

I521. Matakana 1

I521.1. Precinct Description

The Matakana 1 precinct consists of land within and close to Matakana Village, and which is generally accessed via Matakana Road, Matakana Valley Road and Leigh Road.

The purpose of the Matakana 1 precinct is to incorporate Plan Change 64 to the Auckland District Plan (Rodney section) into the Unitary Plan and give effect to the Matakana Village Sustainable Development Plan (MVSDP). The MVSDP identifies local community aspirations and values, and sets out a land-use approach for different areas in and around Matakana, and measures to ensure activities do not adversely affect stormwater runoff patterns. The precinct gives effect to the MVSDP by providing for activities that specifically relate to the unique characteristics of the village.

To manage the variations in land uses and development controls which affect the sites subject to these zones, there are four sub-precincts located in the Matakana 1 precinct.

- Sub-precinct A: This sub-precinct allows greater flexibility around the number of persons involved in home occupations, and introduces new matters for discretion and assessment criteria relating to home occupations. The zone for this sub-precinct is the Rural - Countryside Living Zone.
- Sub-precinct B: This sub-precinct provides greater flexibility around the permitted number of people involved in home occupations, and also enables two or more dwellings within 200m of a Business - Local Centre zone to allow for a range of living options. The zone for this sub-precinct is the Residential - Single House Zone.
- Sub-precinct C: The purpose of this sub-precinct is to provide for light industrial activities which service the local catchment. The zone for this precinct is the Business - Light Industry Zone.
- Sub-precinct D: The purpose of this sub-precinct is to ensure that a pedestrian friendly environment is maintained. New objectives and policies have also been introduced which seek to protect and enhance the rural village character of the sub-precinct. The zone for this precinct is the Business - Local Centre Zone.

The zoning of land within this precinct is Rural - Countryside Living, Residential - Single House, Business - Light Industry and Business - Local Centre zones. Refer to the planning maps for the location and extent of the precinct and sub-precincts.

I521.2. Objectives [rp/dp]

I521.2.1. Sub-precinct A

- (1) Home occupation is enabled within Matakana 1: Sub-precinct A, where it is consistent with the character of Matakana Village.
- (2) New development is able to manage potential adverse effects of stormwater runoff

I521.2.2. Sub-precinct B

- (1) Home occupation is enabled within Matakana 1: Sub-precinct B, where it is consistent with the character of Matakana Village.
- (2) Flexibility is provided for integrated housing options in close proximity to the Matakana Village
- (3) New development is able to manage potential adverse effects of stormwater runoff

I521.2.3. Sub-precinct C

- (1) Development in the Matakana 1: Sub-precinct C is appropriate to and blends in with the surrounding streetscape in relation to building height, scale, bulk, materials and finishes.

I521.2.4. Sub-precinct D

- (1) The development of large format retail activities within the Matakana 1 precinct is discouraged in order to protect the low scale informal character of Matakana Village.
- (2) High quality buildings and signage that complements and enhances streetscape, the Matakana Village character and pedestrian amenity in the Matakana 1 precinct are encouraged.

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

I521.3. Policies [rp/dp]

I521.3.1. Sub-precinct A

- (1) Home occupation within Matakana 1: Sub-precinct A is consistent with the character of Matakana Village.
- (2) Impervious surfaces are managed to ensure there is sufficient land available to mitigate effects of stormwater runoff.

I521.3.2. Sub-precinct B

- (1) Home occupation within the Matakana 1: Sub-precinct A is consistent with the character of Matakana Village.
- (2) Different housing options are provided in close proximity to the Matakana Village.
- (3) Impervious surfaces are managed to ensure there is sufficient land available to mitigate effects of stormwater runoff.

I521.3.3. Sub-precinct C

- (1) New buildings in the Matakana 1 precinct achieve a high quality architectural design that represents a rural village character rather than that of an urban industrial environment.

I521.3.4. Sub-precinct D

- (1) Enable retail development which has a floor area in keeping with the small size of typical retail shops within the village.
- (2) Enable buildings that have an architectural style which creates a rural or historic character rather than a modern commercial appearance with a hard urban edge.

