

## **I545. Waiwera Precinct**

### **I545.1. Precinct description**

The zoning of land within the precinct is the Business - Mixed Use Zone and Residential - Mixed Housing Suburban Zone.

This precinct recognises the importance of Waiwera as a regional tourist attraction. The Waiwera precinct applies to land on the southern side of Waiwera Road extending through to the eastern side of Waiwera Place and at the southern end of Waiwera Place, and includes the site of potential future hotel (Sub-precinct A), the land occupied by the geothermal hot pools complex (Sub-precinct B) and the former camping ground site at 37 Waiwera Place (Sub-Precinct C).

The Waiwera precinct allows for the development of existing commercial activities in the area to include a wide variety of tourist, recreational, and conference activities and the development of residential and supporting commercial activities. This approach:

- supports the efficient use of the area's natural resources and its function as a regional tourist attraction; and
- provides opportunities for residential living in a high amenity coastal environment.

The precinct sits within an area that includes a mix of residential zoned land, roads, reserves and a neighbourhood centre. Activities that include night time gatherings, including those involving music, with noise generated by people and vehicles leaving late at night, generally require resource consent so that effects on the amenity values of adjoining residential sites can be considered.

The precinct manages the scale and form of development to recognise the built and landscape character of wider Waiwera, which is formed by the predominantly low scale of buildings (one-three storeys) within a generally spacious setting, in which the coastal and landscape environment is a strong visual feature. The coastal and landscape environment primarily comprises Waiwera Beach at the eastern extent of the settlement, Waiwera Hill to the south and the Wenderholm Headland to the north.

There is potential for new development within Sub-Precinct A and B that could form a focus of the Waiwera settlement and enhance the amenity and vitality of the area. Greater height and building coverage is therefore possible within Sub-Precinct A and B, provided the development positively responds to, and integrates with Waiwera's built and landscape character. The precinct provides for the comprehensive redevelopment of sites and recognises that this character will evolve over time, while respecting its defining features.

The precinct also gives particular emphasis to maintaining the amenity values of surrounding residential sites.

### **I545.2. Objectives**

- (1) The ongoing operation and further development of the geothermal hot pool complex (including the mineral water bottling operation), visitor accommodation and tourist related activities, and a compatible mix of residential and supporting commercial activities is provided for within Sub-Precinct A and B.

- (2) Residential and a small scale range of supporting commercial activities are provided for within Sub-Precinct C.
- (3) A quality built environment that positively responds to the built and landscape character of wider Waiwera, formed by the predominantly low scale of buildings (one-three storeys) within a generally spacious setting, in which the coastal and landscape environment is a strong visual feature.
- (4) The amenity values of adjacent residentially zoned land are maintained.

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

**I545.3. Policies**

- (1) Provide for the continued operation and development of existing commercial activities, including the geothermal hot pool complex, the mineral water bottling operation, visitor accommodation and tourist related activities as well as residential and supporting commercial activities, within Sub-Precinct A and B.
- (2) Provide for a small-scale range of commercial activities within Sub-Precinct C.
- (3) Require activities and development within the precinct to be designed and located in a way that positively responds to the built and landscape character of wider Waiwera.
- (4) Require activities and development within the precinct to be designed and located so that adverse effects on the amenity values of adjacent residential sites are avoided, remedied or mitigated.

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

**I545.4. Activity table**

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

Table I545.4.1 Activity table specifies the activity status of land use and development activities in the Waiwera sub-precincts A and B pursuant to section 9(3) of the Resource Management Act 1991.

