

I405. Big Bay Precinct

I405.1. Precinct Description

The Big Bay precinct identifies areas for growth at Big Bay on the Awhitu Peninsula, providing for limited residential density and protection and enhancement of vegetation and other features at the time of subdivision.

Sub-precincts A, B and C are zoned Residential – Rural and Coastal Settlement Zone. An area south of Sub-precinct C is zoned Rural – Mixed Rural Zone, and a small northern part of precinct is zoned Rural – Rural Coastal Zone. New residential development is limited to Sub-precincts B and C with other areas of the Precinct included to provide for mitigating ecological protection, enhancement and/or planting.

I405.2. Objectives

- (1) Limited subdivision and development is provided for within the Big Bay Precinct.
- (2) The natural environment, amenity and character values of Big 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.

I405.3. Policies

- (1) Require subdivision and development to acknowledge, address and implement features identified on the Big Bay: Precinct Plan 1.
- (2) Enable opportunities for self-servicing sites.
- (3) Enable subdivision and development opportunities that:
 - (a) achieves site sizes appropriate to the amenity and character of the precinct;
 - (b) implements lower-density sites at the edge of the settlement;
 - (c) limits growth through a contained village form; and,
 - (d) includes amenity and ecological enhancement plantings and protects these plantings and existing indigenous vegetation.

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

I405.4. 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 I405.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I405.4.1 Activity table specifies the activity status of subdivision activities in the Big Bay Precinct pursuant to section 11 of the Resource Management Act 1991.

Table I405.4.1 Activity table

Activity		Activity status
Use and development		
(A1)	All activities and development provided in H2 Residential - Rural and Coastal Settlement Zone	
Subdivision		
(A2)	Subdivision that is referenced as (A10 to (A6) in E38 Subdivision – Urban under Table E38.4.1 – Activity table – subdivision for specific purposes.	
(A3)	Subdivision which complies with Standards I405.6.1 to I405.6.5	RD
(A4)	Subdivision which does not comply with Standards I405.6.1 to I405.6.5	NC

I405.5. Notification

- (1) Any application for resource consent for an activity listed in Table I405.4.1 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).

I405.6. Standards

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

All restricted discretionary activities listed in Table I405.4.1 must comply with the following activity standards.

I405.6.1. Specified building area

- (1) In Sub-precincts B and C, buildings must be located within the specified building areas shown on the precinct plan, or be in compliance with a consent notice attached to the certificate of title.

I405.6.2. Restricted areas for buildings and earthworks

- (1) Buildings and earthworks must be located outside any ecological and amenity planting areas, or wetland protection and enhancement areas, shown on the precinct plan.

I405.6.3. Minimum site size

- (1) Sites in Sub-precinct A must not have a site area less than 2500m².

(2) Sites in Sub-precincts B and C must not have a site area less than 5000m².

I405.6.4. Limit on number of sites

(1) In Sub-precincts B and C, no more than the seven lots for residential purposes (inclusive of the existing dwellings) can be created in each sub-precinct.

I405.6.5. Protected and enhancement areas

Protection and maintenance covenants must be prepared over areas identified for ecological and amenity planting, indigenous vegetation protection, or wetland protection and enhancement, 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.

I405.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I405.8. Assessment – restricted discretionary activities

I405.8.1. 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 overlay, Auckland-wide or zone provisions:

(1) Subdivision and infringements of subdivision standards:

- (a) the extent to which the subdivision is consistent with the precinct plan
- (b) whether any building envelopes shown on the plan of subdivision are located in the areas specified on the precinct plan;
- (c) the extent to which the layout of any roads, vehicle access ways or pedestrian walkways shown on the precinct is consistent with the layout shown on the precinct plan;
- (d) the extent to which provision is made for the protection and planting of vegetation and wetlands in accordance with the policies for the precinct; and,
- (e) the extent to which provision is made for the protection and enhancement of landscape character.

I405.8.2. 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) the extent to which the design of the subdivision, the layout of any roads, vehicle access ways or pedestrian walkways and the location of any specified building areas shown on the plan of subdivision is consistent with the precinct plan;

- (2) the extent to which subdivision is designed to protect existing indigenous vegetation and wetlands and provide for the planting of new vegetation in ecological and amenity planting areas to mitigate the effects of development on the landscape;
- (3) whether subdivision of the lot shown with a proposed lookout on the precinct plan provides an appropriate design for a public lookout with public access and legal mechanisms to provide for this facility;
- (4) the extent to which a site will be visible from the coastal and marine area and the need for a consent notice to be recorded on the certificate of title limiting the reflectivity level of colours and materials of any future building or structure; and
- (5) whether the reflectivity level range is between 0 and 40 per cent for external walls and 0 and 25 per cent for roofs based on British Standards BS5252 – standard specification colour ranges.

I405.9. Special information requirements

There are no special information requirements in this precinct.

I405.10. Precinct plans

I405.10.1 Big Bay Precinct: Precinct plan 1