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

I521.4. Activity table

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

Table I521.4.1 Activity table specifies the activity status of land use, development, and subdivision activities in the Matakana 1 Precinct pursuant to section 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I521.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I521.4.1 Activity table

Activity		Activity status			
		Sub-precinct			
Use		A	B	C	D
Residential					
(A1)	Home occupations with no more than 15 persons including owner, family and staff	P	P		
(A2)	Visitor Accommodation must be for no more than 15 guests	RD			
(A3)	Boarding houses with no more than 15 persons including owner, family and staff		P		
(A4)	2 or more dwellings on a site		RD		
(A5)	2 or more dwellings on a site on sites at 1318, 1326, 1334 and 1327 Leigh Road		NC		
Commerce					
(A6)	Drive-through restaurant			NC	NC

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(A7)	Service stations			NC	NC
(A8)	Retail up to 200m ² gross floor area				P
(A9)	Retail between 201m ² and 350m ² gross floor area				RD
(A10)	Retail greater than 350m ² gross floor area				D
Development					
(A11)	Erection, addition to or alteration of buildings and accessory buildings for any permitted activity in the sub-precinct			RD	
(A12)	Erection, addition to or alteration of buildings and accessory buildings for Visitor accommodation activity	RD			
Subdivision					
(A13)	Subdivision				

I521.5. Notification

- (1) Any application for resource consent for an activity listed in Table I521.4.1 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\(4\)](#).

I521.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I521.4.1 Activity table must comply with the following permitted activity standards.

I521.6.1. Two or more-dwellings

- (1) Two or more dwellings must be located within 200m of a Local Centre zone.
- (2) Two or more dwellings must not be located on a site less than 450m² site area for each dwelling on site, provided the dwellings are:
 - (a) on a front or corner site with an area of not less than 2000m² or
 - (b) on a rear site with a net site area of not less than 2,500m² with a frontage of not less than 6m

- (3) Two or more dwellings must comply with the standards in [H3.6.6](#) Building height, [H3.6.7](#) Height in relation to boundary, [H3.6.8](#) Yards and [H3.6.10](#) Building coverage specified for the Residential - Single House zone.
- (4) Two or more dwellings must comply with the standards in [H4.6.6](#) Alternative height in relation to boundary specified for the Mixed Housing Suburban zone.

I521.6.2. Retail

- (1) Trade suppliers, Retail up to 200m² GFA, and Retail between 201m² and 350m² GFA must not have outdoor display or storage areas.

I521.6.3. Building height

- (1) A Building or part of a building must not exceed the heights as listed in table below

I521.6.3.1. Heights

Sub-precinct	Maximum height in metres (m)
A	Refer to zone standards
B	Refer to zone standards
C	12m in all areas except 9m if within 40m of Matakana Valley Road
D	12m in all areas except 9m if within 40m of Matakana Valley Road

I521.6.4. Yards

- (1) A building or parts of a building must be set back from the relevant boundary to the minimum depth listed in Table I521.6.4.1 Yards below.

Table I521.6.4.1 Yards

Sub-precinct	Minimum depth	
	Front	Rear
A	Refer to zone standards	Refer to zone standards
B	5m or the average setback of the existing principal buildings on the two adjoining sites, whichever is lesser. Where an adjoining site is occupied by a non-residential building the setback is 5m. Corner sites: Primary frontage: 5m or the setback of the existing principal building on the adjoining site, whichever is lesser Other frontage: 3m	Refer to zone standards

C	Refer to the zone standards	Refer to zone standards
D	Nil except where the front of a site or part of a site at street level is occupied by a car park or parking building in which case a 2m minimum yard applies to all areas except 1335 Leigh Road and the front yard set back from the Matakana Wharf which must be 6m	3m at the common boundary where the site adjoins a residential, rural or open space zone except for 1335 Leigh Road which must be 1.2m

I521.6.5. Impervious area, building coverage and landscape

(1) In sub-precinct A:

- (a) the maximum building coverage of a site must be 500m².
- (b) no more than 15 per cent of the net site area of any site (post subdivision, not including roads and reserves) may be covered in an impervious surface.
- (c) all concrete accessways must be formed and finished using coloured (pigmented) concrete or landscaping must be undertaken along both sides of the entire accessway. This landscaping must form a dense visual screen capable of reaching a height of 1m for the first 4m from the road boundary, and 1.5m thereafter.

(2) In sub-precinct B:

- (a) no more than 50 per cent of the net site area of any site (post subdivision, not including roads and reserves) may be covered an impervious surface.
- (b) no more than one vehicle crossing onto the road from each site may be provided, and the crossing must not exceed 3m in width at the site boundary.
- (c) fences, walls or screens (excluding hedges and soft landscaping) located within the front yard and/or on any yard adjoining an open space zone or reserve must not exceed a height of 1.2m and must be at least 25 per cent visually permeable.
- (d) at least one tree capable of reaching a minimum of 5m must be planted in the front yard setback area. The tree must be at least 2m at the time of planting, or if already planted, must have reached this height prior to any building or resource consent application.