**Table I545.4.1 Activity table sub-precincts A and B**

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
<b>Use</b>			
Accommodation			
(A1)	Camping grounds	P	NC

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(A2)	Dwellings	P	P
(A3)	Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	RD	RD
(A4)	Visitor accommodation and boarding houses	P	P
(A5)	Retirement villages	P	NC
(A6)	Supported residential care	P	NC
Community			
(A7)	Entertainment facilities excluding nightclubs	D	D
(A8)	Healthcare facilities up to 500m <sup>2</sup> gross floor area within the sub-precinct	P	P
(A9)	Healthcare facilities greater than 500m <sup>2</sup> gross floor area within the sub-precinct	RD	RD
(A10)	Recreation facilities (including geothermal hot pool complexes)	RD	P
(A11)	Information facilities	P	P
(A12)	Public amenities	P	P
(A13)	Artworks	P	P
Commerce			
(A14)	Commercial services up to 200m <sup>2</sup> gross floor area within the Sub-Precinct	P	P
(A15)	Commercial services greater than 200m <sup>2</sup> gross floor area within the Sub-Precinct	RD	RD
(A16)	Conference facilities	RD	RD
(A17)	Offices that are accessory to the primary activity within the sub-precinct and: (a) the office gross floor area does not exceed 30 per cent of all buildings within the sub-precinct; or (b) the office gross floor area does not exceed 200m <sup>2</sup>	P	P
(A18)	Offices that are not accessory to the primary activity and are up to 200m <sup>2</sup> gross floor area within the sub-precinct	P	P
(A19)	Offices that are not accessory to the to the primary activity and are greater than 200m <sup>2</sup> gross floor area within the sub-precinct and accessory offices not otherwise provided for	D	D
(A20)	Food and beverage up to 500m <sup>2</sup> gross floor area within the sub-precinct	P	P
(A21)	Food and beverage greater than 500m <sup>2</sup> gross floor area with the sub-precinct	RD	RD
(A22)	Retail (excluding food and beverage) up to 200m <sup>2</sup> gross floor area within the sub-precinct	P	P
(A23)	Retail (excluding food and beverage) greater than 200m <sup>2</sup> gross floor area within the sub-	D	D

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	precinct		
<b>Industry</b>			
(A24)	Mineral water bottling operation and accessory activities	D	RD
<b>Development</b>			
(A25)	New buildings (excluding swimming pools)	RD	RD
(A26)	Demolition of buildings	P	P
(A27)	Swimming pools and alterations to building facades that are less than 25m <sup>2</sup> and additions to buildings that are less than <ul style="list-style-type: none"> <li>- 25 per cent of the existing gross floor area of the building; or</li> <li>- 250m<sup>2</sup></li> </ul> whichever is the lesser	P	P
(A28)	Internal alterations to buildings	P	P
(A29)	Additions and alterations to buildings not otherwise provided for	RD	RD

Table I545.4.2 Activity table specifies the activity status of land use activities in the Waiwera Sub-precinct C pursuant to section 9(3) of the Resource Management Act 1991.

**Table I545.4.2 Activity table Sub-precinct C**

<b>Activity</b>		<b>Activity status</b>
<b>Use</b>		
Residential		
(A30)	Camping grounds	RD
Community		
(A31)	Recreation facilities	D
Commerce		
(A32)	Retail (excluding food and beverage) up to 200m <sup>2</sup> gross floor area within Sub-precinct C	P
(A33)	Retail (excluding food and beverage) between 201m <sup>2</sup> – 500m <sup>2</sup> gross floor area within Sub-precinct C	RD
(A34)	Retail (excluding food and beverage) greater than 501m <sup>2</sup> gross floor area within Sub-precinct C	D
(A35)	Food and beverage up to 200m <sup>2</sup> gross floor area within Sub-precinct C	RD
(A36)	Food and beverage greater than 200m <sup>2</sup> gross floor area within Sub-precinct C	D
(A37)	Healthcare facilities up to 200m <sup>2</sup> gross floor area	P
(A38)	Healthcare facilities greater than 200m <sup>2</sup> gross floor area	RD

**I545.5. Notification**

- (1) Any application for resource consent for an activity listed in Tables I545.4.1 and I545.4.2 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).

