

## **I547. Wēiti Precinct**

[CIV-2016-404-002306: Weiti Development Limited Partnership]

### **I547.1. Precinct Description**

This Wēiti Precinct applies to land area located between the Wēiti (Wade) River to the north, Okura River to the south and East Coast Road to the west. The land also bounds a portion of the Penlink designation in the north-west, and encompasses approximately 860ha.

The Wēiti Precinct is an important landscape area and contributes to achieving the maintenance of a greenbelt between the North Shore and the urban extent of the Hibiscus Coast.

A purpose of the Wēiti Precinct is to provide for an intensive village settlement while protecting the greenbelt and open space character of the area.

The Wēiti Precinct controls also protect the landscape, skyline and coast from development when viewed from the Long Bay Regional Park, East Coast Road and Whangaparaoa Peninsula. The Wēiti Precinct contains significant ecological areas that are to be enhanced by additional planting.

Wēiti Precinct has three sub-precincts as shown in Precinct plans 1-3.

- (1) Sub-precinct A – Karepiro. The sub-precinct has larger site sizes, provides for residential activities and is zoned Residential - Rural and Coastal Settlement.
- (2) Sub-precinct B – Village. The sub-precinct provides for a mix of commercial and residential activities in close proximity at its centre, with lower intensity residential activities towards its edges. The sub-precinct is zoned Residential - Rural and Coastal Settlement.
- (3) Sub-precinct C - Conservation and forestry. The sub-precinct forms the balance of the area. It provides for activities that are consistent with the open space character including conservation, outdoor recreation and small scale forestry activities. This sub-precinct is zoned Rural - Rural Conservation.

All development within the Wēiti Precinct is required to be in accordance with the Wēiti: Precinct plan 1 and the controls applying to the sub-precinct. Development within sub-precinct A is also managed by the Precinct plan 2: Wēiti sub-precinct A and development within sub-precinct B is also managed by the Wēiti Precinct plan 3: Wēiti sub-precinct B plan.

### **I547.2. Objectives**

- (1) The greenbelt and vegetated cover in the area between the Okura River and the urban Hibiscus Coast is maintained.
- (2) The landscape, skyline and coast are protected from development when viewed from Long Bay Regional Park, East Coast Road and the Whangaparaoa Peninsula.
- (3) A limited range of outdoor recreation activities are enabled.

- (4) Key natural and heritage features and the distinctive character of the precinct are protected from inappropriate subdivision and development.
- (5) Phased and progressive enhancement and expansion of existing significant ecological areas is required and their long term preservation and management is ensured.
- (6) Subdivision and creation of additional sites within sub-precinct C – Conservation and forestry is prohibited unless required for essential infrastructure and a limited range of activities.
- (7) A pattern of ownership and a management regime are enabled which preserve the integrity and character of sub-precinct C – Conservation and forestry in perpetuity.
- (8) Defined communities and neighbourhoods are created in identified locations.
- (9) Adequate and appropriate land for public open space is provided and these areas are treated as integrated features in any sub-precinct B – Village development.
- (10) Public access within the precinct and to and along the Coastal Marine Area, rivers and adjoining public reserves is enabled and managed.
- (11) A limited scale of retail and business activities appropriate to support the needs of residents of the precinct is enabled in identified locations.
- (12) Adverse effects of land modification, development and land use activities on the natural environment, including landform, water courses, significant vegetation and the Coastal Marine Area are avoided, remedied or mitigated.
- (13) Adverse effects of stormwater runoff during and after development are avoided.
- (14) Appropriate wastewater and water infrastructure is provided to development on significant values within the receiving environment.
- (15) Adverse effects are not created on the surrounding road network.

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

### **I547.3. Policies**

#### *General*

- (1) Enable the development of up to 550 dwellings.
- (2) Require development to take place in accordance with Wēiti: Precinct plan 1.
- (3) Maintain a greenbelt between the Okura River and urban Hibiscus Coast by preserving most of the precinct as sub-precinct C – Conservation and forestry.

- (4) Enable activities of a nature, scale, intensity and location which allow the greenbelt to be retained.
- (5) Require subdivision and land use activities to be carried out in a manner which avoids the adverse effects of stormwater runoff on receiving environments.
- (6) Require subdivision and activities to be connected to a public reticulated wastewater system.
- (7) Require subdivision and activities to be connected to a public reticulated water system.
- (8) Subdivision and activities should avoid, remedy or mitigate adverse effects on the surrounding road network.
- (9) Require activities to be carried out in a manner which avoids adverse effects on the native flora and fauna of the precinct and the adjoining coastal environment.

*Sub-precinct A - Karepiro*

- (10) Enable clustered residential development with a maximum of 150 dwellings while having regard to:
  - (a) the visual impact of dwellings when viewed from outside the sub-precinct, particularly from outside the precinct including the coastline
  - (b) the phasing of the removal of existing pine trees and establishing alternative native vegetative planting as an integral component of the development of this residential sub-precinct
  - (c) managing the potential effects of development on the surrounding natural values of the Okura Department of Conservation Reserve, Okura Estuary and Marine Reserve, Karepiro Bay and Wēiti River.
- (11) Require buildings to be located and designed to avoid, remedy or mitigate adverse effects on the landscape, particularly having regard to:
  - (a) significant ridgelines;
  - (b) views from the Coastal Marine Area; and
  - (c) views from public roads or other public places outside the precinct.
- (12) Provide and maintain public access to Karepiro Bay as well as to the public toilet on Wēiti: Precinct plan 1.
- (13) Require the integration of sites and landscape values through the provision of a landscape plan for sub-precinct A – Karepiro.
- (14) Require infrastructure to be suitable to the location's key natural features and to the built form surrounding the development to avoid adverse effects on amenity values.

*Sub-precinct B - Village*

- (15) Enable the development of up to 400 dwellings.
- (16) Enable higher intensity development around activity centres, such as shops and parks, and adjacent to potential passenger transport routes and places of high amenity value.
- (17) Enable small scale commercial activities that assist in providing for the daily needs of residents within the wider precinct where located in general accordance with Precinct plan 3.
- (18) Enable a variety of section sizes and building types in order to create interest, diversity and choice.
- (19) Require roads, including footpaths and berms to be designed to achieve a highly connected road network providing for a range of transport modes including cars, cycles, pedestrians and public transport in general accordance with Wēiti: Precinct plan 1.
- (20) Require the design of parks and civic areas to enhance accessibility, including plaza areas, pedestrian areas and seating.
- (21) Prevent large floor plate retailers from establishing and ensure that they are limited by means of the delineation of the extent of commercial land use and buildable area.
- (22) Require buildings to be constructed within minimum and maximum heights and particularly discourage single storey buildings within Areas 4 and 5 on Precinct plan 3.
- (23) Enable a dense village environment to be created, having regard to the need to manage stormwater flows and water quality on downstream catchments.
- (24) Provide for roads within sub-precinct B to be constructed in accordance with Precinct plan 3.

