

I409. Clevedon Waterways Precinct

I409.1. Precinct description

The Clevedon Waterways precinct comprises 234.1 hectares of land next to the Wairoa River located approximately 5km to the northeast of Clevedon Village. The precinct includes 123.3 hectares to the east of North Road that will support residential canal housing and 110.8 hectares to the west of North Road to be utilised partly as a wastewater disposal field (if not connected to the Clevedon system), and open space.

The purpose of the Clevedon Waterways precinct is to allow for a canal-based maritime village of up to 350 dwellings together with surrounding public open space, green infrastructure, a small village hub, a lock and weir and a network of walking and cycle trails.

The development of the Clevedon Waterways Precinct will necessitate the declaration of the land required to create the canals. The canals will become part of the Coastal Marine Area (CMA) and will require a number of coastal permits for the design and construction of the works which abut and form the bed of the CMA. It will be necessary to obtain the permits at an early stage of the development process.

The holder of the coastal permits will be responsible for compliance with the terms of the applications and for on-going requirements and conditions of the permits and the terms of any occupation of the CMA by structures. At a subsequent stage the consent holder will need to transfer the permits to an appropriately constituted body made up of those who have secured the right to access the CMA created by the canal development.

It is expected that these permits will include a range of environmental management provisions that will be implemented through some form of berth holders or mooring holders licence that will require the holders of those berths or moorings to be obliged to accept individual responsibility for management of adverse effects on the coastal environment.

The Clevedon Waterways: Precinct plan 1 applies to the whole precinct area and shows sub-precinct boundaries. Key features include canal locations, open space, and indicative walkways. Clevedon Waterways: Precinct plan 2 – Landscape design provides the landscape design vision for the precinct. Figure 1 – Entrance road and Figure 2 – Perimeter road show the indicative road typologies. The precinct is made up of four sub-precincts A, B, C and D:

Sub-precinct A

Sub-precinct A applies to the flat land between North Road and the Wairoa River and is approximately 56 hectares in area. The purpose of the sub-precinct is to create a unique form of canal housing with the associated waterways, boat berths, and the access to the Wairoa River via a lock and weir. Specific design controls for the sub-precinct will reduce the visual impact of the buildings, create building platforms above the 1% AEP floodplain, provide for sea level rise, and give effect to a maritime village identity.

Sub-precinct B

Sub-precinct B is situated adjacent to the main road entrance to the precinct where it meets the canals and is approximately 4.0 hectares in area. The purpose of the sub-precinct is to reinforce the area as a local service centre for Clevedon Waterways precinct and to recognise appropriate business and community uses. More intensive housing options are to be enabled.

Sub-precinct C

The Precinct Plan identifies this area as being located around the perimeter of the precinct and is approximately 62 hectares in area. It provides a buffer and transition between the village area and the surrounding farmland and river/coastal environment. The purpose of Sub-precinct C is the creation of open space intended to reduce the potential impacts of the canal development on the rural and river environment, provide public access to the river, and passive recreation opportunities. It also incorporates the enhancement of the existing natural streams with riparian margin planting and wetlands.

Sub-precinct D

This sub-precinct relates to the 110.8 hectare block of land to the west of North Road. The purpose of Sub-precinct D is to provide a wastewater disposal field on farmland, bush protection, plus walking trails for village residents.

Sub-precinct E

This sub-precinct relates to the canal areas which will have a current zoning of Rural and Coastal Settlement Zone and when development is completed will become part of the Coastal – General Coastal Marine Zone.

The zoning of the Clevedon Waterways precinct is as follows:

- (a) Clevedon Waterways Sub-precinct A is zoned Residential - Rural and Coastal Settlement Zone;
- (b) Clevedon Waterways Sub-precinct B is zoned Business - Neighbourhood Centre Zone;
- (c) Clevedon Waterways Sub-precinct C is zoned Open Space - Informal Recreation Zone;
- (d) Clevedon Waterways Sub-precinct D is zoned Rural - Mixed Rural Zone;
- (e) Clevedon Waterways Sub-precinct E is zoned Residential - Rural and Coastal Settlement Zone but will become Coastal – General Coastal Marine Zone when the canal development is completed.

I409.2. Objectives [rcp/rp/dp]

[The regional coastal plan [rcp] provisions (for activities or resources in the coastal marine area) are not operative until the Minister of Conservation has formally approved the regional coastal plan part of the Auckland Unitary Plan.]

- (1) The declamation for the canal development and the proposed use and occupation of the Coastal Marine Area for activities associated with the canal development including access and berthing of vessels authorised by the necessary coastal permits.

- (2) On-going responsibility for the exercise of the coastal permits transferred to a body representing those persons who have purchased water frontage sites in the development.
- (3) Subdivision and development occurs in accordance with the Clevedon Waterways precinct plan.
- (4) A new maritime community is created in an integrated and sustainable manner that protects and enhances the existing rural and natural coastal environment.
- (5) A network of appropriately designed canals and islands are created to provide stable building platforms that minimise hazards from flooding and sea level rise, while protecting water quality.
- (6) A unique housing and lifestyle choice is provided through the creation of a high quality residential environment comprising a range of housing densities, and typologies that integrate with the canals.
- (7) A surrounding open space area which mitigates visual impacts to the adjoining rural zones and provides public access to the river and streams, and boat access to the coastal marine area is created.
- (8) Existing streams are enhanced.
- (9) Sites of Value to Mana Whenua and archaeology are sustainably managed.
- (10) Implementation of a stormwater management network that uses Integrated stormwater management, as a core development approach, protects the ecological and cultural values of the receiving environment and integrates with the public open space network is implemented.
- (11) Subdivision and development is integrated and avoids, remedies or mitigates adverse effects on the existing road network.
- (12) The neighbourhood centre is developed in a way that achieves its key functions and role as a commercial and community centre with higher density living for the precinct with a maritime identity and without adversely affecting the Clevedon Village centre.