**I545.6. Standards**

**I545.6.1. Standards sub-precincts A and B**

The overlay, zone and Auckland-wide standards apply this precinct unless otherwise specified below.

All activities listed as permitted and restricted discretionary in Table I545.4.1 must comply with the following standards.

**I545.6.1.1. Building height**

- (1) Buildings must not exceed the height in metres specified in Table I545.6.1.1.1 below:

**Table I545.6.1.1.1 Height**

Building height	Height for roof form	Total building height
16m	2m	18m

- (2) Buildings in Sub-precinct A shall be limited to the building development area shown on I545.10.1 Waiwera: Precinct plan 1.

**I545.6.1.2. Yards**

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I545.6.1.2.1 below:

**Table I545.6.1.2.1 Yards**

Sub-precinct	Minimum front yard depth
A	5m
B	Nil

**I545.6.1.3. Building coverage**

- (1) The building coverage must not exceed:
  - (a) Sub-precinct A: 40 per cent of net site area.
  - (b) Sub-precinct B: 50 per cent of net site area.

- (2) For the purpose of this standard, building coverage excludes podiums no greater than 1.2m in height above ground level, which would otherwise be defined as a building.

**I545.6.1.4. Number of parking and loading spaces**

The Auckland-wide parking, loading and access rules apply except as specified below:

- (1) The number of car parking spaces required accessory to recreation facilities is 1 car park for every 3 people the activity is designed to accommodate, excluding recreation facilities lawfully established as at 30 September 2013.

**I545.6.2. Standards Sub-precinct C**

The overlay, zone and Auckland-wide standards apply in Sub-precinct C, except as specified below.

All activities listed as restricted discretionary in Table I545.4.2 Activity table must comply with the following standards.

**I545.6.2.1. Building height**

- (1) Buildings within building development area A on I545.10.2 Waiwera: Precinct plan 2 must not exceed 8m in height, except that 50 per cent of a building’s roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes more than 15 degrees.
- (2) All other buildings must not exceed the height specified in Table I545.6.2.1.1 below:

**Table I545.6.2.1.1 Height**

Building height	Height for roof form	Total building height
10.5m	2m	12.5m

**I545.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I545.8. Assessment – restricted discretionary activities**

**I545.8.1. 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) Recreation facilities (including geothermal hot pool complexes) in Sub-Precinct A, commercial services greater than 200m<sup>2</sup> gross floor area within each of Sub-Precinct A and B, and mineral water bottling operation and accessory activities in Sub-Precinct B:
  - (a) refer to H13.8.1 Matters of discretion in H13 Business – Mixed Use Zone rules.
- (2) Retail between 201m<sup>2</sup> and 500m<sup>2</sup> gross floor area within Sub-precinct C and food and beverage up to 200m<sup>2</sup> gross floor area per tenancy in Sub-precinct C:
  - (a) refer to H4.8.1 Matters of discretion in H4 Residential – Mixed Housing Suburban Zone.
- (3) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct A and B:
  - (a) for Sub-Precinct A and B, the matters of discretion in H13.8.1 Matters of discretion in H13 Business – Mixed Use Zone rules apply;
  - (b) effects on natural coastal values; and
  - (c) effects on landscape values.
- (4) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct C:
  - (a) refer to H4.8.1 Matters of discretion in H4 Residential – Mixed Housing Suburban Zone;
  - (b) effects on natural coastal values; and
  - (c) effects on landscape values.
- (5) Conference facilities and healthcare facilities greater than 500m<sup>2</sup> in Sub-precincts A and B:
  - (a) refer to H13.8.1 Matters of discretion in H13 Business – Mixed Use Zone rules.
- (6) The conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses, in Sub-precinct A and B:
  - (a) refer to H13.8.1 Matters of discretion in H13 Business – Mixed Use Zone rules.
- (7) Camping grounds and healthcare facilities greater than 200m<sup>2</sup> in Sub-precinct C:
  - (a) refer to H4.8.1 Matters of discretion in H4 Residential – Mixed Housing Suburban Zone.
- (8) Building height, yards and building coverage:

- (b) effects on the natural coastal values of Waiwera; and
  - (c) effects on the landscape values of Waiwera.
- (9) Number of parking and loading spaces:
- (a) effects on amenity values of surround residential sites; and
  - (b) effects on the efficiency of the transport network.