*Sub-precinct C – Forest and Conservation*

- (25) Avoid subdivision and development and require permanent protection except for activities associated with recreation, forestry, farming, conservation, heritage or education.
- (26) Require the land identified as additional Department of Conservation and council reserves in Wēiti: Precinct plan 1 to be provided to council or the Department of Conservation for public open space at the time of the first subdivision in sub-precinct B - Village.
- (27) Require the establishment of a network of walkways in Wēiti: Precinct plan 1 that are accessible to the public and that connect with the existing coastal walkway.

- (28) Require buildings to be located and designed to avoid, remedy or mitigate adverse effects on the landscape, particularly having regard to:
- (a) significant ridgelines
  - (b) views from the Coastal Marine Area
  - (c) views from public roads or other public places outside the precinct.
- (29) Enable outdoor recreation, conservation, forestry, and related educational activities, rural and forestry activities in general accordance with Precinct Plan 1.
- (30) Enable the establishment of a golf course and accessory buildings.
- (31) Require the staged native vegetation enhancement planting in Precinct Plan 1 at the time of the first subdivision in sub-precinct B – Village.

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

#### I547.4. Activity table

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

Table I547.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Wēiti Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

**Table I547.4.1 Activity table**

Activity		Sub-precinct A	Sub-precinct B	Sub-precinct C
All buildings accessory to any activity specified in this table have the same status as the activity itself, unless otherwise specified in this table.				
<b>Accommodation</b>				
(A1)	One dwelling per site	C	P	Pr
(A2)	Any activity that does not comply with Standard I547.6.1 Maximum number of dwellings	Pr	Pr	NA
(A3)	Visitor accommodation	Pr	P	Pr
(A4)	Any activity that does not comply with Standard I547.6.3.1 Visitor accommodation	NC	NC	NA
(A5)	More than one dwelling proposed in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3	Pr	RD	Pr

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<b>Commerce</b>				
(A6)	Golf course and accessory buildings	RD	RD	RD
(A7)	Offices	NC	P	Pr
(A8)	Any activity that does not comply with Standard I547.6.3.2 Offices	NA	NC	NA
(A9)	Restaurants excluding drive-through facilities	NC	P	Pr
(A10)	Any activity that does not comply with Standard I547.6.3.3 Restaurants excluding drive through facilities	NA	NC	NA
(A11)	Retail	NC	P	Pr
(A12)	Any activity that does not comply with Standard I547.6.3.4 Retail	NA	NC	NA
<b>Community</b>				
(A13)	Education facilities	D	RD	RD
(A14)	Any activity that does not comply with Standard I547.6.4.1 Education facilities in sub-precinct C	NC	NC	NC
(A15)	Informal recreation and leisure excluding buildings	P	P	P
(A16)	Organised sport and recreation excluding buildings	P	P	P
<b>Rural</b>				
(A17)	Conservation forestry	P	P	P
(A18)	Buildings, and parking accessory to conservation forestry	RD	P	RD
(A19)	Forestry	P	P	P
(A20)	Farming	P	NC	P
<b>Development</b>				
(A21)	Buildings in Area 3 of the Wēiti sub-precinct B in Precinct plan 3	NA	C	NA
(A22)	Buildings in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3	NA	RD	NA
(A23)	Dwellings in sub-precinct A	C	NA	NA
(A24)	Additions, alterations to or relocation of buildings in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3	NA	RD	NA
(A25)	Buildings and infrastructure identified in the Wēiti: Precinct plan 1	RD	P	RD

<b>Subdivision</b>				
(A26)	Subdivision of land for dwellings within sub-precinct A	RD	NA	NA
(A27)	Subdivision of land for consented conservation, heritage and education facilities	RD	RD	RD
(A28)	Subdivision of land within sub-precinct B to create sites for dwellings	NA	RD	NA
(A29)	Subdivision of land to create a site to accommodate a network utility or infrastructure to serve activities in the precinct	RD	RD	RD
(A30)	Subdivision of land to be vested as public open space	RD	RD	RD
(A31)	Subdivision of visitor accommodation activities within the Wēiti sub-precinct B	NA	Pr	NA
(A32)	Subdivision not otherwise provided for	Pr	Pr	Pr

#### **I547.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I547.4.1 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).

#### **I547.6. Standards**

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

All activities listed as a permitted activities, controlled activities or restricted discretionary activities in Table I547.4.1 Activity table must comply with the following standards.

##### **I547.6.1. Maximum number of dwellings sub-precinct A and B**

Table 1

<b>Sub-precinct</b>	<b>Maximum number of dwellings</b>
A	150
B	400

(1) Visitor accommodation activities will be treated as dwellings for the purpose of this rule.

(2) A visitor accommodation unit shall equate to 0.6 of a dwelling.

**I547.6.2. Wēiti sub-precinct A**

**I547.6.2.1. location of sites**

(1) All sites created for dwellings must be located within the extent of sub-precinct A shown in Precinct plans 1-3.

**I547.6.2.2. Height in relation to boundary**

(1) A building or any part of a building must not exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary.

**I547.6.2.3. Yards**

Table 2

Yard	Wēiti sub-precinct A
Shoreline	50m
Riparian	10m from the edge of all other permanent and intermittent streams
Front	10m
Side and rear yards	1.2m

**I547.6.2.4. Buildings associated with farming larger than 25m<sup>2</sup> housing animals – minimum separation distance**

(1) No buildings housing animals other than horses may be located closer than 100m from any boundary of the site

**I547.6.2.5. Accessory buildings**

(1) The maximum gross floor area for accessory buildings must not exceed 150m<sup>2</sup>.

**I547.6.2.6. Planting of steeper slopes**

(1) All slopes steeper than 20 degrees within individual sites that have not been built on are to be permanently vegetated with local native plant species.



**I547.6.3. Wēiti sub-precinct B**

**I547.6.3.1. Visitor accommodation**

- (1) Visitor accommodation units must:
  - (a) be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3.
  - (b) not exceed the maximum number of dwellings in standard I547.6.1 above.
- (2) There must be no more than 100 visitor accommodation units within sub-precinct B.

**I547.6.3.2. Offices**

- (1) Offices must be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3.

**I547.6.3.3. Restaurants excluding drive through facilities**

- (1) Restaurants must be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3

**I547.6.3.4. Retail**

- (1) Retail must:
  - (a) be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3
  - (b) be no more than 400m<sup>2</sup> gross floor area
  - (c) exclude the following retail activities:
    - (i) builders, tradesmen, engineers, farmers and DIY suppliers; and
    - (ii) motor vehicle and machinery parts and tool suppliers.