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

1409.3. Policies [rcp/rp/dp]

[The regional coastal plan [rcp] provisions (for activities or resources in the coastal marine area) are not operative until the Minister of Conservation has formally approved the regional coastal plan part of the Auckland Unitary Plan.]

- (1) Obtain coastal permits for areas that will abut or form the bed of the Coastal Marine Area at an early stage so that the requirements for design and construction of these areas can be established prior to detailed design of earthworks and site development.
- (2) Require structural elements of the Clevedon Waterways precinct plan to be incorporated into all subdivision and development within the precinct to achieve:

- (a) a network of canals and islands designed to maximise canal water quality;
 - (b) a lock and a weir at the entrance to the Wairoa River to control canal water levels, water quality, sedimentation, recreational boat access and allow public access around the perimeter of the precinct;
 - (c) a perimeter park that provides for pedestrian and cycleway connections and provides areas of native lowland forest, along with riparian planting for existing streams flowing through it;
 - (d) public access to canals adjoining the village business centre via open space where the canal access aligns to provide a visual focus into the precinct; and
 - (e) a landscape design in accordance with the Clevedon Waterways: Precinct plan 2 – Landscape design to frame the canals, integrate the precinct with the rural landscape and restore riparian vegetation.
- (3) Make provision for the constitution of a body representing those persons who have purchased water frontage sites in the development and enable transfer of the exercise of overall coastal permits to that body at an appropriate time.
- (4) Ensure that those persons who have purchased water frontage sites in the development are licenced to use and occupy the Coastal Marine Area subject to compliance with specific provisions to protect the coastal environment in accordance with the requirements of the overall coastal permits.
- (5) Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environment.
- (6) Ensure that the design of buildings at key building locations as defined on Clevedon Waterways: Precinct plan 1 are sensitive to their visually prominent siting and reflect the maritime architectural style.
- (7) Require that development achieves a cohesive maritime architectural style and character with reference to:
- (a) materials and levels of detailing;
 - (b) colour palettes;
 - (c) high quality building and facade designs that are well articulated;
 - (d) building block sizes and envelopes that are limited in length to break up the appearance of mass, weight and bulk; and
 - (e) variation in the canal edge.
- (8) Ensure that the building platforms address potential hazards and do not compromise the hydrology of the Wairoa River during flood events.

- (9) Employ an integrated water management system encompassing water, stormwater and wastewater that maintains or enhances the ecological function of the existing streams and the Wairoa River.
- (10) The relationship of Mana Whenua with the coastal environment is recognised and provided for, and that any land use or development activities within the precinct, and particular those in close proximity to the Wairoa River, do not have significant adverse effects on wāhi tapu and other taonga.
- (11) Require the internal road network to provide for pedestrians and cyclists, to ensure low vehicle speeds, and incorporate lowland native forest plantings.
- (12) Ensure that the intersection with North Road is upgraded to provide safe access into the precinct.
- (13) Enable the establishment of business uses at an appropriate village scale within Sub-precinct B including marine and port activities for the benefit of canal residents.
- (14) Enable community uses, such as clubs directly related to the use of the maritime environment, within Sub-precinct B provided that the scale of use and the design of any structures associated with the use are appropriate.

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

I409.4. Activity table

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

Table I409.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Clevedon Waterways Sub-precinct A pursuant to section 9(3) of the Resource Management Act 1991. The activity status of works, use and occupation of the coastal marine area is specified in Tables I409.4.5 Activity Table - Works (and associated discharges) in the coastal marine area, I409.4.6 Activity Table - Use and activities and associated occupation of the common marine and coastal area and I409.4.7 Activity Table - Structures, occupation of the Coastal Marine Area and their use below.

Table I409.4.1 Activity Status in Sub-precinct A

Activity		Activity status
Residential		
(A1)	Visitor accommodation up to 200m ² gross floor area per site	RD
(A2)	Dwellings	P
Commerce		
(A3)	Restaurants and cafes up to 100m ²	D

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(A4)	Maritime passenger operations	D
Community		
(A5)	Clubrooms for marine-related clubs	D
(A6)	Recreation facilities	D
(A7)	Organised sport and recreation	P
Development		
(A8)	Alterations and additions to dwellings	RD
(A9)	Accessory buildings not complying with permitted activity controls	RD
(A10)	Dwellings not exceeding one per site on sites greater than 450m ²	P
Subdivision		
(A11)	Subdivision in Sub-precinct A that is in accordance with the subdivision controls below	RD
(A12)	Subdivision in Sub-precinct A that is not in accordance with the subdivision controls below, or prior to the approval of a structure plan	NC
(A13)	Subdivision that does not comply with I409.6.1 below or will create households over the development cap.	NC

Table I409.4.2 Activity Status in Sub-precinct B specifies the activity status of land use, development and subdivision activities in the Clevedon Waterways Sub-precinct B pursuant to section 9(3) of the Resource Management Act 1991. The activity status of works, use and occupation of the coastal marine area is specified in Table I409.4.5 Activity Table - Works (and associated discharges) in the coastal marine area, I409.4.6 Activity Table - Use and activities and associated occupation of the common marine and coastal area and I409.4.7 Activity Table - Structures, occupation of the Coastal Marine Area and their use below.