(3) For the sites at 1318, 1326, 1334 and 1327 Leigh Road the following controls apply:

- (a) sites with frontage to Leigh Road must provide a 5m wide landscaping strip along the front boundary capable of reaching a minimum height of 3m except for that area required for vehicle and pedestrian access.
- (b) buildings must not be located within 10m of Leigh Road.

I521.6.6. Appearance of sites

- (1) All roof top units, lift over-runs, infrastructure services, communication devices and other technical attachments must be concealed and/or treated as part of the overall design of the building.

I521.6.7. Buildings fronting the street in Sub-precinct D

- (1) Buildings in sub precinct D must comply with the following controls:
 - (a) The building facade must occupy a minimum of 70 per cent of the street frontage of the site at ground level.
 - (b) Where the building facade is set back from the street frontage, it must be located no more than 5m at any point, from the street frontage at the ground level.
 - (c) Where the building is set back from the street frontage, the space between the building and the street frontage must incorporate outdoor dining, display, planting, or pedestrian amenities in keeping with the style and standard of adjacent public improvements.
 - (d) Building facades must include facade modulation, articulation or architectural relief at intervals no greater than 10m along the street frontage at all levels e.g. a change in building mass, features such as pilasters, entrances, windows, shutters, balconies, changes in surface texture or detail.
 - (e) The minimum height of a building facade must be 6m.
 - (f) Windows with clear glazing and pedestrian entrances must comprise no less than 40 per cent of the surface area of the building facade at ground level.
 - (g) The ground level floor of buildings at the street frontage must be no higher or lower than 1 metre from the average ground level along the street frontage.
 - (h) Any parking at ground level must be located behind or within the building and no closer than 6m to the street frontage.
 - (i) If parking and service access is provided, it must be from the rear of the building or a service lane.
 - (j) Verandahs or other cover along the full extent of its frontage must be provided. The verandah must:

- (i) be so related to its neighbours as to provide continuous pedestrian cover of the public footpath
- (ii) have a minimum clearance of 3m and a maximum clearance of 4.5m above the footpath immediately below
- (iii) have a minimum width of 2.5m and a maximum width of 3.5m
- (iv) be located no closer than 600mm to the kerb line

I521.6.8. Subdivision layout

- (1) The layout of roads and open spaces should be in general accordance with 0 Matakana 1 Precinct plan 1 - Indicative roads and open space.

I521.6.9. Solar orientation – Sub-precinct B

- (1) The subdivision of land within sub-precinct B must create sites where, unless constrained by topography or other site conditions, at least 70 per cent of the site has appropriate solar access. Sites must achieve appropriate solar access by ensuring that:
 - (a) the long axis of sites are within the range north 20° west to north 30° east, or east 20° north to east 30° south
 - (b) dimensions of sites are adequate to protect solar access to the site, taking into account likely dwelling size and the relationship of each site to the street

I521.6.10. Cul-de-sacs – Sub-precinct B

- (1) A subdivision of land within sub-precinct B must not result in the creation of cul-de-sacs longer than 120m in length.

I521.6.11. Street trees – Sub-precinct B

- (1) Street trees must be planted in the road berm, and at a minimum of one per site frontage, and must be part of a comprehensive landscape plan. The trees must be of good health and planted and maintained in accordance with good horticultural practice.
- (2) The street trees must be at a grade of PB150 or greater and have a minimum in-ground height of 2m at the time of planting.
- (3) Tree species that are appropriate for the soils, microclimate and the street environment must be selected, and must be capable of reaching a minimum height of 4m after 5 years and co-ordinated as to species along individual streets.
- (4) The planting must be undertaken before the issue of a certificate under s. 224c of the Resource Management Act 1991.

I521.6.12. Minimum site size - Sub-precinct B

- (1) Sites must have a minimum site size of 800 m²

- (2) Sites at 1318, 1326, 1334 and 1327 Leigh Road must have a minimum site size of 1000m² and must be capable of containing a square for building purposes measuring 15m x 15m.

I521.6.13. Landscaping

- (1) The following rules relate to the sites at 1318, 1326, 1334 and 1327 Leigh Road
- (a) The side and rear yards of sites created that adjoin land zoned Rural - Mixed Rural and Rural - Rural Production must be planted to provide a visual screen.
 - (b) The buffer must be a minimum width of 3m and must be comprised of evergreen trees capable of reaching a height of at least 6m spaced at no more than 7m apart.
 - (c) Evergreen shrubs or other evergreen vegetation capable of reaching a minimum height of 2m must be planted between the larger trees at spacing capable of achieving a dense visual screen.
 - (d) The planting must be undertaken before the issue of a certificate under s. 224c of the Resource Management Act 1991.