**I547.6.3.5. Location of sites**

- (1) Dwellings must be located within the extent of sub-precinct B shown in Wēiti: Precinct plan 1 and in Precinct plan 3.

**I547.6.3.6. Height**

Table 3

Area	Building height	Accessory building height
5	9m minimum 15m maximum 4-storey maximum	8m maximum

4	9m minimum 11m maximum 2-storey minimum	6m maximum
3	9m maximum 2-storey maximum	6m maximum

**I547.6.3.7. Height in relation to boundary**

(1) Within Areas 3-5 of sub-precinct B shown on Precinct plan 3, no part of any building must exceed a height equal to 3m plus the shortest horizontal distance between the part of the building and any site boundary adjoining Sub-precinct C.

**I547.6.3.8. Maximum density**

Table 4

Area	Density
5	One dwelling per 125m <sup>2</sup>
4	One dwelling per 250m <sup>2</sup>
3	One building per site

**I547.6.3.9. Front façade of a building**

(1) A building(s) on a front site closest to the street must face the street and not occupy less than:

Table 5

Area	Percentage of length of site frontage
5	90%
4	50%
3	40%

**I547.6.3.10. Maximum building coverage and impervious area threshold**

Table 6

Area	Building coverage	Maximum impervious area
5	100%	100%
4	100%	100%
3	80%	80%

**I547.6.3.11. Yards – buildings**

Table 7

Yard	Area 5	Area 4	Area 3
Front	1m maximum	3.5m maximum 1m minimum	6m maximum 3.5m minimum
Side	1.8m minimum where a site adjoins an Area 3 site; otherwise no minimum yard	1.8m minimum where a site adjoins an Area 3 site; otherwise no minimum yard	1.8m minimum
Rear	7m minimum	5m minimum	4m minimum

**I547.6.3.12. Yards – accessory buildings**

Table 8

Yard	Area 5	Area 4	Area 3
Front	1m maximum	3.5m maximum 1m minimum	6m maximum 3.5m minimum
Side	0.3m	1m	2m
Rear	0.3m	0.6m	2m

**I547.6.3.13. Use of yards for vehicle access**

(1) The use of yards for vehicular access and parking must comply with the following:

(a) front yards:

- (i) area 3 shown in Precinct plan 3: vehicular access may be provided via the front yard.
- (ii) areas 4 and 5 shown in Precinct plan 3: no vehicular access or car parking may be provided in the front yard.

**I547.6.3.14. Yards**

(1) The following can be built in front yards:

- (a) areas 3 and 4 shown in Precinct plan 3: verandahs and decks with a maximum height of 0.6m above ground, balconies and bay windows and front steps/porches may encroach into the front yard by not more than 3m deep.

(b) area 5 shown in Precinct plan 3: awnings or similar pedestrian shelter areas at ground floor level, up to 2.3m deep and extending up to 100 per cent of the building frontage.

(2) The following can be built in side yards:

(a) areas 3 and 4 shown in Precinct plan 3:

- (i) verandahs, balconies and bay windows and steps/porches may encroach into the front yard by no more than 1.5m deep.
- (ii) fascia, gutters, down pipes and eaves, masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters, aerials or antenna, pergolas or sunscreens/awnings providing that they do not encroach into the yard by more than 0.3m.
- (iii) area 5 shown in Precinct plan 3: awnings or similar pedestrian shelter areas at ground floor level up to 0.6m deep and extending up to 100 per cent of the building frontage.

#### **I547.6.3.15. Commercial ground floor**

(1) In the area identified as Area 5 'commercial ground floor' in Precinct Plan 3, there must be no dwellings at ground level.

#### **I547.6.4. Wēiti sub-precinct C**

##### **I547.6.4.1. Education facilities within sub-precinct C**

(1) Education facilities within sub-precinct C must:

- (a) be in accordance with the location of the conservation institute shown on Wēiti: Precinct plan 1
- (b) be no less than 400m<sup>2</sup> gross floor areas.

(2) Any education facility within Sub-precinct C is restricted to the following activities:

- (a) a base for carrying out conservation forestry and associated activities
- (b) a building where public sector science research related to Wēiti or the surrounding area can be furthered by making available office, meeting and seminar space
- (c) educational programmes.

##### **I547.6.4.2. Height in relation to boundary**

(1) No part of any building must exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary.

**I547.6.4.3. Yards**

Table 9

Yard	Wēiti Sub-precinct C
Shoreline	50m
Front	10m
Side and rear yards	1.2m

**I547.6.4.4. Native replanting**

- (1) Any native planting within Sub-precinct C (but outside the Enhancement Planting Areas (Stages 1, 2, 3 and 4) shown on Wēiti: Precinct plan 1 must meet the Standard I547.6.7.8 Enhancement planting below.

**I547.6.5. Subdivision***General*

- (1) For any subdivision in the precinct the following applies:
- (a) the layout of ground floor level units or cross-lease flats and their associated exclusive use areas must comply with the subdivision rules for fee simple subdivisions
  - (b) an application for subdivision consent may be made for all or part of the land contained within Sub-precinct B as set out in Precinct plan 3.
- (2) All sites must be connected to a public reticulated sewerage scheme, except:
- (a) sites fully comprising one or more entire village
  - (b) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity
  - (c) sites to be used exclusively for utility services where no occupation will occur
  - (d) roads and access lots.
- (3) All sites must be connected to a public reticulated water supply network, except:
- (a) sites fully comprising one or more entire village
  - (b) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity
  - (c) sites to be used exclusively for utility services where no occupation will occur
  - (d) roads and access lots.

- (4) Boundary adjustments must not create development potential that would have the effect of providing more than 400 dwellings in Sub-precinct B or 150 dwellings in Sub-precinct A.

#### **I547.6.6. Wēiti Sub-precinct A – subdivision**

##### **I547.6.6.1. Maximum number of sites**

- (1) The maximum number of sites for dwellings within Sub-precinct A must not exceed 150.

##### **I547.6.6.2. Size of dwelling sites**

- (1) The maximum size of any site must not exceed 2000m<sup>2</sup>
- (2) The minimum size of any site may be 900m<sup>2</sup>.

##### **I547.6.6.3. Location of dwelling sites**

- (1) All sites must be located within the development footprints identified in Precinct plan 2.