#### **I545.8.2. 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) Recreation facilities (including geothermal hot pool complexes) in Sub-Precinct A, commercial services greater than 200m<sup>2</sup> gross floor area within each of Sub-Precinct A and B, and mineral water bottling operation and accessory activities in Sub-Precinct B:
  - (a) the assessment criteria in H13.8.2 Assessment Criteria of H13 Business – Mixed Use Zone apply.
- (2) Retail between 201m<sup>2</sup> and 500m<sup>2</sup> gross floor area within Sub-precinct C and food and beverage up to 200m<sup>2</sup> gross floor area per tenancy in Sub-precinct C:
  - (a) the assessment criteria in H4.8.2 Assessment criteria of H4 Residential – Mixed Housing Suburban Zone apply.
- (3) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct A and B:
  - (a) the assessment criteria in H13.8.2 Assessment Criteria of H13 Business – Mixed Use Zone apply.
  - (b) the extent to which effects on natural coastal values are addressed; and
  - (c) the extent to which effects on landscape values are addressed.
- (4) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct C:
  - (a) the assessment criteria in H4.8.2 Assessment criteria of H4 Residential – Mixed Housing Suburban Zone apply.
  - (b) the extent to which effects on natural coastal values are addressed; and
  - (c) the extent to which the effects on landscape values are addressed.
- (5) Conference facilities and healthcare facilities greater than 500m<sup>2</sup> in Sub-precincts A and B:



- (a) the assessment criteria in H13.8.2 Assessment Criteria of H13 Business – Mixed Use Zone apply.
- (6) Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses, in Sub-precincts A and B:
- (a) the assessment criteria in H13.8.2 Assessment Criteria of H13 Business – Mixed Use Zone apply.
- (7) Camping grounds and healthcare facilities greater than 200m<sup>2</sup> in Sub-precinct C:
- (a) the assessment criteria in H4.8.2 Assessment criteria of H4 Residential – Mixed Housing Suburban Zone apply.
- (8) Building height, yards and building coverage:
- (a) Effects on natural coastal values
- (i) the extent to which additional building height, coverage or yard infringements may be appropriate within Sub-precinct A and B where the additional height reinforces the Sub-precinct's role as a regional tourist attraction while maintaining the natural coastal values of Waiwera. Methods to achieve this include:
- Transitioning building heights down to adjacent lower height residential sites and the coastal edge;
  - Provision of high quality landscaping; and
  - Providing opportunities for views through the development to Waiwera's prominent coastal and landscape features including Waiwera Hill particularly from public places.
- (b) Effects of natural landscape values
- (i) the extent to which additional building height, coverage or yard infringements may be appropriate within Sub-precinct A and B where the additional height reinforces the Sub-precinct's role as a regional tourist attraction while maintaining the natural coastal values of Waiwera. Methods to achieve this include:
- transitioning building heights down to adjacent lower height residential sites and the coastal edge;
  - provision of high quality landscaping and large scale trees that reinforce landscaping as a prominent feature of the development as viewed from public places; and
  - providing opportunities for views through the development to Waiwera's prominent coastal and landscape features including Waiwera Hill particularly from public places.
- (9) Number of parking and loading spaces:

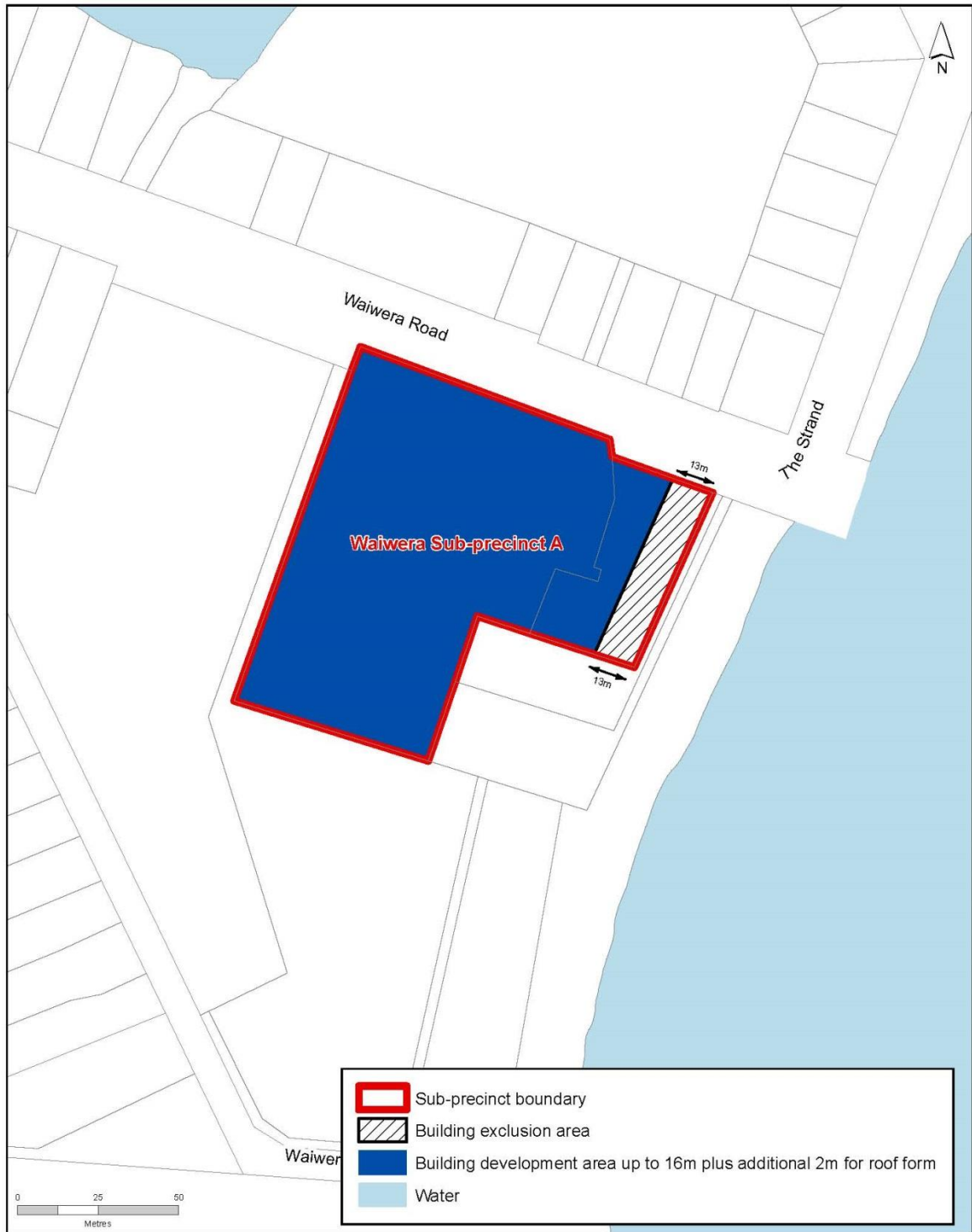
- (a) The extent to which the amenity values of surrounding residents are maintained having regard to on-street parking, noise and glare; and
- (b) The extent to which the local transport network continues to function efficiently.

**I545.9. Special information requirements**

There are no special information requirements in this precinct.

**I545.10. Precinct plans**

I545.10.1 Waiwera: Precinct plan 1



I545.10.2 Waiwera: Precinct plan 2

