

I439. Waiuku Precinct

I439.1. Precinct Description

The Waiuku Precinct comprises approximately 107 hectares of land to the east of Waiuku township and is strategically situated adjacent to two main roads:

- Glenbrook-Waiuku Road, the main road that leads to the steel mill at Glenbrook and to State Highway 1; and
- Waiuku Road, the main road that leads to Pukekohe.

The location of the precinct at this strategic intersection means that its future development for predominantly light industrial activities will not result in heavy vehicles needing to pass through Waiuku township to reach State Highway 1 or Pukekohe.

The Waiuku Precinct is currently being used for rural activities. Vegetation in the precinct consists of shelter-belts, native bush, pasture and crops.

The precinct falls outside any approved urban stormwater catchment area for Waiuku. The precinct recognises that stormwater is a constraint to development and a stormwater network discharge consent for the catchment is required prior to subdivision and development occurring.

The precinct is subject to the Quality Sensitive Aquifer Management Areas Overlay and the High Use Aquifer Management Areas Overlay.

The precinct comprises four sub-precincts:

- Sub-precincts A, B and C are zoned Business – Light Industry Zone; and
- Sub-precinct D is zoned Rural – Rural Production Zone.

Future subdivision and development within the precinct is subject to Waiuku Precinct: Precinct plan 1.

Sub-precinct A

Sub-precinct A comprises two areas. One area is located in the middle of the precinct and the other area is located on the southern boundary of the precinct and adjoins Kitchener Road.

The area located in the middle of the precinct contains 2.2 hectares of covenanted bush. These areas of bush are also scheduled as significant ecological areas.

Sub-precinct B

Sub-precinct B comprises the majority of the land within the precinct and is located on both sides of Cornwall Road and connects to the established Business – Light Industry Zone in the south, the Open Space – Informal Recreation Zone adjoining the Glenbrook Vintage Railway line, and to the Rural- Rural Production Zone land to the north and east.

A scheduled significant ecological area and scheduled notable trees are located within Sub-precinct B.

Sub-precinct C

Sub-precinct C is the northern most part of the precinct and is located between Glenbrook –Waiuku Road, Shakespeare Road and the Glenbrook Vintage Railway line. This sub-precinct is intended to be developed as an attractive gateway into Waiuku from Auckland.

Scheduled notable trees are located within Sub-precinct C.

Sub-precinct D

Sub-precinct D comprises two separate rural areas extending from Sub-precinct B. The activities provided for in Sub-precinct D support the rural economy and visitor sector.

I439.2. Objectives

- (1) The industrial centre at Waiuku provides for a mix of activities, including light industrial activities, supporting retail, and food and beverage outlets.
- (2) Adverse effects at the interface between the industrial areas in the precinct and the Glenbrook Vintage Railway, and on rural roads, are managed.
- (3) Development of the Waiuku precinct does not occur prior to a stormwater network discharge consent being approved.
- (4) Subdivision, use and development gives effect to, and is in general accordance with Waiuku Precinct: Precinct plan 1.

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

I439.3. Policies

- (1) Encourage commercial services, retail and food and beverage outlets that support light industrial activities to locate in Sub-precinct A.
- (2) Limit non-industrial activities from locating in Sub-precinct B.
- (3) Provide for a diverse range of activities including visitor attractions in Sub-precinct C.
- (4) Provide for a range of activities which support the rural economy and provide for visitor attractions in Sub-precinct D.
- (5) Manage the adverse effects of traffic on rural roads by limiting access for commercial and industrial traffic from Shakespeare Road and Hall Road.
- (6) Require adverse visual effects of industrial development adjoining the Glenbrook Vintage Railway line to be mitigated.
- (7) Require subdivision, use and development to be in general accordance with Waiuku Precinct: Precinct plan 1 and to occur after a stormwater network discharge consent has been approved.

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

I439.4. Activity table

The provisions in any relevant overlay, zone and Auckland-wide sections apply in Sub-precincts A, B and C unless otherwise specified below.