##### **I547.6.6.4. Provision of public access**

- (1) Public access to Karepiro Bay must be provided via a combination of public road and public walkways as set out in Wēiti: Precinct plan 1 and noted on subdivision plans submitted to the council for resource consent. The first subdivision application of any portion of sub-precinct A must include, to the extent they have not been provided, prior to that date, a mechanism to provide easements for the public walkways and conditions of consent must require the provision of such easements.
- (2) All walkways must be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991. On approval of the section 223 certificate for the first subdivision of the Wēiti Sub-precinct A, the consent holder must sign easements in gross over the walkways in favour of the Council. The terms of the easements must include the following:
- (a) the consent holder must maintain the walkways generally to the standards to which they had been constructed.
- (b) the consent holder may establish conditions of access in consultation with the Council.
- (3) The easements for the walkways must be registered on the issue of the section 224(c) certificate.
- (a) the walkways and the public car park shown in Wēiti: Precinct plan 1 must be open to public access at the following times:
- (b) during New Zealand daylight saving time - 7am-8pm

- (c) during New Zealand standard time - 7am-6pm provided that the consent holder may close all or part of the walkways to public access in circumstances where the consent holder considers (acting reasonably) that closure is appropriate due to emergency, the requirements of forestry activities or the Enhancement Planting Plan, for health and safety purposes, maintenance purposes, fire risk or security matters.

#### **I547.6.7. Wēiti sub-precinct B – subdivision**

##### **I547.6.7.1. Minimum site sizes**

- (1) Minimum net site areas must be as follows:

Table 10

Area	Site size
5	150m <sup>2</sup>
4	300m <sup>2</sup> capable of containing a square for building of 9m x 9m
3	400m <sup>2</sup>

##### **I547.6.7.2. Access and frontage**

- (1) All sites must have a minimum frontage as follows:

Table 11

Area	Minimum frontage
5	5.5m
4	7m provided that the maximum frontage must not be greater than 20m
3	12m provided the maximum frontage must not be greater than 30m

##### **I547.6.7.3. Roading and access**

- (1) Roading and rear lanes must be provided in accordance with Precinct Plan 3.
- (2) Rear lanes must not be public roads and must provide legal vehicular access to all adjoining properties.

#### **I547.6.7.4. Greenbelt restrictive covenant**

- (1) Prior or concurrent to the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 for the first subdivision of land in sub-precinct B a restrictive covenant must be registered against the land in Wēiti Sub-precinct C (except the land to be vested as reserve under Standard H547.6.7.5 below, provision of reserve land) to prohibit in perpetuity any further subdivision within the sub-precinct, other than for:
  - (a) infrastructure specific to Wēiti; or
  - (b) approved conservation, heritage or education facilities.
- (2) The restrictive covenant must be addressed to Auckland Council. The restrictive covenant must be signed prior to the approval of the survey plan for subdivision of the relevant portion of sub-precinct B under Section 223 of the Resource Management Act 1991.
- (3) The restrictive covenant must be registered on the title of the Wēiti land in sub-precinct C on the date upon which a certificate pursuant to Section 224(c) of the Resource Management Act 1991 is issued in respect of the first subdivision application of Wēiti sub-precinct B.

#### **I547.6.7.5. Provision of reserve land**

- (1) As part of the first subdivision of any portion of the Wēiti sub-precinct, the following land as set out Wēiti: Precinct plan 1 must be provided to the Council.
  - (a) Stillwater Reserve land.
  - (b) Karepiro Bay walkway extension land.
  - (c) D'Acre Cottage Reserve extension land.
  - (d) Haigh's Access Road public park.
- (2) The following land must be provided to the Department of Conservation.
  - (a) Karepiro Bay walkway buffer land.
- (3) The Council must offer the Department of Conservation an easement over part of the Haigh's Access Road public park to establish a carpark and other facilities.
- (4) The above land and easements must be provided on the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 for the first subdivision of any portion of the Wēiti sub-precinct.
- (5) The provision of land will not form part of any development contribution.



#### **I547.6.7.6. Provision of public access and public facilities**

- (1) Public access to Karepiro Bay must be provided via a combination of public road and public walkways as set out in Precinct Plan 1. Other public walkways shall be provided in accordance with routes identified in Wēiti: Precinct plan 1. The first subdivision application of any portion of sub-precinct B must include, to the extent they have not been constructed, prior to that date, an offer to provide the public walkways and construct and complete the facilities identified on the Wēiti Precinct Plan in Precinct plan 1, being:
  - (a) a walkway from Haigh's Access Road to the Conservation Institute approximately 5.8km as shown on Wēiti: Precinct plan 1.
  - (b) a walkway from the Conservation Institute to the Wēiti Village Public Car park approximately 2.3 km as shown on Wēiti: Precinct plan 1.
  - (c) a walkway from the Public Car park to the Conservation Institute via road approximately 2.1km as shown on Wēiti: Precinct plan 1.
  - (d) a walkway from the Wēiti Village Public Car park to D'Acre Cottage approximately 1km as shown on Wēiti: Precinct plan 1.
  - (e) a further track, the exact route to be agreed between the Council and the consent holder, at a later date but prior to the issue of the section 224(c) certificate with termini in the following locations.
    - (i) at Stillwater, or alternatively at some point along the Walkway identified on Wēiti: Precinct plan 1 between Stillwater and Karepiro Bay.
    - (ii) at the Wēiti Village Public Car park or at some point along the Wēiti Walkway identified in clause (b) above.
- (2) All walkways must be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed prior to the issue of a certificate pursuant to section 224(c) of the Act. On approval of the section 223 certificate for the first subdivision of the Wēiti sub-precinct B, the consent holder must sign easements in gross over the walkways in favour of the council. The terms of the easements must include the following:
  - (a) the consent holder must maintain the walkways generally to the standards to which they had been constructed.
  - (b) the walkways and the public car park shown in Wēiti: Precinct plan 1 must be open to public access at the following times:
    - (i) during New Zealand daylight time - 7am-8pm

- (ii) during New Zealand standard time - 7am-6pm provided that the consent holder may close all or part of the walkways to public access in circumstances where the consent holder considers (acting reasonably) that closure is appropriate due to emergency, the requirements of forestry activities or the Enhancement Planting Plan, for health and safety purposes, maintenance purposes, fire risk or security matters.
  - (c) users of the walkways must comply with the conditions of access, which shall be developed by the consent holder, in consultation with the Council.
- (3) the easements for the walkways must be registered on the issue of the section 224(c) certificate.
- (4) prior to the issue of the section 224(c) certificate for the first subdivision application of sub-precinct B, the consent holder must construct and complete the following public facilities in the approximate locations shown in Precinct Plan 1.
  - (a) the conservation institute and gardens.
  - (b) the lookout.
  - (c) three sets of public toilets (in each case containing two male and two female toilets).
  - (d) four open rest areas.
  - (e) the mountain biking club facility.
- (5) The consent holder must maintain public access free-of-charge to the toilets and rest areas and maintain them in clean condition and good working order.
- (6) The consent holder must own and be responsible for the operation, management and governance of the conservation institute and gardens which will function as:
  - (a) a base for the carrying out of the Wēiti forest conservation, enhancement planting, and predator and pest eradication programmes.
  - (b) a building where public sector science research related to Wēiti or the surrounding area can be furthered by making available office, meeting or seminar space.
  - (c) educational programmes.
- (7) Within six months of issue of the section 224(c) certificate the:

- (a) consent holder must make the conservation institute available for those activities on reasonable conditions (which may include the payment of a fee).
  - (b) consent holder must make the Lookout available for public entry free of charge.
  - (c) consent holder must make the conservation institute gardens available for public entry. The consent holder may require the payment of a fee as a condition of entry.
- (8) The consent holder must create an incorporated society or charitable trust to own and operate the mountain biking club facility of approximately 20ha, including provision for access by other mountain bike club members or the public through annual and temporary permits. Times and terms will be determined by the incorporated society or charitable trust.
- (9) An additional minimum of 20ha of open space recreation areas must be provided for residents in easy walking distance of sub-precinct B. This will include walkways through the enhancement planting area between the two parts of sub-precinct B to provide access to open space areas outside the enhancement planting areas.
- (10) Conditions requiring a consent notice under s. 221 of the Resource Management Act 1991 to ensure clauses I547.6.7.6 (4) - (8) are implemented in perpetuity and must be included on the consent for the first subdivision application of sub-precinct B.

#### **I547.6.7.7. Funding of Wēiti walkway and public facilities**

- (1) The first subdivision application of sub-precinct B must demonstrate to the council that sufficient measures are in place to ensure the walkways and public facilities are maintained by one or more of the following measures:
- (a) an incorporated society, body corporate, association or other entity or organisation representing Wēiti residents and the registered proprietor of the commercial lots, established to maintain the Wēiti walkways and public facilities.
  - (b) that entity has registered an encumbrance against such of the residential and other sites then created or has undertaken or made arrangements to do so on the first sale of each such sites to a third party.
  - (c) the consent holder has secured such obligations against the land in sub-precinct C.

#### **I547.6.7.8. Enhancement planting**

*Stage 1, 2, 3 and 4 enhancement planting*

- (1) The first subdivision application of any portion of sub-precinct B must include a management plan for planting native vegetation in the enhancement planting areas identified in Wēiti: Precinct plan 1 in accordance with the following:
  - (a) stage 1 areas - planting must be completed within five years of granting consent.
  - (b) stage 2 area - planting must be completed within 10 years of granting consent.
  - (c) stage 3 and 4 areas - planting must begin within 10 years of granting consent and be completed within 20 years of granting consent and in stage 4 to achieve native vegetation cover over 60 per cent of the area.
- (2) The management programme must provide for:
  - (a) maintenance and supplementary planting over five years following planting.
  - (b) maintaining the planting and reporting to Council.
- (3) The vegetation must be established for the purposes set out in the planting plan assessment and must not be clear-felled or removed.
- (4) Remedial action is required where monitoring indicates the specified standards I547.6.7.8.5 below are not being met.

*Enhancement planting standard*

- (5) The planting of native vegetation must meet the following standards:
  - (a) a survival rate such that planting will be established to a minimum 90 per cent of the original density specified before the project is signed off as complete.
  - (b) a density of 5,100 stems per hectare at approximately 1.4m centres in former forest areas, reducing to 1m centres (10,000 stems per hectare) in kikuyu and wetland environments, and riparian margins.
  - (c) all stock must be fenced within grazing areas using a stock-proof fence to avoid potential access into existing native vegetation or new native planting.
  - (d) all plants must be sourced from the ecological district and be appropriate for the soil, aspect, exposure and topography.
  - (e) at planting each plant must be fertilised in accordance with the recommendations of the revegetation report submitted as part of the planting plan assessment.

(f) planting undertaken must reflect the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession.

(6) The maintenance of native plantings must meet the following standards:

(a) maintenance must occur for a minimum of five years or until canopy closure has been achieved within 5 years.

(b) maintenance must include the on-going replacement of plants that do not survive.

(c) all invasive weeds shall be eradicated from the planting site both at the time of planting and on an on-going basis and plants released from kiuyu as necessary to ensure adequate growth.

(d) animal pest control must occur.

#### **I547.6.7.9. Pest and weed control**

(1) The first subdivision application of any portion of sub-precinct B must include a pest and weed control management plan for all of the land within the precinct which details the methods, timeline, monitoring and maintenance of an on-going programme and include possum, rodent and mustelid control and the control of plant pests.

#### **I547.6.7.10. Native Lizard Management**

(1) The first subdivision application of any portion of sub-precinct B must include a Native Lizard Management Plan for the entirety of that sub-precinct which details the following:

(a) details of searching methods to be implemented for identifying the presence of lizards;

(b) mechanisms to capture and relocate lizards from areas where vegetation removal and/or earthworks will occur prior to the commencement of such activities, including obtaining the necessary Wildlife Act 1953 permits;

(c) methodology for captive management of lizards;

(d) locations for the potential release of lizards, including pest control for before and after their release; and

(e) methodology for any post-capture monitoring of released lizards.

#### **I547.6.8. Wēiti sub-precinct C - subdivision**

##### **I547.6.8.1. Location of sites**

(1) Sites may only be created where necessary for accommodating:

- (a) network utilities or infrastructure to service the development of the Wēiti A and B sub-precincts or activities in sub-precinct C.
- (b) a conservation institute and gardens, conservation, heritage or educational facility in accordance with Standard I547.6.4.1 above.

#### **I547.6.8.2. Site configuration**

- (2) Sites must be capable of containing all buildings, infrastructure servicing that building or activity, including vehicle access and parking, wholly within the boundary of the site in compliance with the Auckland-wide subdivision rules.

