

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.25 Matakana 1

The activities, controls and assessment criteria in the relevant underlying zones for each sub-precinct and Auckland-wide rules apply in the following sub-precincts and management area unless otherwise specified below. Refer to planning maps for the location and extent of the precinct, sub-precincts and management area.

Definition - Integrated dwellings

means dwellings consisting of two or more dwellings where aspects of development such as building design, open space, landscaping, vehicle access and roading and subdivision are designed to form an integrated whole.

1. Activity table

The activities in the relevant underlying Countryside Living zone, Single House zone, Light Industry zone and Local Centre zone apply in the Matakana 1 precinct unless otherwise specified in the activity table below.

Activity table - Matakana 1 precinct					
Activity	Activity status				
	Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D	Management Area 1
Residential					
Visitor accommodation	P	P	NA	NA	NA
Boarding houses	NA	P	NA	NA	NA
Integrated dwellings	NA	RD	NA	NA	NA
Earthworks	NA	NA	NA	NA	D
Erection, addition to or alteration of buildings and accessory buildings for any permitted activity in the sub-precinct	NA	NA	RD	RD	NA
Erection, addition to or external alteration to and/or relocation of buildings	NA	NA	NA	NA	D
Drive-through facilities	NA	NA	NC	NC	NA
Retail	NA	NA	P	P	NA

2. Land use controls

2.1 Sub-precinct A

1. The land use controls in the Countryside Living zone apply in sub-precinct A unless otherwise specified below.

2.1.1 Visitor accommodation

1. Visitor accommodation activities must be limited to farmstay or homestay accommodation for not more than 15 persons, including the owner, family and staff.
2. Visitor accommodation that does not comply with this control is a restricted discretionary activity, provided that the visitor accommodation is for a maximum of 15 guests.

2.2 Sub-precinct B

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2.2.1 Visitor accommodation

1. Visitor accommodation activities must be limited to homestay accommodation for not more than 15 persons including the owner, family and staff.

2.2.2 Boarding houses

1. Boarding houses must not accommodate more than 15 persons, including the owner, family and staff.

2.2.3 Integrated dwellings

1. Integrated dwellings must be located within 200m of a Local Centre zone.
2. Integrated 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. Integrated dwellings must comply with the development controls in [clauses 6.2](#), [6.3](#), [6.4](#) and [6.7](#) in the specified for the Single House zone.

2.3 Sub-precinct C

2.3.1 Retail

1. Retail activities for:
 - a. the sale of any goods manufactured on site, provided that the retail sales area does not exceed 25 per cent of the GFA set aside for manufacturing, or 250m², whichever is the lesser; or
 - b. the sale of trade supplies
2. Retail activities that have a GFA greater than 201m² but less than 350m², except for trade suppliers, or shops with outdoor or storage areas will be a non-complying activity.
3. Retail activities greater than 350m² except for tradesuppliers are a non-complying activity.

2.4 Sub-precinct D

2.4.1 Retail

1. Retail activities must have a GFA of 200m² or less except for trade suppliers, or shops with outdoor displays or storage areas.
2. Retail activities that have a GFA greater than 201m² but less than 350m², except for trade suppliers, or shops with outdoor or storage areas will be a restricted discretionary activity.
3. Trade suppliers, except shops with outdoor display or storage areas will be a discretionary activity.
4. Retail activities for the sale of any goods manufactured on site will be a discretionary activity provided that the retail sales area does not exceed 25 per cent of the GFA set aside for manufacturing, or 250m², whichever is lesser.
5. Retail activities with a GFA greater than 350m², except for trade suppliers will be a non-complying activity.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

3. Development controls

3.1 All sub-precincts

3.1.1 Maximum height

- Buildings must not exceed the heights as set out below:

Table 1: Maximum Height

Sub-precinct	Maximum height in metres (m)
Sub-precinct A	NA
Sub-precinct B	8m except for buildings with a roof pitch of 25° or more, where the maximum height is 8m plus an additional non-habitable roof space of 1m (total 9m)
Sub-precinct C	12m in all areas except 9m if within 40m of Matakana Valley Road
Sub-precinct D	9m
Sub-precinct E	NA

- Activities in sub-precinct B that do not comply with the height controls specified above will be a restricted discretionary activity.