Table I409.4.2 Activity Status in Sub-precinct B

Activity		Activity status
Residential		
(A14)	Visitor accommodation up to 200m ² gross floor area per site	D
Commerce		
(A15)	Marine retail	P
(A16)	Marine industry	D
(A17)	Maritime passenger operations	D
(A18)	Storage and sale of fuel and oil for vessels – maximum of 100m ² gross floor area	D
Community		
(A19)	Community facilities	RD
(A20)	Clubrooms for marine-related clubs	RD

(A21)	Recreation facilities	RD
(A22)	Organised sport and recreation	P
(A23)	Public transport facilities	P
(A24)	Public amenities	P
Development		
(A25)	Maritime passenger facilities	D
(A26)	Park and ride facilities	D
Subdivision		
(A27)	Subdivision in Sub-precinct B that is in accordance with the subdivision controls below	RD
(A28)	Subdivision in Sub-precinct B that is not in accordance with the subdivision controls below, or prior to the approval of a structure plan	NC
(A29)	Subdivision that does not comply with I409.6.1 below or will create households over the development cap.	NC

Table I409.4.3 Activity Status in Sub-precinct C specifies the activity status of land use, development and subdivision activities in the Clevedon Waterways Sub-precinct C pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991. The activity status of works, use and occupation of the coastal marine area is specified in Table I409.4.5 Activity Table - Works (and associated discharges) in the coastal marine area, I409.4.6 Activity Table - Use and activities and associated occupation of the common marine and coastal area and I409.4.7 Activity Table - Structures, occupation of the Coastal Marine Area and their uses below.

Table I409.4.3 Activity Status in Sub-precinct C [rp/dp]

Activity		Activity status
Residential		
(A30)	Visitor accommodation up to 200m ² gross floor area per site	NC
Commerce		
(A31)	Restaurants and cafes, up to 100m ² excluding a drive-through facility, which are up to 100m ² gross floor area and accessory to a permitted activity	D
Infrastructure		
(A32)	Wastewater treatment plant	D
(A33)	Stormwater management devices	RD
(A34)	Lock and weir for boat passage and associated earthworks	RD
(A35)	Vehicle parking and associated vehicle access	D
Community		
(A36)	Clubrooms for marine-related clubs	D
(A37)	Recreation facilities	D

(A38)	Organised sport and recreation	P
Development		
(A39)	New buildings and external alterations to existing buildings	RD
(A40)	Floodlighting, fittings and supports and towers	RD
(A41)	Observation areas, viewing platforms, and boardwalks	P
Subdivision		
(A42)	Subdivision in Sub-precinct C apart from network utilities	NC
(A43)	Subdivision that does not comply with I409.6.1 below or will create households over the development cap.	NC

Table I409.4.4 Activity Status in Sub-precinct D specifies the activity status of land use, development and subdivision activities in the Clevedon Waterways Sub-precinct D pursuant to section 9(3) and 15 of the Resource Management Act 1991. The activity status of works, use and occupation of the coastal marine area is specified in Table I409.4.5 Activity Table - Works (and associated discharges) in the coastal marine area, I409.4.6 Activity Table - Use and activities and associated occupation of the common marine and coastal area and I409.4.7 Activity Table - Structures, occupation of the Coastal Marine Area and their uses below.

Table I409.4.4 Activity Status in Sub-precinct D [rp/dp]

Activity		Activity status
Use		
Residential		
(A44)	Existing Dwellings and accessory buildings	P
(A45)	Any land use, activity not in accordance with the Clevedon Waterways precinct plan, except as specified	D
Farming		
(A46)	Farming	P
Development		
(A47)	Wastewater treatment activities related to Clevedon Waterways precinct	RD
(A48)	Any development not in accordance with the Clevedon Waterways precinct plan, except as specified	D
Subdivision		
(A49)	Any subdivision not in accordance with the Clevedon Waterways precinct plan, except as specified	D
(A50)	Subdivision that does not comply with I409.6.1 below or will create households over the development cap.	NC

Tables I409.4.5 Activity Table - Works (and associated discharges) in the coastal marine area, I409.4.6 Activity Table - Use and activities and associated occupation of the common marine and coastal area and I409.4.7 Activity Table - Structures, occupation of the CMA and their uses specify the activity status on use of coastal marine area pursuant to sections 12(1), 12(2) and 12 (3) of the Resource Management Act 1991

including any associated discharges of contaminants into water pursuant to section 15 of the Resource Management Act 1991.

The provisions in the Coastal – General Coastal Marine Zone apply to the coastal marine area of the Coastal – Marina Zone unless otherwise specified in the following provisions.

Table I409.4.5 Activity Table - Works (and associated discharges) in the coastal marine area (Sub-precinct E) [rcp]

[The regional coastal plan [rcp] provisions are not operative until the Minister of Conservation has formally approved the regional coastal plan part of the Auckland Unitary Plan.]