### **I547.7. Assessment – controlled activities**

#### **I547.7.1. 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, Auckland-wide, or overlay provisions:

- (1) for dwellings in Sub-precinct A:
  - (a) the effects of density on neighbouring properties;
  - (b) the effects of buildings design and bulk building siting;
  - (c) the effects of landscape design;
  - (d) the effects of landform modification;
  - (e) the effects of infrastructure and avoidance of hazards;
  - (f) the effects of lighting on neighbouring properties; and
  - (g) the effects of impervious surfaces and stormwater management.
- (2) for buildings in Area 3 of the Wēiti sub-precinct B in Precinct Plan 3:
  - (a) refer to matter of discretion I547.8.1.5
- (3) for subdivision:
  - (b) refer to matter of discretion I547.8.1.8

#### **I547.7.2. 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, Auckland wide or overlay provisions:

- (1) for dwellings in Sub-precinct A:
  - (a) whether the density of development achieves compliance with the density rules set out in Standard I547.6.1 above for sub-precinct A;

- (b) whether the design of the proposed building incorporates techniques to avoid adversely impacting upon sensitive landscapes or on the natural character of the coast;
  - (c) whether the planting proposed for any building is appropriate for the location, and the extent to which such planting is necessary for mitigation of landscape and visual effects;
  - (d) the extent to which buildings and structures are sited so they integrate into the landform as far as is practicable within the confines of the density proposed for that location, in order to minimise adverse effects on landscape values and minimise or control sediment runoff;
  - (e) the extent to which associated earthworks shall incorporate techniques to minimise potential adverse effects on the land or any stream, river, or the coastal marine area;
  - (f) the extent to which buildings and structures adversely impact upon any existing native trees and bush which make a significant contribution to the visual and environmental qualities in the Wēiti Precinct;
  - (g) whether the provision of access and required infrastructure is configured to minimise earthworks and landform modification as far as is practicable within the confines of the density proposed for that location;
  - (h) whether buildings and structures within identified development areas are sited and designed to minimise the potential impacts on people and property from any possible forest fire or adequate provision is to be made to manage such risks;
  - (i) whether the erection of the building adversely affects overland flow paths or other stormwater runoff patterns and any measures proposed to mitigate this effect, where necessary; and
  - (j) the extent to which exterior lighting should be provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast.
- (2) for buildings in Area 3 of the Wēiti sub-precinct B in Precinct Plan 3:
- (a) refer to assessment criteria I547.8.2.1, I547.8.2.3, I547.8.2.6 and I547.8.2.7
- (3) for subdivision:
- (a) refer to assessment criteria I547.8.2.1, I547.8.2.3, I547.8.2.6 and I547.8.2.7

## **I547.8. Assessment – restricted discretionary activities**

### **I547.8.1. 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 zone, Auckland wide, or overlay provisions:

- (1) for more than one dwelling in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct Plan 3:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (2) for golf course:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (3) for education facilities:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design; and
  - (c) the effects of roads public open space, access and parking.
- (4) for buildings, structures and parking accessory to conservation forestry:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (5) for buildings in Areas 4 and 5 of sub-precinct B:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.



- (6) for construction, additions, alterations to or relocation of buildings associated with a comprehensively designed development:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (7) for buildings, structures and infrastructure identified in Wēiti: Precinct plan 1:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing;
  - (d) the adverse effects of lighting on neighbouring properties; and
  - (e) the effects of roads public open space, access and parking.
- (8) for subdivision:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of landscaping and servicing;
  - (c) the effects of roads public open space, access and parking; and
  - (d) the effects of enhancement planting and pest management.
- (9) for non-compliance with enhancement planting standard in I547.6.7.8:
  - (a) the effects of enhancement planting and pest management.
- (10) for height in relation to boundary:
  - (a) the adverse effects of scale and siting on adjoining properties;
  - (b) the adverse effects of privacy on adjoining properties; and
  - (c) the effects on streetscape.
- (11) for yards:
  - (a) the effects of scale and siting on neighbouring properties; and
  - (b) the effects of landscaping.
- (12) for front façade of a buildings:
  - (a) the effects of scale and siting;
  - (b) the effects of landscaping; and

(c) the effects on streetscape.

(13) for maximum building coverage and impervious area threshold:

(a) the effects of scale and siting on neighbouring properties;

(b) the effects of landscaping;

(c) the effects of stormwater; and

(d) the effects on stability.

(14) for roof type:

(a) the effects of scale and siting; and

(b) the effects of stormwater.

(15) for planting of steeper slopes:

(a) the effects of landscaping; and

(b) the effects of stability.

#### **I547.8.2. 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 zone, Auckland wide or overlay provisions:

(1) for consistency with Wēiti: Precinct plan 1:

(a) whether the subdivision or land use is in accordance with Wēiti: Precinct plan 1 and in the case of sub-precinct B, the landuse and development is in accordance with Precinct Plan 3; and

(b) whether the activity is consistent with the objectives and policies of the precinct.

(2) for building scale and design:

(a) the extent to which there is a variety in the street front elevations including building articulation, and the use of varying materials and an avoidance of blank or unrelieved walls;

(b) the extent to which street frontages of houses provide potential for surveillance of the street;

(c) the extent to which garages dominate the street frontage;

(d) whether the building design and bulk has any adverse effects on the public enjoyment of public open space including the street;

- (e) whether building design and bulk has any adverse effects on the provision of landscaping on the site, on neighbouring sites or on the street;
  - (f) the extent to which buildings used for retail activities have a minimum of 40% glass at the street level frontage;
  - (g) the extent to which in the case of non-residential activities, the character of the activity and its effects including the positioning and extent of signage, are compatible with the Wēiti Village residential character and amenity values expected in Wēiti sub-precinct A and contribute to a range of services that will support the local community;
  - (h) whether the scale, design, layout, external appearance of buildings maintains or enhances the character and amenity values within the relevant sub-precinct;
  - (i) whether the proposed activity adversely impacts upon sensitive landscapes, or the natural character of the coast or stream and any measures in building design proposed to mitigate such effects;
  - (j) whether the amount of earthworks required to implement the development can be minimised taking into account the existing topographical constraints and landform; and
  - (k) the extent to which open space is provided that is suitable for the residents with adequate privacy, sunlight and which is directly accessible to and part of the associated household unit.
- (3) for landscaping and servicing:
- (a) whether the landscape works form part of a comprehensive landscape design concept which integrates building design and private, communal and public land;
  - (b) whether the landscape concept is appropriate to the urban and natural context and to the creation of neighbourhood identity;
  - (c) whether any effects on sites of natural, archaeological or cultural significance are avoided, remedied or mitigated;
  - (d) the extent to which planting is used to:
    - (i) establish and maintain a well vegetated environment that is compatible with the neighbourhood and the character of the street;
    - (ii) visually reduce the bulk of new development and integrate new buildings;
    - (iii) help provide summer shade, wind breaks and access to winter sun;
    - (iv) help provide and maintain visual privacy; and