3.1.2 Yards

- Yards must comply with Table 2 below:

Table 2: Yards

Yard	Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D	Sub-precinct E
Front	NA	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	NA	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	NA

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Side	NA	NA	NA	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	NA
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3.1.3 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.
 - d. non compliance with the above rules is a restricted discretionary activity.
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 impermeable.
 - 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 shown in sub- precinct B, in Precinct Plan 2: Matakana 1the 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.

3.1.4 Buildings fronting the street

Buildings in sub precinct D must comply with the following controls:

1. The building facade must occupy a minimum of 70 per cent of the street frontage of the site at ground level.
2. 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.
3. Where the building is set back from the street frontage, the space between the building and the street

The Proposed Auckland Unitary Plan (notified 30 September 2013)

frontage must incorporate outdoor dining, display, planting, or pedestrian amenities in keeping with the style and standard of adjacent public improvements.

4. 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.
5. The minimum height of a building facade must be 6m.
6. 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.
7. 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.
8. Any parking at ground level must be located behind or within the building and no closer than 6m to the street frontage.
9. Parking and service access must be provided from the rear of the building or a service lane.
10. Verandahs or other cover along the full extent of its frontage must be provided. The verandah must:
 - a. be so related to its neighbours as to provide continuous pedestrian cover of the public footpath
 - b. have a minimum clearance of 3m and a maximum clearance of 4.5m above the footpath immediately below
 - c. have a minimum width of 2.5m and a maximum width of 3.5m
 - d. be located no closer than 600mm to the kerb line

