

I608. Ōrātia Village Precinct

I608.1. Precinct description

The Ōrātia Village Precinct is centred on the primary school on West Coast Road, Ōrātia. It is the historic centre of the local area and constitutes a loose assemblage of buildings and activities. It has a recognisable village form, but this is incomplete and disconnected with gaps to views of rural Ōrātia. The village is a valued place in the community, providing a centre for local facilities, meeting and socialising. The views north from the village to the forested escarpment, with open rural land in the foreground, make an important contribution to the rural character of Ōrātia Village.

The zoning of land within this precinct is the Rural – Waitākere Foothills Zone and the Open Space – Community Zone. The precinct is also subject to the Waitākere Ranges Heritage Area Overlay.

I608.2. Objectives

- (1) Ōrātia Village remains:
 - (a) a small neighbourhood-scale rural village that supports the social, economic and cultural well-being of the community and is clearly connected to the history, community, and rural character of the heritage area; and
 - (b) an attractive and distinctive small-scale rural village and service centre easily accessed by the local community for meeting, socialising and purchasing their everyday needs.
- (2) Development is confined to the village and the type, location, scale and character of activities provided for maintain and enhance the rural village character and amenity values of the heritage area.

The Waitākere Ranges Heritage Area Overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I608.3. Policies

- (1) Require development and subdivision to:
 - (a) protect, restore and enhance the heritage features of the village;
 - (b) be of a small neighbourhood-scale rural village form; and
 - (c) retain the village's amenity values and character.
- (2) Encourage development and subdivision to:
 - (a) support its role as a gateway to the heritage area; and
 - (b) promote the village as a focus for local creative endeavour and innovation.
- (3) Encourage design that reinforces the village's rural setting, and contributes to the local character and amenity of the village.

- (4) Provide adequate separation between buildings and maintain views to the surrounding rural landscapes.
- (5) Provide landscape enhancements that reflect the horticultural-based productive history and character of Ōrātia.

The Waitākere Ranges Heritage Area Overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I608.4. Activity table

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

Table I608.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Ōrātia Village Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

A blank in Table I608.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017

If any activity listed in rules (including standards) I608.4.1 to I608.6.3 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPf”) then the NESPf applies and prevails.

However, the NESPf allows the plan to include more restrictive rules in relation to one or more of the following:

- Significant Ecological Areas Overlay;
- Water Supply Management Areas Overlay;
- Outstanding Natural Character Overlay;
- High Natural Character Overlay;
- Outstanding Natural Landscapes Overlay;
- Outstanding Natural Features Overlay; or
- activities generating sediment that impact the coastal environment.

Where there is a rule in the plan that relates to any of the matters listed above then the plan rule will apply. In the event that there is any conflict between the rules in the plan and the NESPf in relation to any of the above, the most restrictive rule will prevail.

If the NESPf does not regulate an activity then the plan rules apply.

Table I608.4.1 Activity table

Activity		Activity status
Use		
Rural		
(A1)	Rural airstrips	NC
(A2)	Greenhouses	P

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(A3)	Forestry	NC
(A4)	Rural commercial services	NC
(A5)	Animal breeding or boarding	P
(A6)	On-site primary produce manufacturing not exceeding 200m ² gross floor area	P
(A7)	On-site primary produce manufacturing exceeding 200m ² gross floor area	D
(A8)	Post-harvest facilities	P
Accommodation		
(A9)	Visitor accommodation	P
Commerce		
(A10)	Restaurants and cafes	P
(A11)	Garden centres	NC
(A12)	Markets	P
(A13)	Storage and lock-up facilities	P
(A14)	Show homes	P
(A15)	Veterinary clinics	P
(A16)	Retail up to 100m ² in gross floor area	P
(A17)	Commercial services	P
Community		
(A18)	Care centres up to 10 people	P
(A19)	Care centres for more than 10 people	D
(A20)	Education facilities	P
(A21)	Information facilities	P
(A22)	Outdoor recreational activities	NC
Development		
(A23)	New buildings, external building alterations or additions to a building that will accommodate or are needed to facilitate an activity listed in Table I608.4.1	Activity status same as listed activity
(A24)	New buildings, external building alterations or additions to a building not otherwise provided for	
(A25)	New buildings, external building alterations or additions to a building not complying with Standard I608.6.2	D
Subdivision		
(A26)	Subdivision creating a new site for an existing building and its curtilage, landscaping and infrastructure	D
(A27)	Subdivision creating a new site for a new building and associated development, landscaping, curtilage and infrastructure, where land use consent has been granted	D
(A28)	Subdivision not otherwise provided for	NC

I608.5. Notification

- (1) Any application for resource consent for an activity listed in Table I608.4.1 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\(4\)](#).

I608.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct, except for the following:

- [H7 Open Space](#) – Community Zone – Standard [H7.11.5](#) Gross floor area threshold.
- [H20 Rural – Waitākere Foothills Zone](#) – Standard [H20.6.2](#) Building height.
- [H20 Rural – Waitākere Foothills Zone](#) – Standard [H20.6.3](#) Yards.

All activities listed as permitted in Table I608.4.1 Activity table must comply with the following standards.

I608.6.1. All permitted activities

- (1) The gross floor area for each separate activity must not exceed 100m².
- (2) The total number of separate activities in a single building must not exceed two.
- (3) No activity may involve motor vehicle repairs, wrecking of motor vehicles, bottle or scrap metal sorting storage or re-handling, rubbish collection storage or re-handling services.
- (4) Any activity that does not comply with Standards I608.6.1(1), (2) and (3) is a non-complying activity.

I608.6.2. New buildings and alterations and additions to existing buildings

- (1) There must be no more than two buildings, including existing buildings, located within Area 1 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1.
- (2) There must be no more than two buildings, including existing buildings, located within Area 2 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1.
- (3) There must be no more than five buildings, including existing buildings, located within Area 3 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1.
- (4) The gross floor area for each building in Area 1 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1 must not exceed 150m².
- (5) The gross floor area of each building in Area 2 and Area 3 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1 must not exceed 200m².

- (6) In Area 2 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1, a minimum separation distance of 15m must be provided between any building and any other building within the precinct.
- (7) In Area 1 and Area 3 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1, a maximum separation distance of 10m must be provided between any building and any other building within the Ōrātia Village Precinct.
- (8) Any building located in Area 2 and Area 3 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1 must have a front yard of at least 5m.
- (9) Any building in Area 1 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1 must have a maximum front yard of 25m.
- (10) Any building must be setback a minimum of 5m from the boundary of the precinct.
- (11) In Area 1 and Area 3 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1, the length of any single façade of a building must not exceed 20m.
- (12) In Area 2 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1, the length of any single façade of a building must not exceed 12m.
- (13) No more than 40 per cent of the area of the façade of a building may be in glazing.
- (14) The maximum building height is 8m.

I608.6.3. Retail up to 100m² gross floor area

- (1) Retail activities must be limited to the following:
 - (a) food and beverage;
 - (b) books;
 - (c) magazines;
 - (d) stationery items;
 - (e) health care items;
 - (f) agricultural and horticultural produce;
 - (g) handcrafts; and
 - (h) retail sales ancillary to a commercial service not exceeding 10 per cent of the floor area occupied by the commercial service activity or 100m², whichever is lesser.

I608.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I608.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this precinct.

I608.9. Special information requirement

There are no special information requirements in this precinct.

I608.10. Precinct plans

I608.10.1 Ōrātia Village: Precinct plan 1

