

I544. Wainui Precinct

I544.1. Precinct Description

The Wainui Precinct is located to the west of Millwater, Silverdale, Orewa and the Northern Motorway.

The precinct includes the Wainui East (Argent Lane) Special Housing Area that was established by Order in Council dated January 2016, together with the surrounding land that has been purchased since the Special Housing Area was established. The single ownership of all of the land within the precinct provides logical and defensible boundaries based on the location of roads and physical constraints and also enables the integrated development of the entire area.

The precinct applies to a master planned community designed to offer a variety of residential activities and housing typologies to be established around open space areas, neighbourhood centres and reserves.

The key considerations to be addressed through the Wainui Precinct are the servicing of the development, including water, wastewater and integration with the wider transport network, and details on how servicing will be staged and funded and provided in a timely manner.

It is envisaged that future subdivision consents will be staged according to the provision of infrastructure as agreed by infrastructure providers. The precinct requires that subdivision and development occurs in a comprehensive and integrated manner in line with infrastructure by restricting any urban subdivision or development until such time as wastewater, water and transport services are provided to service the subdivision.

The zonings of the land within the Wainui Precinct are Residential – Single House Zone, Residential – Mixed Housing Suburban Zone, Residential – Mixed Housing Urban Zone, Residential - Terrace Housing and Apartment Buildings Zone, Business – Neighbourhood Centre Zone, Business – Local Centre Zone, Open Space – Informal Recreation and Open Space – Conservation.

[PC 120 \(see Modifications\)](#)

I544.2. Objectives

- (1) Subdivision and development occurs in a manner which reflects the coordination and delivery of open space and infrastructure including transport, wastewater, water and stormwater services.

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

I544.3. Policies

- (1) Require a reticulated wastewater and water supply to be available to service any subdivision or development.
- (2) Require subdivision to be staged and designed to align with the provision and upgrading of open space and infrastructure including transport, water, wastewater and stormwater.

- (3) Avoid subdivision, use and development prior to the availability of bulk water, wastewater and road infrastructure, including the wider transport network, to service development in the Wainui Precinct.
- (4) Require provision of roads, pedestrian links and open space generally similar to that shown on I544.10.1 Wainui: Precinct plan 1 with some variation in location, width and area of open space allowed provided that the open space to be provided has equal functional equivalence to that which would have been provided as shown on the I544.10.1 Wainui: Precinct plan 1.

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

I544.4. Activity table

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

Table I544.4.1 Activity table specifies the activity status of development and subdivision activities in the Wainui Precinct pursuant to section 9(3) and section 11 of the Resource Management Act 1991.

Table I544.4.1 Activity table

Activity		Activity status
(A1)	Any new use, subdivision or development that does not comply with Standard I544.6.2 Infrastructure	NC
(A2)	Subdivision, building and development in accordance with I544.10.1 Wainui: Precinct plan 1	RD
(A3)	Subdivision, building and development not in accordance with I544.10.1 Wainui: Precinct plan 1	D

I544.5. Notification

- (1) Any application for resource consent for an activity listed in Table I544.4.1 Activity table 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\(4\)](#).

I544.6. Standards

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

All subdivision, building and development listed in Table I544.4.1 Activity table must comply with the following standards.

I544.6.1. Open Space

- (1) The location and width of the open space shall be minimum width of 25m for Waterloo Creek ecological corridor and 15m for secondary ecological corridors.

I544.6.2. Infrastructure

- (1) Subdivision, building or development is to be staged in accordance with the availability of bulk water, wastewater and road infrastructure, including on the wider transport network, to service development in the Wainui Precinct.
- (2) No residential or commercial sites shall be occupied until bulk water, wastewater and road infrastructure, including the wider transport network, are available to service the sites in the Wainui Precinct.

I544.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I544.8. Assessment – restricted discretionary activities

I544.8.1. 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) subdivision, building and development:
 - (a) the location and capacity of infrastructure servicing; including the wider bulk water, wastewater and road infrastructure;
 - (b) staging and design of development to align with the provision of open space and infrastructure (wastewater, water, stormwater, pedestrian links and roading); and
 - (c) confirmation of funding or other such measures agreed between applicant and service providers.
- (2) effects of infringement of Standard I544.6.1. Open space

I544.8.2. 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) subdivision and development:
 - (a) Subdivision and development shall demonstrate that all necessary infrastructure services are available, including the wider bulk water, wastewater and road infrastructure, and can be provided in a timely and co-ordinated manner to service the precinct;

- (b) sufficient evidence of capacity must be demonstrated in the wastewater, water, and roading networks to ensure that the subdivision area can be supplied with (and connected to public system for) water and wastewater services and the wider transport network;
- (c) the extent to which any staging of subdivision will be required due to the co-ordination of the provision of infrastructure;
- (d) where public infrastructure is required to be extended, the preparation of an infrastructure funding agreement or other such measure must be agreed with service providers to ensure that the infrastructure required to service the subdivision can be funded and provided in a timely manner; and
- (e) consistency with the policies of the precinct.

(2) infringement of subdivision standard

(a) whether:

- (i) the open space and ecological corridors within the subdivision are adequate to provide for the needs of residents and future residents, and to ensure public access to the margins of rivers;
- (ii) the open space is sufficient to maintain capacity to function as an overland flow path and flood storage area;
- (iii) the open space and proposed ecological corridors are generally consistent with the indicative reserve network in the area concerned or is consistent with the intent of I544.10.1 Wainui: Precinct plan 1; and
- (iv) non-compliance reduces the ability of existing reserves to function for their intended purpose.

I544.9. Special information requirements

An integrated transport assessment shall be prepared as part of the first subdivision resource consent or land use resource consent application to determine the transport infrastructure required on the wider transport network to support the development and to determine the appropriate staging of provision of the transport infrastructure.

I544.10. Precinct plans

I544.10.1 Wainui: Precinct plan 1