3.2 Sub-precinct B

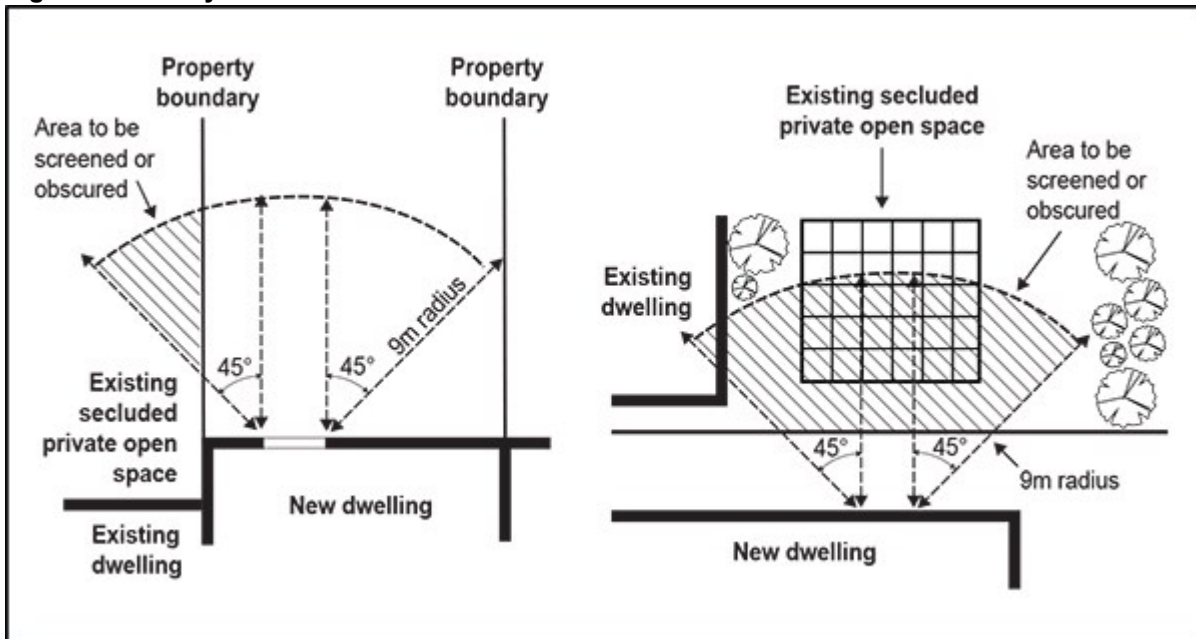
3.2.1 Overlooking

1. Habitable room windows, balconies, terraces, decks or patios must be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio, as shown in Figure 1: Privacy.
2. Views must be measured within a 45° angle from the plane of the window or perimeter of the balcony, terrace, deck or patio and from a height of 1.6m above floor level.
3. Habitable room windows, balconies, terraces, decks or patios with a direct view into a habitable room window of existing dwellings within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio must be either:
 - a. offset a minimum of 1.5m from the edge of one window to the edge of the other
 - b. have sill heights of at least 1.7m above floor level
 - c. have fixed, obscure glazing in any part of the window below 1.7m above floor level
 - d. have permanently fixed external screens to at least 1.7m above floor level and be no more than 25 per cent transparent
4. Obscure glazing in any part of the window below 1.7m above floor level may be openable provided that there are no direct views as specified in these controls.
5. Screens used to obscure a view must be:
 - a. perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels
 - b. permanent, fixed and durable

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- c. designed and coloured to blend in with the development
- 6. The controls specified in clause 3.2.1.1 - 3.2.1.5 do not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary, where there is a visual barrier at least 1.8m high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8m above ground level at the boundary