Table I439.4.1 and Table I439.4.2 Activity table specify the activity status of land use, development and subdivision activities in the Waiuku Precinct pursuant to section 9(3) and (11) of the Resource Management Act 1991.

Table I439.4.1 Sub-precincts A - C

Activity		Sub-precinct A	Sub-precinct B	Sub-precinct C
Development				
(A1)	Development which precedes (or is not applied for concurrently with) a stormwater network discharge consent	NC	NC	NC
(A2)	Any activity which is not a permitted activity and requires access via Shakespeare Road	NA	NA	C
(A3)	Any industrial activity which precedes the construction of a roundabout on Cornwall Road or Glenbrook-Waiuku Road to provide access to and from Sub-precinct C	NA	NA	D
(A4)	Any activity which generates greater than 200 vehicles or 50 truck trips per day	RD	RD	RD
(A5)	Arrival/departure railway platform	NA	NA	C
(A6)	Activities or works within 20m of a: <ul style="list-style-type: none"> - transmission gas pipeline; - slurry pipeline easement ; or - water pipeline easement where written approval has been obtained from the relevant service provider	P	P	P
(A7)	Activities or works within 20m of a: <ul style="list-style-type: none"> - transmission gas pipeline; - slurry pipeline easement ; or - water pipeline easement where written approval has not been obtained from the relevant service	RD	RD	RD

I439 Waiuku Precinct

	provider			
Commerce				
(A8)	Commercial services	P	D	D
(A9)	Public gardens	NC	NC	C
(A10)	Museums/Art Galleries	NC	NC	C
(A11)	Conference facility	NC	NC	C
(A12)	Funeral director premise	NC	NC	NC
(A13)	Dairies	P	D	D
(A14)	Drive-through facilities	P	D	D
(A15)	Food and beverage	P	D	D
(A16)	Garden centres	NC	NC	C
(A17)	Service retail	P	NA	NA
Subdivision				
(A18)	Any subdivision which precedes (or is not applied for concurrently with) a stormwater network discharge consent	NC	NC	NC
(A19)	Any adjustment or realignment of existing site boundaries that give effect to the intent of Waiuku Precinct: Precinct plan 1 where no additional sites are created, and where the resulting site sizes comply with the relevant subdivision standards	C	C	C
(A20)	Subdivision within 20m of a: - transmission gas pipeline; - slurry pipeline easement; or - water pipeline easement where written approval has not been obtained from the relevant service provider	RD	RD	RD
(A21)	Subdivision that results in the creation of a separate site for a museum/art gallery or food and beverage premises	NA	NA	C

Table I439.4.2 Sub-precinct D

Activity		Activity status
Use		
Rural		
(A22)	Equestrian centres	C
(A23)	Rural industries	C
(A24)	Rural commercial services	C
Accommodation		
(A25)	Visitor accommodation	C
Commerce		
(A26)	Conference facilities	C
(A27)	Rural tourist and visitor activities	C
(A28)	Veterinary clinics	C
Community facilities		
(A29)	Education facilities accessory to farming and horticulture activities	C
(A30)	Museum/Art Gallery	C
(A31)	Public garden (including an accessory café or restaurant)	C
Development		
(A32)	Any activity which is not a permitted activity and that requires access via Shakespeare Road or Hall Road	NC

I439.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I439.4.1 or Table I439.4.2 Activity tables above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I439.4.1 or Table I439.4. Activity tables and which is not covered in I439.5 (1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) 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).

I439.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct.

All activities listed as permitted, controlled or restricted discretionary in Table I439.4.1 or Table I439.4.2 must comply with the following standards.

Sub-precincts A - C

I439.6.1. Service retail activities

(1) Service retail activities must be limited to the following activities: stationary shops, photocopy shops, sale of engineering supplies, sale of feed and medicines for livestock, pharmacies, companies that provide security and surveillance to business premises, fitness centres and the following activities provided that they do not occupy more than 400m² gross floor area:

- (a) equipment sales and repairs; and
- (b) machinery hire and leasing.