- (v) create an attractive environment without prejudicing personal safety.
  - (e) whether existing mature trees, especially those located near property boundaries, can practically be able to be retained and incorporated into the development;
  - (f) whether the activity occurs without compromising the role of sub-precinct C as greenbelt within the precinct; and
  - (g) whether adequate engineering and infrastructure services, including wastewater and water and the provision of stormwater treatment and drainage infrastructure are provided for the stormwater treatment and drainage needs of the development.
- (4) for lighting:
- (a) in the case of the Wēiti sub-precinct A, the extent to which exterior lighting, including street lighting, is provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast. In the case of street lighting, whether consideration is given to alternative forms of street lighting such as short bollard lighting, while ensuring that traffic, pedestrian and cyclist safety is not compromised.
- (5) for roads, public open space, access and car parking:
- (a) the extent to which the proposed reserves, including walking tracks and associated car parks are sufficient to ensure that public access to the coastal marine area is maintained or enhanced and is of a slope and shape that is suitable for the intended use;
  - (b) the extent to which adequate walkways are provided between Wēiti sub-precincts A and B that are designed and located to enhance connectivity for residents, while minimising the impacts on any enhancement planting;
  - (c) whether adequate road access is provided, and whether there are no significant adverse effects on the safety and efficiency of the public roading network;
  - (d) whether the street network is well connected taking into account topographical, watercourse and vegetation constraints and achieves the intent of the street network as shown on Precinct Plan 2;
  - (e) whether adequate provision is made for resident and visitor car parking;
  - (f) whether the building and any associated car parking areas adjacent to streams or common pedestrian areas designed to provide for pedestrian access along the banks of the streams;
  - (g) the extent to which screening or any other structures are well integrated into the overall design of the development;

(6) enhancement planting and pest management:

- (a) the extent to which restrictions are placed on the keeping of domestic pets (primarily cats and dogs) in order to protect the native fauna of the Wēiti precinct and the adjoining coastal environment. Consideration must also be given in an integrated manner to the Pest and Weed Control Plan required under standard I547.6.4.1 above;
- (b) whether the planting regime will better achieve the objectives and policies of the precinct;
- (c) whether an adequate planting density is used to achieve canopy closure in a time frame similar to that if the standards had been complied with;
- (d) whether the planting achieves appropriate connectivity with the existing significant ecological areas;
- (e) the extent to which an appropriate plant survival rate is achieved;
- (f) whether the planting reflects the species composition of the adjoining significant ecological areas vegetation;
- (g) whether the species composition is appropriate for the particular site conditions such as soil, aspect and topography;
- (h) the extent to which protection from stock is provided;
- (i) whether the fertilising regime is appropriate to ensure the growth of the plants; and
- (j) whether adequate pest and weed control is proposed.

(7) for scale, siting and design of buildings:

- (a) whether views from significant public places, including the coast are adversely affected;
- (b) whether buildings are designed or located to minimise dominance or overshadowing on neighbouring sites;
- (c) the extent to which buildings generally remain in character with adjacent buildings; and
- (d) the extent to which the building maintains and enhances amenity values in the relevant sub-precinct.

(8) for privacy:

- (a) the extent to which the building adversely effects privacy.

(9) for landscaping:

(a) whether landscape treatments and planting mitigate any adverse landscape and amenity effects.

(10) for streetscape:

(a) whether the character of the streetscape is adversely affected.

(11) for stormwater:

(a) whether treatment of stormwater is provided on-site to remove adverse effects on receiving waters.

(12) for stability:

(a) whether the proposal leads to increased erosion.

#### **I547.9. Special information requirements**

(1) For resource consent applications in in sub-precinct A:

(a) landscape plan – as part of a resource consent application a landscape plan must be prepared by a suitably qualified expert demonstrating visual integration of the buildings and associated infrastructure such as street lighting, into the landscape so they do not dominate the landscape or detract from the visual amenity of the area.

The landscape plan must include native screen planting within area 1A shown in Wēiti: Precinct plan 1 to provide for a high degree of screening of houses from the south and east and from the Department of Conservation walkway.

(b) Public street pattern - a legible public street pattern should be created. As a guideline, street blocks should have a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m. Where public parks and reserves are provided, they should be bounded by public streets for 75 per cent of their entire perimeter, taking into account topographical, watercourse, vegetation and economic constraints.

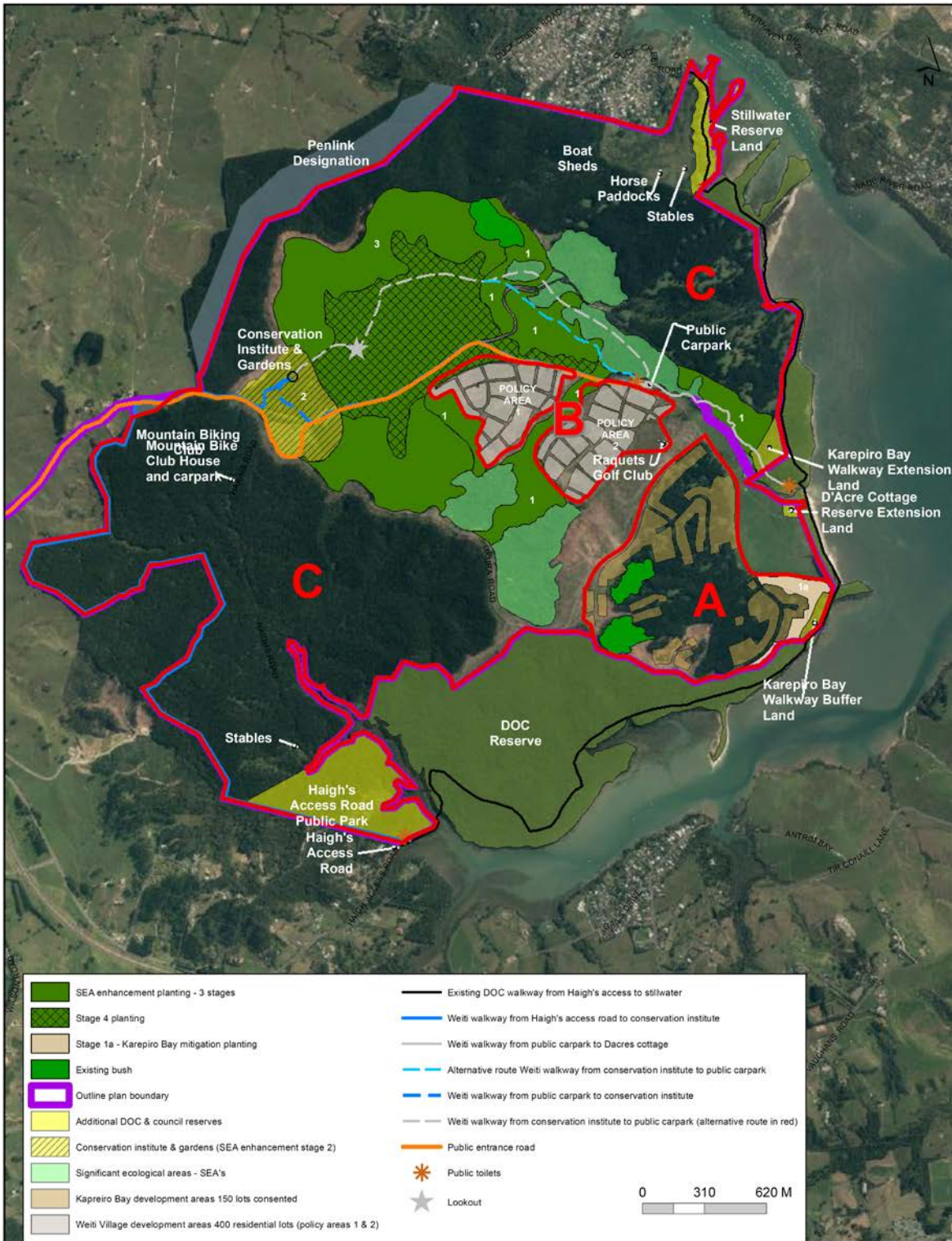
(2) For resource consent applications for Building in Area 4 and Area 5 in sub-precinct B the following information shall be provided:

(b) site development information – showing topographic land contours, building platforms and footprints, building subdivision including individual shop and business tenancy sizes where practicable, pedestrian walkways, car parking areas and vehicular circulation, vehicular access points between the site and public roads, landscaped areas, service areas with appropriate screening, and the position of adjacent properties in terms of contributing to an overall urban design and streetscape character, including treatment of building frontages appropriate to the Objectives and Policies of the precinct.

- (c) standards – Demonstration of compliance or otherwise with Wēiti sub-precinct B in Precinct plan 3 and relevant standards set out in Standards I547.6.3.1- I547.6.3.15
- (d) car park layout and accessways – showing the number of car parks to be provided, the layout and vehicular circulation within the site, dimensions of car parks, carriageways and accessways, the provision of landscape treatment and stormwater swales within the car park, and any artificial lighting within these areas.
- (e) landscape elements – showing the type of landscape treatment to be provided in yards, car park areas, streets and other landscape areas and any artificial lighting to be used in these areas. A landscape management plan shall be included providing the identification of plant and tree species to be used, the number of plants to be planted and plant spacings, appropriate garden preparation techniques and the on-going management of the planting that is proposed.
- (f) pedestrian areas – showing the position of walkways, linkages to adjacent sites, widths, angles of slope and paving materials proposed.
- (g) typical elevations/building typologies – showing building exterior design features including roofs, facades, verandahs, exterior building materials, colours and finishes, and how the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character.
- (h) signage showing the typology of external signs proposed on buildings intended for non residential activities; and their placement and sizing controls.
- (i) public street pattern - a legible public street pattern should be created. As a guideline, street blocks should have a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m. Where public parks and reserves are provided, they should be bounded by public streets for 75 per cent of their entire perimeter, taking into account topographical, watercourse, vegetation and economic constraints.

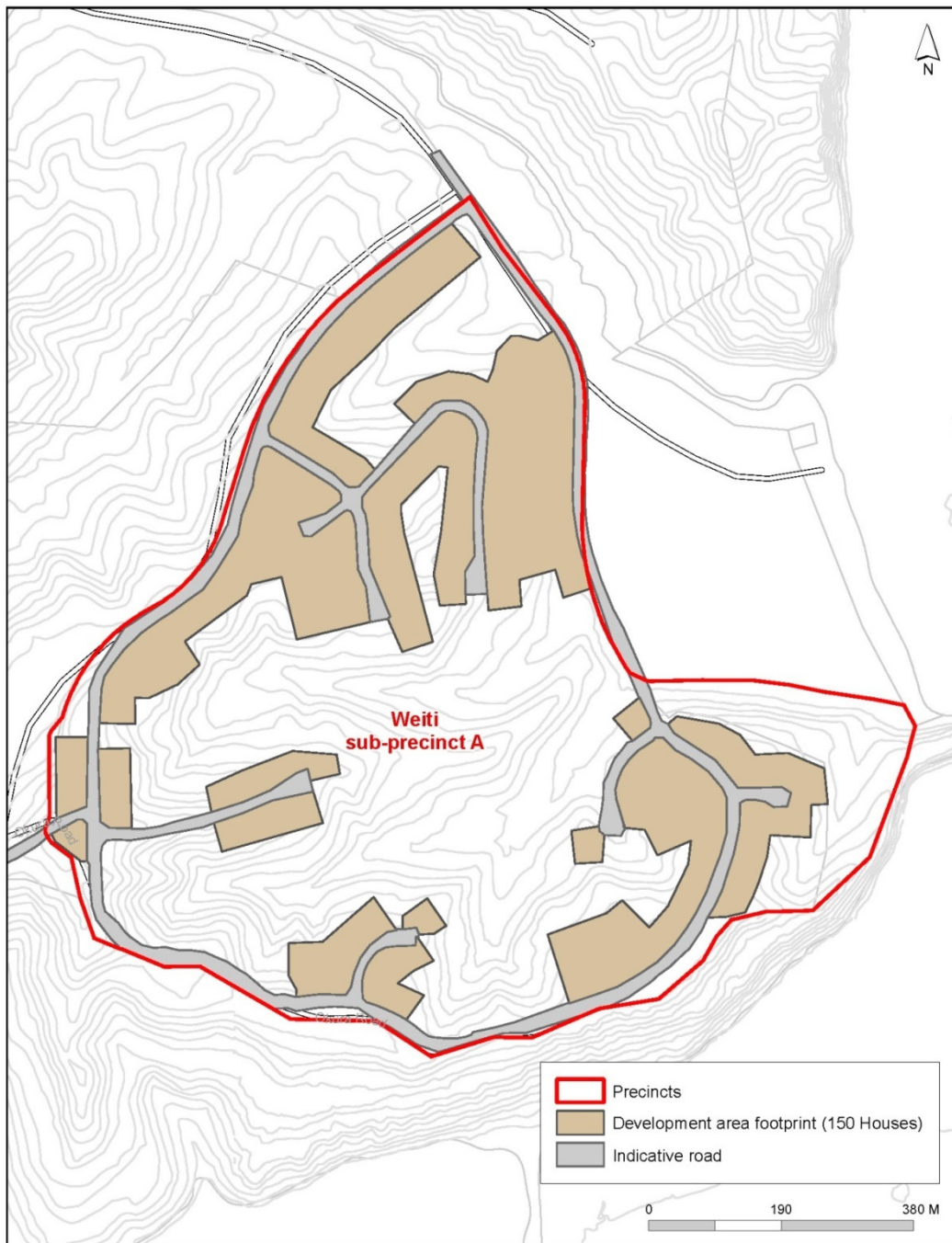
#### **I547.10. Precinct plans**

I547.10.1. Wēiti: Precinct plan 1





I547.10.2. Wēiti: Precinct plan 2 - Wēiti sub-precinct A



I547.10.3. Wēiti: Precinct plan 3 - Wēiti sub-precinct B