Activity		Status in the coastal marine area [rcp]
Works (and associated discharges) in the coastal marine area (pursuant to section 12(1) and section 15 of the Resource Management Act 1991)		
(A51)	Declamation	D
(A52)	Declamation for boat berths adjoining residential and neighbourhood centre canal lots that do not exceed 8m width and 12m depth.	RD

Table I409.4.6 Activity Table - Use and activities and associated occupation of the common marine and coastal area (Sub-precinct E) [rcp]

[The regional coastal plan [rcp] provisions are not operative until the Minister of Conservation has formally approved the regional coastal plan part of the Auckland Unitary Plan.]

Activity		Status in the coastal marine area [rcp]
Use and activities (pursuant to section 12(3) of the Resource Management Act 1991) and associated occupation of the common marine and coastal area (pursuant to section 12(2) of the Resource Management Act 1991)		
(A53)	Maritime passenger operations	D
(A54)	Dwellings	NC
(A55)	Recreation facilities when the activity is on an existing CMA structure or where consent is being sought for that structure	P
(A56)	Organised sport and recreation when the activity is on an existing CMA structure or where consent is being sought for that structure	P
(A57)	Storage and sale of fuel and oil for vessels – maximum of 100m ² gross floor area when the activity is on an existing CMA structure or where consent is being sought for that structure	D
(A58)	Marine retail when the activity is on an existing CMA structure or where consent is being sought for that structure	P
(A59)	Clubrooms for marine-related clubs when the activity is on an existing CMA structure or where consent is being sought for that structure	P

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(A60)	Marine industry when the activity is on an existing CMA structure or where consent is being sought for that structure	RD
(A61)	Vehicle parking on lawfully existing CMA structures associated with a marina	P
(A62)	Marine and port activities.	P

Table I409.4.7 Activity Table - Structures, occupation of the CMA and their use (Sub-precinct E) [rcp]

[The regional coastal plan [rcp] provisions are not operative until the Minister of Conservation has formally approved the regional coastal plan part of the Auckland Unitary Plan.]

Activity		Status in the coastal marine area [rcp]
Structures, construction in the coastal marine area (pursuant to section 12(1) of the Resource Management Act 1991), and occupation of the Common Marine and Coastal Area (pursuant to section 12(2) of the Resource Management Act 1991) and their use (pursuant to section 12(3) of the Resource Management Act 1991)		
(A63)	Lock and weir for boat passage and associated earthworks	RD
(A64)	Marina Berths including occupation and use by vessel to be moored	RD
(A65)	Wharves, jetties, piers and boat ramps	RD
(A66)	Marine and port accessory structures and services	RD
(A67)	Maritime passenger facilities	RD
(A68)	Public transport facilities	P
(A69)	Observation areas, viewing platforms and boardwalks	RD
(A70)	CMA structures or buildings not otherwise provided for	D

I409.5. Notification

- (1) Any application for resource consent for an activity listed in Table I409.4.1 Activity Status in Sub-precinct A 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).

I409.6. Standards

The overlay, Auckland-wide and underlying zone standards apply in this precinct. All activities listed as permitted in Table I409.4.1 Activity table in Sub-precinct A and Table I409.4.2 Activity table in Sub-precinct B must comply with the following permitted activity standards.

I409.6.1. Development cap

Purpose: To ensure that the wastewater system can meet demand.

- (1) The total number of households must not exceed 350 over the precinct.

I409.6.2. Density

- (1) The number of dwellings in Sub-precinct A on a site must not exceed the limits specified below.

Table I409.6.2.1 Number of dwellings in Sub-precinct A

House Typology	Dwellings
Single dwelling	1 dwelling per site
Attached Housing site Duplex – two units side by side sharing a common wall	2 dwellings
Attached Housing site Triplex – three units side by side sharing a common wall between each unit	3 dwellings

- (2) Attached housing sites cannot exceed 20 per cent of the total number of dwellings in the whole of the Sub-precinct A.

I409.6.3. Maximum height of buildings

- (1) Buildings in Sub-precinct A must not exceed a height of 8m.
- (2) Buildings in Sub-precinct B must not exceed a height of 10m.
- (3) Development that does not comply with this standard is a discretionary activity.

I409.6.4. Height in relation to boundary

Purpose: To ensure that buildings are orientated to the canals and incorporate maritime design features.

- (1) The height in relation to boundary control does not apply to the boundaries on the canal frontage.

I409.6.5. Common walls

Purpose: enable attached dwellings where provided in Sub-precincts A and B.

- (1) The side yard in I409.6.6(1) below does not apply in Sub-precincts A and B where a common wall is proposed.

I409.6.6. Yards

Purpose:

- Front, and Rear yards: to promote a feeling of spaciousness in the village setting.
- Canal Frontage Yard: to maintain a separation to the canals to allow access and an openness in keeping with the maritime setting.

Note: for the purposes of this standard "Canal Frontage Yard" means a yard between the boundary fronting any canal and a parallel line to this extending the full width of the site.

- (1) Yards must comply with the following:

Table I409.6.6.1 Yard distances

Yard	Sub-precinct A	Sub-precinct B
Front	6m	0m
Side	1m	1m
Rear	3m	3m
Canal Frontage Yard	2m	2m

- (2) Buildings, decks and terraces must not exceed a height of 0.5m above ground level in any Canal Frontage yard. Any associated handrail shall not exceed a height of 1m above such a deck or terrace.
- (3) Carports and garages must not be located in the front yard.