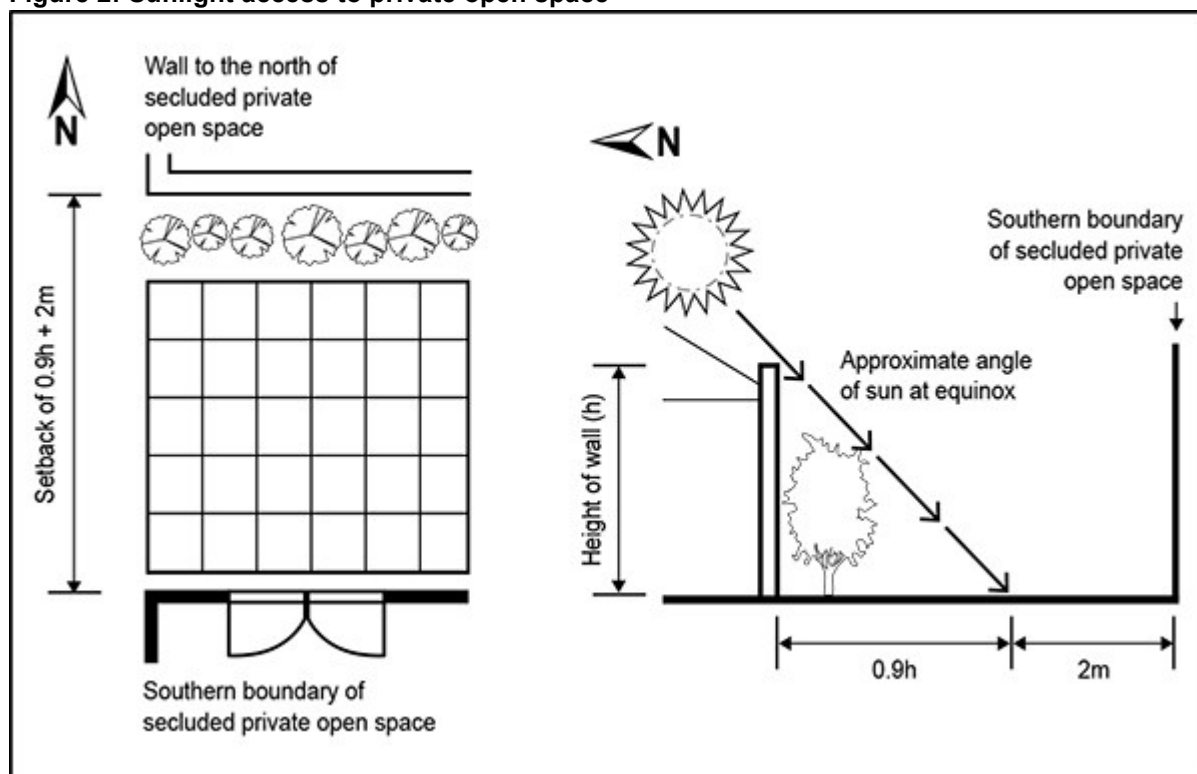
Figure 1: Privacy



3.2.2 Outdoor living space

1. Dwellings must provide a minimum area of 40m² of private outdoor living space to the side or rear of the building, and this must include an area of 25m² of secluded private open space which has a minimum dimension of 5m by 5m and has convenient access from a living room, dining room or kitchen.
2. The area of secluded private open space must not be shaded by buildings on the same site between the hours of 10am and 2pm throughout the year.
3. The southern boundary of the secluded private open space must be setback from any wall to the north by at least $(2m + 0.9h)$, where 'h' is the height of the wall, as shown in figure 2: Sunlight access to private open space.

Figure 2: Sunlight access to private open space



3.3 Sub-precincts C and D

3.3.1 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 adjoining a residential, rural or open space zone.
2. This control does not apply to buildings on 1335 Leigh Road, where there must be no height to boundary requirement.

3.3.2 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.

3.3.3 Development site boundary - integrated dwellings

The following rules relate to integrated residential developments in sub-precinct B.

1. In addition to applying to site boundaries for Integrated Residential Developments in sub-precinct B the following rules apply to the boundary between exclusive use areas of dwellings on the same site. Each application for resource consent must show on the plans submitted with the application such exclusive use areas associated with each dwelling.
2. A building (where the wall is located in or within 100mm of the boundary) must not exceed a height equal to 6m plus the shortest horizontal distance between that part of the building and the side boundary.
3. Buildings (where the wall is located more than 100mm from the boundary) must not exceed a height equal to 5m plus the shortest horizontal distance between that part of the building and the side boundary.
4. The Height to Boundary rules above in b and c do not apply to:
 - a. a front boundary;

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- b. a rear or side boundary adjoining a rear or side lane;
 - c. chimneys, radio and television aerials, domestic satellite dishes less than 1 metre in diameter;
 - d. the apex of any roof or gable end not exceeding 5m² in area;
 - e. dormers not exceeding 2m in width (not more than two per building facing the same boundary);
 - f. those parts of buildings that share a common wall on a site boundary or on a boundary between exclusive use areas
5. Minimum Front Yards: 3m:
- a. provided that the siting of the building does not cause vehicles parked on site to protrude over the front boundary of the site;
 - b. notwithstanding the above, the following additional rule also applies;
 - c. A fence, wall, or screen located within the front yard must not exceed 0.8m in height;
 - d. Where a garage faces the street, the front wall (containing the garage door) of the garage must be set back a minimum of 6m from the front boundary
 - e. Where two double garages are proposed to adjoin one another on the same site or where they are to be less than 3m apart, the front walls of the garages must be offset by a minimum of 1 metre.
6. The minimum rear yard dimensions must be as follows and apply in conjunction with [6.4 Yards](#):
- ii. for sites accessed from street frontages oriented between NW (315°) and NE (45°) of the site:
 - for lots of 8m or less in width the minimum rear yard depth extending across the entire width of the site must be sufficient to accommodate a 4.5m wide by 10m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.
 - for lots over 8m in width the minimum rear yard depth extending across the entire width of the site must be sufficient to accommodate a 6m wide by 10m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.
 - ii. for sites accessed from street frontages oriented between SW (225°) and SE (135°) of the site :
 - for sites of 8m or less in width the minimum rear yard depth extending across the entire width of the site must be sufficient to accommodate a 4.5m wide by 6m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.
 - for sites over 8m in width the minimum rear yard depth extending across the entire width of the site must be sufficient to accommodate a 6m wide by 6m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.
 - iii. For sites accessed from street frontages oriented between NE (45°) and SE (135°) and NW (315°) and SW (225°) of the sites:
 - for sites of 8m or less in width the minimum rear yard depth extending across the entire width of the site must be sufficient to accommodate a 4.5m wide by 8m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.
 - for sites over 8m in width the minimum rear yard depth extending across the entire width of the site must be sufficient to accommodate a 4.5m wide by 8m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.
 - iii. Rear yards must be screened by a wall or fence across the full width. Side boundaries must be screened by a wall or fence to a point 1m to the rear of the front elevation of the dwelling or garage. Access

The Proposed Auckland Unitary Plan (notified 30 September 2013)

gates are permitted within the fences.

