whether existing trees and bush that make a significant contribution to the visual and environmental qualities of the site is retained to the fullest extent practicable;
- (m) whether any additional stormwater generated from the proposal undermines the preservation or enhancement of the existing stream network in the area;
- (n) the extent to which development areas (including driveways and parking areas) in excess of 1,000m² have water quality treatment applied (preferably using non-proprietary device such as rain gardens or swales);
- (o) whether stormwater discharge locations are confirmed by a chartered geotechnical engineer to ensure that there is no damage to streams (the area is noted as having expansive soils);
- (p) whether there is capacity in the Council's water and wastewater infrastructure to meet the demand generated by the proposal; and
- (q) whether design of residential units provides adequate outdoor courts, recreational amenity for residents, and privacy between units.

I548.9. Special information requirements

There are no special information requirements in this section.

I548.10. Precinct plan

I548.10.1. Whangaparaoa: Precinct plan 1