I409.6.7. Building coverage and impervious areas

Purpose: Provide for a suitable dwelling floor area whilst still maintaining a rural/coastal character, and manage the stormwater runoff generated on-site.

- (1) The maximum building coverage and maximum impervious area for all sites in Sub-precincts A and C shall not exceed the percentages set out below

Table I409.6.7.1 Building coverage and impervious areas

Sub-precinct	A	C
Building coverage	45% for Attached Housing sites	5%
Impervious area	60%	Lesser of 10% or 5000m ²

I409.6.8. Fences

Purpose: provide an open character to the canals and roads in the precinct to reflect the coastal and rural setting.

- (1) There shall be no fences within the front yard or canal frontage yard.

I409.6.9. Landscaping

Purpose: Provide for the integration of the precinct into the rural and coastal landscape, and to create a unique canal character, minimising the discharge of stormwater contaminants.

- (1) In Sub-precinct A, landscaped areas which in total comprise at least 40 per cent of each site must be provided. The landscaped area must be in accordance with a Council approved planting plan.
- (2) Within Sub-precinct C no less than 30 per cent shall be planted for re-vegetation purposes in accordance with a Council approved planting plan. The planted area may include areas re-vegetated for the purposes of on-site stormwater mitigation and riparian restoration.

- (3) Planting must be maintained for a period of not less than 2 years and any plants that die during that time must be replaced.

I409.6.10. Water supply

Purpose: ensure new dwellings and activities have adequate water supply and wastewater services that minimise effects on water quality.

- (1) All new dwellings are designed to achieve the following:
- (a) water conservation devices in all proposed buildings must, as a minimum, include:
 - (i) Dual flush 11/5.5 litre toilets or 6/3 litre flush toilets with standard fixtures;
 - (ii) Showerhead flow restrictors; and
 - (iii) Aerator taps;
 - (b) potable water requirements supplied by rainwater tanks. Rain tank capacity for attached housing and apartment typologies can be provided in either individual or as communal rainwater systems. Provision may be made for topping up the tanks from a supplementary communal groundwater source;
 - (c) provision must be made for sufficient water supply and access to water supplies for fire fighting consistent with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008;
 - (d) within Sub-precincts A and B water storage tanks must be screened from the street frontage and Open Space zones; and
 - (e) where a site is serviced by a reticulated potable water supply, standard I409.6.10(1)(b) shall not apply.

I409.6.11. Minimum lot size Sub-precinct A

- (1) Subdivision for stand-alone dwellings in Sub-precinct A must not create sites having a site area of less than 450m² and the average net site area of the sites in any application must not be less than 700m²
- (2) Attached housing developments must comply with the following minimum net site areas:

Table I409.6.11.1 Minimum net site size Sub-precinct A

Sub Precinct A	Minimum net site area
Duplex (Two units side by side sharing a common wall)	500m ²
Triplex (Three units side by side sharing a common wall between each unit)	750m ²

- (3) Subdivision of attached housing sites to create individual sites for dwellings may only occur once land use consent has been granted, or in combination with a land use consent for dwellings on the sites. In such cases, the number, size and location of all sites for the subdivision must be in accordance with the land use consent.

I409.6.12. Site Layout

- (1) The layout of the sites within Sub-precinct A shall have a minimum frontage of 12m to the canals.
- (2) Sub-precinct B shall provide an open space as a village square with frontages to the canals and entrance road to the precinct, and be of at least 1200m² in size.
- (3) There are to be central open spaces, and headland open spaces abutting the main canal on each island, and open spaces opposite these on the canal perimeter.

I409.6.13. Roading Standards

Purpose: Provide a safe and legible street network within the precinct, and appropriate improvements to existing roads immediately adjoining the precinct.

- (1) Roads and bridges within the precinct must be located generally as illustrated on the Clevedon Waterways: Precinct plan 1, and in general accordance with the roading typologies shown on Figure 1 – Entrance road and Figure 2 – Perimeter road.
- (2) All roads must be constructed at least 0.5m above the 1% AEP floodplain.
- (3) The entrance and perimeter roads shall be designed to maximise pedestrian and cycling access in accordance with Figure 1 – Entrance road and Figure 2 – Perimeter road and in accordance with relevant infrastructure design standards.
- (4) The roads on the islands shall be shared spaces.
- (5) Subdivision applications must be accompanied by a programme detailing the upgrading of North Road at the intersection into the proposed precinct, including a description of any upgrade works that will be undertaken, and the timing of the upgrade works.
- (6) The roads shall be planted with street trees in accordance with Clevedon Waterways: Precinct plan 2 - Landscape design and in conjunction with stormwater management devices as per Clause I409.6.13(7) below
- (7) Stormwater management devices shall be located within the road reserve to fully mitigate the effects of stormwater discharges from accessways and roads, on the canal and river water quality.
- (8) Driveways and vehicle crossings shall be located so that they integrate with on-road stormwater treatment devices and on-street vehicle parking areas and runoff shall not flow directly onto the road surface.

I409.6.14. Wastewater servicing

Purpose: To ensure wastewater disposal is provided by a system that can function effectively.

- (1) Every residential and commercial unit shall be connected to the Clevedon Waterways Wastewater Treatment Plant and shall include any primary on-site treatment facility.
- (2) If the precinct is to be serviced by a reticulated public wastewater network, clause I409.6.14(1) above shall not apply.

I409.6.15. Stormwater Management

Purpose: To minimise the adverse effects on the quality of stormwater entering the canals and river.