I521.7. Assessment – controlled activities

There are no controlled activities in this precinct

I521.8. Assessment – restricted discretionary activities

I521.8.1. 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) Visitor Accommodation must be for no more than 15 guests:
 - (a) location, architectural style and design of built form, scale, density and external appearance of buildings and structures; and
 - (b) landscaping and screening
- (2) Two or more dwellings per site:
 - (a) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic; and
 - (iii) design of parking and access.
- (3) Retail between 201m² and 350m² gross floor area:

- (a) Site layout; and
 - (b) Traffic and pedestrian movement
- (4) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity in the sub-precinct C and D:
- (a) Building scale, and siting;
 - (b) Architectural style and character of buildings ; and
 - (c) Construction, addition to or external alteration of buildings on sites which adjoin or are within 40m of Matakana Valley Road:
 - (i) Building scale, and siting;
 - (ii) Architectural style and character of buildings;
 - (iii) Colour and material of buildings;
 - (iv) Streetscape; and
 - (v) Landscaping
- (5) Impervious area, building coverage and landscape

In addition to the general matters set out in Rule [C1.9\(3\)](#) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement.

- (a) location and extent of impervious surfaces within the precinct;
 - (b) design, finishing and landscaping associated with accessways within the precinct;
 - (c) location and extent of landscaping in Sub-precinct B; and
 - (d) location, design and scale of buildings and structures in Sub-precinct B.
- (6) Building height:

In addition to the general matters set out in [C1.9\(3\)](#) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement.

- (a) Scale, siting and design of buildings, structures and landscaping.

(7) Yards

In addition to the general matters set out in [C1.9\(3\)](#) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement:

- (a) impervious surfaces;
 - (b) vehicle crossings;
 - (c) front yard structures;
 - (d) landscaping;
 - (e) privacy and outdoor living space; and
 - (f) location, design and scale of buildings and structures.
- (8) Building fronting the street in Sub-precinct D
- (a) siting, orientation, design, scale, and appearance of the building frontage;
 - (b) location of vehicular access and parking;
 - (c) location and scale of verandahs; and
 - (d) the provision of pedestrian amenities

I521.8.2. 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) Visitor accommodation:
 - (a) the extent to which the proposed accommodation units:
 - (i) is in keeping with the surrounding Matakana character in terms of nature, scale intensity, design and external appearance;
 - (ii) is of the same or similar exterior finish and style, including materials and colour to maintain a consistent visual appearance on the site;
 - (iii) generates adverse effects on the amenity values of the surrounding rural area, including effects on noise, glare, vibration, lighting, odour, visual impact, additional traffic on roads, loss of privacy on neighbouring sites and effects on the surrounding landscape;
 - (iv) creates the impression of higher than usual density in an area, taking into account the proposed location of the accommodation units, any site or topographical constraints, landscaping and tree planting, and related facilities such as service areas; and
 - (v) is clustered so that buildings remain close to one another, and are not widely dispersed over the site, leading to separate entrances, driveways
 - (b) whether the building layout discourages the subdivision of the land on which the proposed accommodation unit is to be located;

- (c) whether the method and design of water supply, sewage disposal, and site drainage is appropriate to ensure that the proposed activity does not result in adverse effects on the environment (including the surrounding land and waters);
 - (d) whether the proposed accommodation units :
 - (i) is accessed by the same vehicle crossing and driveway in order to minimise the appearance of urban scale activity;
 - (ii) is designed and the access point(s) located to minimise traffic hazards for road users ; and
 - (iii) provide internal roads and access that is adequate for the intended level of patronage; and
 - (e) The proposed activity should not, when considered in conjunction with other buildings for living, driveways and service areas both on and off the site, have adverse effects on the character and landscape of the surrounding area.
- (2) Two or more dwellings on a site
- (a) building intensity, scale, location, form and appearance:
 - (i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.
 - (b) traffic:
 - (i) whether the activity avoids or mitigates high levels of additional residential traffic on local roads.
 - (c) design of access:
 - (i) whether adequate access is provided or required.
 - (d) refer to Policy I5213.3(1);
 - (e) refer to Policy I521.3(2);
 - (f) refer to Policy I521.3(4);
 - (g) refer to Policy I521.3(5); and
 - (h) refer to Policy I521.3(6);
- (3) Subdivision activities in Sub-precinct B:
- (a) the extent to which the subdivision creates sites that are orientated to maximise solar access in the design of building and any useable outdoor open space areas;