I439.6.2. Height

(1) Height is to be measured using the rolling height method and:

- (a) buildings within Sub-precinct A must not exceed 12m in height;
- (b) buildings within Sub-precinct B must not exceed 18m in height; and
- (c) buildings within Sub-precinct C must not exceed 9m in height.

I439.6.3. Height in relation to boundary

- (1) In Sub-precinct A any part of a-building or sign must not exceed a height of 3m plus the shortest horizontal distance between that part of the building or sign and the boundary with land that is not located in the Waiuku precinct.
- (2) In Sub-precincts B and C any part of building or sign must not exceed a height of 3m plus the shortest horizontal distance between that part of the building and the boundary with land that is not located in Sub-precincts B or C.

I439.6.4. Yards

(1) Sub-precincts A,B, and C:

- (a) in addition to the yards Standard H17.6.4.1 for the Business – Light Industry Zone a 5m yard must be provided along any boundary with a site in the Rural – Rural Production Zone; and
- (b) a minimum 20m yard must be provided along any boundary with the Glenbrook Vintage Railway line, and must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard to provide a densely planted visual buffer for a depth of at least 3m and must be appropriately maintained thereafter.

(2) Sub-precinct C:

- (a) a minimum 20m yard must be provided;

- (i) at the intersection of Glenbrook-Waiuku Road and Shakespeare Road, except the gateway feature required by the Waiuku Precinct: Precinct plan 1 may infringe the 20m yard;
- (ii) at the boundaries of:
 - 16 Shakespeare Road, Lot 1 DP 328757;
 - 104 Cornwall Road, Pt Allot 53 PARISH of Waiuku East 72;
 - Glenbrook-Waiuku Road, Lot 1 DP 140821.
- (b) the yard must be planted in accordance with the Business - Light Industry Zone yard standards, to an average depth of 15m (and a minimum depth of 7m) except where:
 - (i) a stormwater pond is required closer than 7m to the boundary, in which case the area between the pond and the boundary must be planted with vegetation.

Sub-precinct D

I439.6.5. Height

- (1) Height is to be measured using the rolling height method.
- (2) Buildings within Sub-precinct D must not exceed 9m in height.

I439.6.6. Yards

- (1) A minimum 20m yard must be provided along any boundary with site in a Rural – Rural Production Zone;
 - (a) the yard must be planted with vegetation to an average depth of 15m and a minimum depth of 3m, excluding areas used for vehicle and pedestrian access;
 - (b) any fencing must be of a transparent nature so that the landscaping can be viewed outside the site; and
 - (c) a landscape plan must be submitted with any resource consent application to show compliance with Sub-precinct D Yards Standard I439.6.6.

I439.6.7. Subdivision

The subdivision standards in the Auckland-wide provisions apply in the Waiuku precinct unless otherwise specified below.

- (1) The minimum lot size of any site created by a subdivision within Sub-precinct A must be 1,000m².

I439.7. Assessment – controlled activities

I439.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone or Auckland-wide, or overlay provisions:

(1) Sub-precinct C

- (a) Noise.
- (b) Hours of operation and vehicle movements.
- (c) Character and amenity of the surrounding rural environment.
- (d) Access to and from Shakespeare Road.

(2) Sub-precinct D

- (a) Hours of operation and number of persons on site.
- (b) Character and amenity of the surrounding rural environment and those residing within it.
- (c) The extent to which activities are consistent with the development controls for the Rural Production zone.
- (d) Scale and intensity of the activity.
- (e) Reverse sensitivity effects.

I439.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone or Auckland-wide or overlay provisions:

(1) Sub-precinct C:

- (a) whether buildings incorporate noise reduction materials/mechanisms to minimise the potential for reverse sensitivity effects;
- (b) the extent to which the hours of operation of activities reflect the sensitivity, character and amenity of the surrounding rural environment;
- (c) whether the number of vehicle movements on and off the site have an adverse effect on the character and amenity of the surrounding rural environment;
- (d) the extent to which the gateway feature identified in the Waiuku Precinct: Precinct plan 1 is appropriately located and reflects the character and image of Waiuku; and

- (e) whether safe and efficient transport access to, and transport movement along, Shakespeare and Hall Roads, is provided, including pedestrian and vehicle safety on, or in the vicinity of the bridge.