- (1) 100% of the total constructed impervious areas are required to be mitigated (excluding roofs) to remove 75% of total suspended solids on a long-term average basis.
- (2) For Sub-precinct C:
 - (a) all riparian margins are to be planted in accordance with a Council approved planting plan, and incorporate any stormwater management devices in accordance with Clevedon Waterways: Precinct plan 2 – Landscape design.

I409.6.16. Landscaping

Purpose: To integrate the precinct with the surrounding rural landscape, restore a native backdrop to the river edge, and to create a unique canal character.

- (1) Any subdivision in Sub-precincts A and B shall be designed in accordance with Clevedon Waterways: Precinct plan 2 – Landscape design. All applications for subdivision must be accompanied by a landscaping plan as specified in the special information requirements of this precinct.
- (2) Within Sub-precincts A and B the planting and landscaping must be provided in the road corridors and other identified open spaces in accordance with an approved landscaping plan.
- (3) The design of the parkland in Sub-precinct C shall incorporate the enhancement of existing natural streams and riparian planting, along with native kahikatea planting in accordance with Clevedon Waterways: Precinct plan 2 – Landscape design.

I409.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I409.8. Assessment – restricted discretionary activities

I409.8.1. 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) Matters of discretion for all restricted discretionary activities listed in Tables I409.4.1 to I409.4.7:
 - (a) consistency with Clevedon Waterways: Precinct plan 1;
 - (b) consistency with Clevedon Waterways: Precinct plan 2 – Landscape design;
 - (c) geotechnical matters including site stability and flooding;
 - (d) canal engineering and earthworks methodology;
 - (e) stormwater management, effects on coastal processes, and water quality;
 - (f) development design and its interface with the public open spaces including canals and roads;
 - (g) traffic and parking;
 - (h) noise levels, lighting and hours of operation; and,
 - (i) views and visual amenity.
- (2) Additional Matters for discretion for the following activities:
 - (a) subdivision in Sub-precincts A and B that is in accordance with the Clevedon Waterways precinct plan:
 - (i) the extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) protection or enhancement of cultural heritage and archaeological sites;
 - (iii) intensity and scale, including in relation to adjoining rural and coastal amenity;
 - (iv) design of open spaces, and effects on public access, navigation and safety;
 - (v) on-going maintenance and ownership structure; and

- (vi) subdivision into sites for attached housing.
- (b) visitor Accommodation.
- (c) recreation facilities.
- (d) new buildings and alterations to existing buildings in Sub-precinct C:
 - (i) the extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) protection or enhancement of cultural heritage and archaeological sites;
 - (iii) intensity and scale, including in relation to adjoining rural and coastal amenity; and
 - (iv) design of open spaces, and effects on public access, navigation and safety.
- (e) Alterations and additions to dwellings and accessory buildings:
 - (i) The extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) Protection or enhancement of cultural heritage and archaeological sites;
 - (iii) Intensity and scale, including in relation to adjoining rural and coastal amenity; and,
 - (iv) Design of open spaces, and effects on public access, navigation and safety.
- (f) Restaurants and Cafes:
 - (i) Protection or enhancement of cultural heritage and archaeological sites;
 - (ii) Intensity and scale, including in relation to adjoining rural and coastal amenity; and
 - (iii) Design of open spaces, and effects on public access, navigation and safety.
- (g) Weir and lock:
 - (i) Protection or enhancement of cultural heritage and archaeological sites;

- (ii) Design of open spaces, and effects on public access, navigation and safety; and
 - (iii) On-going maintenance and ownership structure.
- (h) Observation areas, viewing platforms, and boardwalks:
- (i) The extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) Protection or enhancement of cultural heritage and archaeological sites;
 - (iii) Intensity and scale, including in relation to adjoining rural and coastal amenity;
 - (iv) Design of open spaces, and effects on public access, navigation and safety; and
 - (v) On-going maintenance and ownership structure.
- (i) Marine industry and other marine and port activities:
- (i) The extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) Protection or enhancement of cultural heritage and archaeological sites; and
 - (iii) Intensity and scale, including in relation to adjoining rural and coastal amenity.
- (3) Additional matters of discretion for the following activities:
- (a) Marine and Port facilities:
- (i) The extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) Protection or enhancement of cultural heritage and archaeological sites;
 - (iii) Intensity and scale, including in relation to adjoining rural and coastal amenity;

- (iv) Design of open spaces, and effects on public access, navigation and safety; and
 - (v) On-going maintenance and ownership structure.
- (b) Wharves, jetties, piers and boat ramps.
- (c) Marina berths, including occupation and use by vessel to be moored.
- (d) Marine and port accessory structures and services:
- (i) The extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) Protection or enhancement of cultural heritage and archaeological sites;
 - (iii) Intensity and scale, including in relation to adjoining rural and coastal amenity;
 - (iv) Design of open spaces, and effects on public access, navigation and safety; and
 - (v) On-going maintenance and ownership structure.
- (e) Community facilities:
- (i) The extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) Protection or enhancement of cultural heritage and archaeological sites;
 - (iii) Intensity and scale, including in relation to adjoining rural and coastal amenity; and
 - (iv) On-going maintenance and ownership structure.
- (f) Declaration for boat berths adjoining residential and neighbourhood centre canal lots that do not exceed 8m width and 12m depth:
- (i) Protection or enhancement of cultural heritage and archaeological sites;
 - (ii) Intensity and scale, including in relation to adjoining rural and coastal amenity; and
 - (iii) Design of open spaces, and effects on public access, navigation and safety.

