

I426. Matingarahi Precinct

I426.1. Precinct Description

The Matingarahi precinct identifies areas for a new village at Matingarahi, identifying a village layout, while protecting and enhancing vegetation and other features at the time of subdivision.

The underlying zoning of land within this precinct is Residential - Rural and Coastal Settlement Zone, Rural - Rural Coastal Zone, Rural - Countryside Living Zone and Business - Neighbourhood Centre Zone.

I426.2. Objectives

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

I426.3. Policies

- (1) Require subdivision and development to acknowledge, address and implement features identified on the Matingarahi precinct plan.
- (2) Enable subdivision and development at lower densities and avoid intensification within Sub-precinct A.
- (3) Enable opportunities for self-servicing sites in Sub-precincts C, D and E.
- (4) Enable opportunities for serviced sites in Sub-precinct B.
- (5) Enable subdivision and development opportunities in Matingarahi village that:
 - (a) limit growth through a contained settlement form;
 - (b) avoid additional residential development within the adjoining Rural Coastal and Rural Production zones;
 - (c) limit residential development to a maximum of 31 residential sites;
 - (d) provide a low-scale settlement that limits building coverage and height;
 - (e) encourage high-quality building design;
 - (f) protect approximately 280ha of existing indigenous vegetation on properties described in certificates of title NA24A/278, NZ1129/72 and NA458/64;
 - (g) protect approximately 10ha of land revegetated with amenity and ecological enhancement plantings; and

- (h) provide community services within the neighbourhood centre zone for the wellbeing of the local community.

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

I426.4. 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 I426.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I426.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Matingarahi Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I426.4.1 Activity table

Activity		Activity status
Use		
Community		
(A1)	Community facilities in the Neighbourhood Centre zone only	P
Use and development		
(A2)	All activities and development provided in H2 Residential - Rural and Coastal Settlement Zone	
(A3)	All activities and development provided in H19 Rural - Countryside Living Zone	
Subdivision		
(A4)	Subdivision that is referenced as (A1) to (A6) in E38 Subdivision – Urban under Table E38.4.1 – Activity table – subdivision for specific purposes.	The same activity status as set out in Table E38.4.1
(A5)	Subdivision that is referenced as (A1) to (A4) in E39 Subdivision – Rural under Table E39.4.1 – Activity table – subdivision for specified purposes.	The same activity status as set out in Table E39.4.1
(A6)	Subdivision which complies with Standards I426.6.4 to I426.6.7	RD
(A7)	Subdivision which does not comply with Standards I426.6.4 to I426.6.7	NC

I426.5. Notification

- (1) Any application for resource consent for an activity listed in Table I426.4.1 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).

I426.6. Standards

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

All activities listed as permitted and restricted discretionary activities in Table I426.4.1 must comply with the following permitted activity standards.

I426.6.1. Maximum Building Height

- (1) Buildings must not exceed 5m in height, excluding a single building not exceeding 8m in height in Sub-precinct D as identified on Precinct plan 1.

I426.6.2. Specified building area

- (1) In Sub-precincts A, D and E, 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.
- (2) Any infringement of the above clause is a non-complying activity.

I426.6.3. Restricted areas for buildings and earthworks

- (1) Buildings and earthworks must be located outside any restricted development areas or ecological and amenity planting areas shown on the precinct plan.
- (2) Any infringement of the above clause is a non-complying activity.

I426.6.4. Minimum site size

- (1) Sites must comply with the minimum net site area shown below.

Sub-precinct	Minimum net site area
A	10,000m ²
B	800m ² for proposed sites serviced by reticulated wastewater 2,500m ² for proposed sites not serviced by reticulated wastewater
C, D and E	2,500m ²

I426.6.5. Limit on number of sites

- (1) No more than the total number of lots for residential purposes shown below can be created.

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Sub-precinct	Maximum number of lots
A	2
B	18 provided they are serviced by reticulated wastewater infrastructure
C	4
D	1
E	6

I426.6.6. Specified building area

- (1) In Sub-precincts A, D and E, the development of dwellings provided for through subdivision is restricted to the specified building areas identified on the precinct plan.

I426.6.7. Protected and enhancement areas

- (1) Protection and maintenance covenants must be prepared over areas identified for protection and enhancement where 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. Refer to Appendix 15 Subdivision information and process for methods of creating these consent notices or covenants.

I426.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I426.8. Assessment – restricted discretionary activities

I426.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application for use, development or subdivision, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) the extent to which the use, development or subdivision is consistent with the precinct plan;
- (2) the extent to which the use, development or subdivision maintains landscape character and amenity;
- (3) whether any building envelopes shown on the plan of subdivision are located in the areas specified on the precinct plan;
- (4) 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; and
- (5) the extent to which provision is made for the protection and planting of vegetation in accordance with the policies for the precinct.

I426.8.2. 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 provide for the planting of new vegetation to mitigate the effects of development on the landscape;
- (3) 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,
- (4) 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.

I426.9. Special information requirements

There are no special information requirements in this precinct.

I426.10. Precinct plan

I426.10.1 Matingarahi: Precinct plan 1