- (b) whether the street trees are planted in the berm between the footpath and the kerb, and the trees are of a species that when mature do not obscure informal surveillance of the street from within the residential properties fronting onto the street;
 - (c) whether the tree species are robust, capable of surviving the street environment and provide a high level of residential amenity; and
 - (d) whether the streets in the street network are well connected including linkages of proposed streets to existing streets and future streets.
- (4) Retail activities in Sub-precinct C and D:
- (a) whether the scale of the activity has an adverse effect on the ability of Business - Local Centre zoned land within Matakana to continue to function as a village (scale);
 - (b) whether the activity results in a loss of amenity values in the Business - Local Centre Zone within Matakana;
 - (c) whether entry and exit points to the site and parking areas enable the safe and efficient movement of people and vehicles; and
 - (d) the extent to which the traffic generated adversely affects the safe and efficient operation of the transport network.
- (5) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity within sub-precincts C and D:
- (a) the extent to which a building reflects the 'rural' or historic character of a small country town in New Zealand rather than modern commercial buildings with a hard urban edge that might typically be found in a newly developing commercial area;
 - (b) the extent to which the building maintains or enhance its relationship to adjoining buildings, particularly where the material and architectural details of existing buildings are consistent with the existing character in Matakana Village;
 - (c) whether buildings have a high quality visually interesting architecture, with buildings that are well articulated and have a lightweight image rather than an appearance of mass, weight and bulk; and
 - (d) The architectural style and design of buildings should take into account the principles and elements of design reflected in the local; character of Matakana Villages.
 - (e) whether the building materials enhance the rural and existing character of the village and avoid the use of concrete slab construction.

- (6) Construction, addition to or external alteration of buildings on sites which adjoin or are within 40m of Matakana Valley Road:
- (a) the assessment criteria set out above in I521.8.2(4) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity within sub-precincts C and D;
 - (b) the extent to which buildings and landscaping enhance and/or complement development in the village;
 - (c) the extent to which buildings and landscaping maintain and enhance the visual character of Matakana Valley Road; and
 - (d) the extent to which landscaping complements the village character and enhances the visual amenity of the built environment.
- (7) Impervious area, building coverage and landscape
- (a) whether the additional coverage adversely affects the stormwater drainage system, flooding, and overland flow paths;
 - (b) whether the amount of stormwater produced from the site is similar to a complying situation through the use of mitigation and reduction measures;
 - (c) whether the adverse effects of stormwater generation are avoided, remedied or mitigated;
 - (d) whether the treatment of stormwater is provided on site to remove adverse effects on receiving waters;
 - (e) the extent to which the proposed activity mitigates any potential adverse visual effects of the proposed accessway, to and within the site, by the proposed location of the access, any tree planting near the access, or by the finishing/formation of the access such as pigmentation (colouring) of concrete;
 - (f) whether the site access is located and designed to ensure safe access and exit from the site, and whether the site access adversely affects the safety and efficiency of the frontage road, or create conflict with adjoining site access;
 - (g) whether the street trees are planted in the road berm in a location which does not adversely affect the safety and visibility of the road;
 - (h) in sub-precinct B the extent to which low fencing, landscaping and permeable fencing complements and enhances the character of the Matakana Village; and
 - (i) in sub-precinct B the extent to which a sufficient landscaped area is available to provide private open space in addition to the planting of a

canopy tree that will contribute to the character streetscape and surrounding area.

(8) Building height

- (a) whether significant additional open space is provided around buildings to compensate for additional height; and
- (b) the extent to which the height and scale of the building is consistent with the pattern of building heights on adjacent properties and the streetscape generally.

(9) Building fronting the street in Sub-precinct D

(a) building façade:

- (i) whether the building adversely affects the pedestrian amenity values or visual character of the streetscape; and
- (ii) whether the building adversely affects the continuity of the built street frontage or result in large areas of blank wall.

(b) location of parking:

- (i) whether the visual character or pedestrian amenity values of the streetscape; and
- (ii) whether the continuity or visual effect of the frontage or pedestrian or traffic safety.

(c) verandah cover:

- (i) whether the proposal reduces protection to pedestrians.

I521.9. Special information requirements

There are no special information requirements in this precinct.

I521.10. Precinct plans