- (4) Matters of discretion for the following activities:
- (a) Infringement of standard I409.6.6 Yards:
- (i) Location of carports and garages;
 - (ii) Orientation of buildings to the canals;
 - (iii) Access adjoining the canals; and
 - (iv) Landscape character of the coastal environment.
- (b) Infringement of standard I409.6.7 and I409.6.9, building coverage, impervious areas and landscaping:
- (i) Landscape character of the coastal environment; and
 - (ii) The avoidance of impacts on water quality of the canals and Wairoa River.

I409.8.2. 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) Subdivision in Sub-precincts A and B that is in accordance with the Clevedon Waterways precinct plan and amendments to structure plan:
- (a) the extent to which the proposal is consistent with the precinct objectives and policies and Clevedon Waterways: Precinct Plan 1, Clevedon Waterways: Precinct Plan 2 – Landscape design, and Figure 1 – Entrance road and Figure 2 – Perimeter road;
 - (b) whether the proposed layout creates a canal environment where the majority of the lots within the neighbourhood centre have frontage to the canals;
 - (c) whether the proposed open spaces within the islands and canal perimeter are designed to create bands of kahikatea dominant planting through the housing areas and provide a natural element to the main canal;
 - (d) the extent to which the edge of the canal is varied and indented to create interest and a unique coastal character, and to allow a variety of marina berth options;
 - (e) whether the design provides lots for buildings in key locations, particularly along the main canal to create a distinctive character;
 - (f) the extent to which the subdivision demonstrates appropriate sediment control techniques to create the canals to ensure that water quality of the Wairoa River is not altered during construction;

- (g) whether building platforms of engineered fill are of sufficient height to be above the 1% AEP floodplain flood level plus 1m sea level rise, following the settlement of fill;
- (h) whether sufficient public access is provided to the canals by way of shore based facilities;
- (i) the extent to which the roading layout provides safe and attractive, non-linear transport routes that maximise the safety of cyclists and pedestrians, integrates stormwater treatment devices and landscaping, and are safe with respect to natural hazards;
- (j) the extent to which the sites of value to Mana Whenua and archaeological sites are avoided where possible particularly in proximity to the riverbank of the Wairoa River, with the resulting design recognising Mana Whenua values;
- (k) whether building design themes established through design guidelines achieve cohesive high quality architecture integrated with the waterways, with an emphasis on maritime and natural character;
- (l) the extent to which subdivision into sites of not less than 500m² for attached housing developments ensure that:
 - (i) the proposed attached housing development area and associated housing typology is in accordance with any approved structure plan;
 - (ii) the number of dwellings in all attached housing areas within the precinct will not exceed 20% of the likely total number of dwellings in the whole of the precinct;
 - (iii) each dwelling unit has least an 8m frontage to the canals or immediately adjacent public access to the canals; and
 - (iv) the site is not a rear site.
- (2) Infringements of standards I409.6.6, I409.6.7 and I409.6.9:
 - (a) whether carports and garages located in the front yard avoid adverse effects on the maintenance of the rural/coastal character;
 - (b) whether buildings are orientated towards the canals, while maintaining privacy between sites;
 - (c) whether access is maintained adjoining the canals to allow for engagement with the canal 'streets';
 - (d) whether landscape character of the coastal environment and precinct is maintained; and
 - (e) whether the proposal appropriately manages any potential impact on the water quality of the canals and of the Wairoa River.

- (3) The Council will consider the relevant assessment criteria below for the other activities listed in I409.8.1 above:
- (a) the objectives and policies for the precinct;
 - (b) whether visitor accommodation is small in scale and complements the canal environment, providing a boat-house style of accommodation;
 - (c) whether the design of buildings engages with the canals, with their primary orientation to the water, with materials employed to merge with the rural/coastal landscape;
 - (d) the extent to which any proposed development design accords with design guidelines;
 - (e) whether buildings on CMA structures are minor in extent, have regard to navigational moorings and the coastal environment;
 - (f) whether community/recreation buildings demonstrate the ability to be used for a variety of purposes;
 - (g) the extent to which redevelopment, additions and alterations complement the existing maritime character and have regard to the architectural elements which contribute to character such as cladding and the relationship with the canal edge;
 - (h) the extent to which landscape treatment creates a woodland setting with a lowland native theme, softens the canal edge and is integrated with planting on the road reserve to provide a high standard of amenity;
 - (i) the extent to which business uses serving the local community in the Neighbourhood Centre are designed, developed, and operated to:
 - (i) be easily accessible by walking, cycling or boat;
 - (ii) have an attractive canal and street frontage; and
 - (iii) provide a wide esplanade walkway along the canal edge for public access;
 - (j) whether marine industry is provided to service the local community or maritime transport;
 - (k) whether changes to the canal edge are minor in extent and provide variation in the canal edge;
 - (l) whether the lock and weir provides public access across, and is located to minimise adverse effects on the river, including its cultural heritage and ecology;