(2) Sub-precinct D:

- (a) the extent to which the hours of operation of activities reflect the sensitivity, character and amenity of the surrounding rural environment and those residing within it;
- (b) the extent to which the number of persons likely to be accommodated on the site reflect the sensitivity, character and amenity of the surrounding rural environment and those residing within it;
- (c) whether activities should comply with the development and land use controls standards for the Rural - Rural Production Zone. The council will generally apply those controls as a minimum standard and for an activity and the council will use those controls as a guide as to the suitability of the size, scale and character of the proposed activity; and
- (d) the extent to which buildings incorporate noise reduction materials/mechanisms to minimising the potential for reverse sensitivity effects.

I439.8. Assessment – restricted discretionary activities

I439.8.1. 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) Activities that generate more than 200 vehicles per day or 50 trucks per day:
 - (a) access to public roads;
 - (b) road safety; and
 - (c) traffic operation.
- (2) Activities within 20m of a water pipeline easement, slurry pipeline easement or transmission gas pipeline where written approval has not been obtained from the relevant service provider:
 - (a) safety;
 - (b) the on-going efficient and practicable operation of the utility;
 - (c) reverse sensitivity; and
 - (d) design and layout of buildings and infrastructure.

- (3) Subdivision within 20m of a water pipeline easement, slurry pipeline easement or transmission gas pipeline where written approval has not been obtained from the relevant service provider:
 - (a) safety;
 - (b) the on-going efficient and practicable operation of the utility;
 - (c) reverse sensitivity; and
 - (d) design and layout of buildings and infrastructure.

I439.8.2. 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) Activities that generate more than 200 vehicles per day or 50 trucks per day:
 - (a) whether the activity provides suitable access to the site; and
 - (b) whether the activity ensures that adverse traffic effects on the safe and efficient operation of the surrounding road network are minimised.
- (2) Activities within 20m of a water pipeline easement, slurry pipeline easement or transmission gas pipeline where written approval has not been obtained from the relevant service provider:
 - (a) whether the activity will adversely affect the on-going safe, efficient and practicable operation of the pipeline;
 - (b) the extent to which the activity mitigates the effects on the pipeline through the location of roads and reserves, with reserves, roads, walkways and cycle ways being preferable land uses over the pipeline;
 - (c) whether the activity enables the continued maintenance and inspections of the pipeline;
 - (d) whether the applicant has consulted with the service provider and whether an explanation is provided on the reasons why written approval by the service provider was not provided; and
 - (e) whether the activity (including construction of any buildings) complies with the Health and Safety in Employment (Pipelines) Regulations 1999 and the operating code Standard NZ/AS2885 Pipelines– Gas and Liquid petroleum.
- (3) Subdivision within 20m of a water pipeline easement, slurry pipeline easement or transmission gas pipeline where written approval has not been obtained from the relevant service provider:

- (a) the extent to which the subdivision will adversely affect the on-going safe, efficient and practicable operation of the pipeline;
- (b) the extent to which the subdivision design mitigates the effects on the pipeline through the location of roads and reserves, with reserves, roads, walkways and cycle ways being preferable land-uses over a pipeline;
- (c) whether the ability for continued maintenance and inspections of the pipeline is affected;
- (d) whether the applicant has consulted with the service provider and whether an explanation is provided on the reasons why written approval by the service provider was not provided; and
- (e) the extent to which the subdivision will comply with the Health and Safety in Employment (Pipelines) Regulations 1999 and the operating code Standard NZ/AS2885 Pipelines – Gas and Liquid petroleum.

I439.9. Special information requirements

- (1) An application for an activity that will generate more than 200 vehicles or 50 truck trips per day must include a traffic impact assessment from a suitably qualified traffic engineer.

I439.10. Precinct plans

I439.10.1. Waiuku Precinct: Precinct plan 1