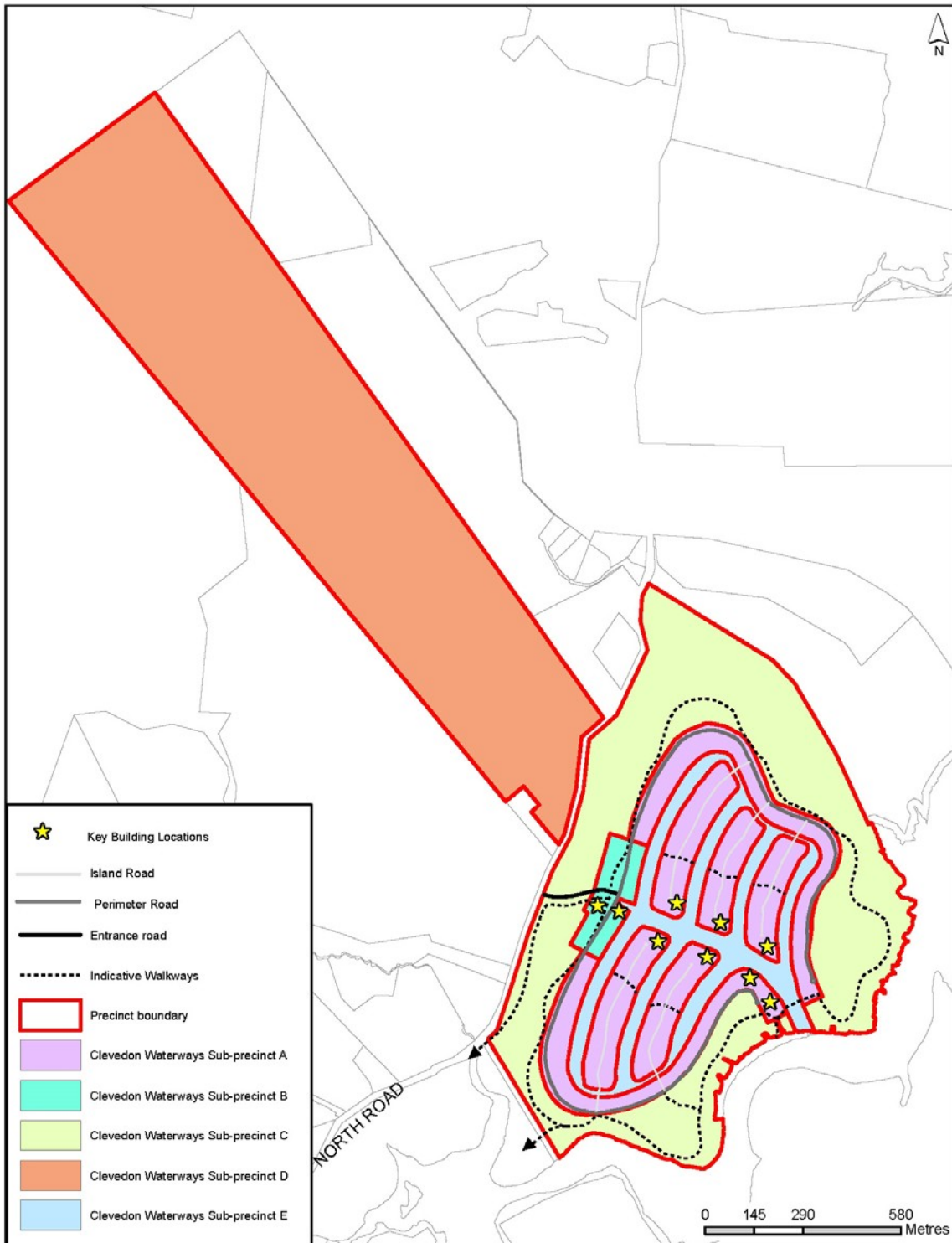
- (m) the extent to which car parking avoids large areas of sealed parking unrelieved by landscape work or planting and demonstrates consistency with the Precinct planting plan;
- (n) the extent to which infrastructure for stormwater, wastewater and water supply are designed to ensure minimisation of water use, stormwater and wastewater generation and maximise water re-use; and
- (o) whether sites of value to Mana Whenua and archaeological sites are avoided to the extent possible, particularly in proximity with the riverbank of the Wairoa River where known sites are given enhanced protection.
- (p) Whether Mana Whenua values are recognised.

I409.9. Special information requirements

- (1) An application for restricted discretionary activities and dwellings must be accompanied by:
 - (a) a landscape plan which must include the following information:
 - (i) identification of the area of land to be planted;
 - (ii) identification of all existing areas of vegetation and any riparian or coastal planting;
 - (iii) details of soil quality and depth including any required soil reconditioning of compacted areas as the result of declamation and fill processes;
 - (iv) species types, source of plant material, maturity of planting and density of planting;
 - (v) details of timing of planting and possible staging of planting;
 - (vi) details of maintenance programme to be implemented and a programme for replanting where the survival rate of planting is less than 90 per cent;
 - (vii) details of on-going maintenance and ownership structure; and
 - (viii) identification of areas of land on which cultural heritage and archaeological sites are located, and details of appropriate planting, fencing and on-going maintenance of those areas.
- (4) Applications for development in Sub-precinct A and B may be accompanied by a design assessment report from the Clevedon Waterways Design Review Panel subject to such a panel being constituted.
- (5) Any application for subdivision must be accompanied by a site/development design guide for the relevant Sub-precinct.

I409.10. Precinct plans

I409.10.1. Clevedon Waterways: Precinct plan 1



I409.10.2. Clevedon Waterways: Precinct plan 2 - Landscape design