7. The side yard within an integrated residential development must be 1.5m except if the building is located on the boundary or within 100mm of the boundary.
8. All yards must remain unobstructed by buildings except as provided for below. The following can be built in all yards:
 - a. decks, unroofed terraces, landings, steps or ramps with a maximum height of 0.6m provided they do not prevent vehicular access to a required parking space.
 - b. fascia, gutters, downpipes, 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 antennae, pergolas or sun blinds provided they do not encroach into the yard by more than 0.3m.
9. The total area of all attached or detached garage doors or the open façade of a carport fronting the street must not occupy more than 35 per cent of the active building frontage.
 - a. the active building frontage is defined as – “the front façade of a dwelling including any attached or detached garage that faces the street but excludes”:
 - i. any vertical faces that are located more than 3m to the rear of the garage door
 - ii. any roof.
 - b. a utility connection, meter or plumbing located on the front wall of the building must not be visible from the road.
10. A single area of open space must be provided for each ground floor dwelling that meets the following standards:
 - a. the area and minimum dimensions of the open space must be as specified in clause 3.3.3.6 above.
 - b. the open space must contain a minimum contiguous area of 16m² that shall not be shaded by buildings on the same site between the hours of 10.00am and 2.00pm throughout the year (note this area may move within the private open space). Applications for resource consent shall illustrate compliance with this rule through shade figures.
 - c. the open space must be directly accessible from a living room, dining room or kitchen of each household unit.
 - d. the open space must not be obstructed by buildings, parking spaces or vehicle access and manoeuvring areas provided that any part of a building which is 2.2m or more above the open space may protrude a maximum of 1.5m over the open space.
11. Each studio or one bedroom apartment or any household unit less than 60m² in area above ground floor level must be provided with open space that meets the following standards:
 - a. either
 - i. an exclusive use balcony;
 - with a minimum area of 6m²
 - with a minimum depth of 2m
 - with a weather tight overhang or cover of at least 1m from the face of the building.
 - that is directly accessible from the main living room
 - that has privacy screens projecting across the full depth of the balcony where the balconies are less than 2m apart.
 - that has privacy screens projecting a minimum of 1m from the face of the building

The Proposed Auckland Unitary Plan (notified 30 September 2013)

where balconies are located between 2m and 5m apart.

- b. OR:
- i. an exclusive use roof top space;
 - with a minimum area of 9m²
 - with a minimum depth of 2m
 - that is directly accessible from the main living room.
 - That is screened from other roof top open space within 8m.
12. Each two or three bedroom apartment or any dwelling over 60m² in area above ground floor level must be provided with open space that meets the following standards:
- a. Either;
- i. An exclusive use balcony;
 - with a minimum area of 10m²
 - with a minimum depth of 2.5m
 - with a weather tight overhang or cover of at least 1m from the face of the building.
 - That is directly accessible from the main living room
 - That has privacy screens projecting across the full depth of the balcony where the balconies are less than 2m apart.
 - That has privacy screens projecting a minimum of 1m from the face of the building where balconies are located between 2m and 5m apart.
- b. Or;
- i. An exclusive use roof top space;
 - with a minimum area of 12m²
 - with a minimum depth of 2.5m
 - that is directly accessible from the main living room.
 - That is privacy screened from other roof top open space within 8m.
13. All ground floor habitable room windows, balconies, terraces or patios must be located and designed to avoid direct views into the private open space of another existing or proposed household unit within a horizontal distance of 9m. To comply with this rule views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio and from a height of 1.6m above floor level.
14. Windows and balconies must be designed to prevent overlooking of more than 50 per cent of the private open space of another household unit.
15. The windows of a habitable room of a new household unit that are less than 6m from those of a habitable room of another existing or proposed household unit must;
- i. be offset a minimum of 1m (horizontally or vertically) from the outer edge of one window to the outer edge of the other, or
 - ii. have sill heights of 1.6m or greater above floor level, or
 - iii. have fixed obscure glazing in any part of the window below 1.6m above floor level, or
 - iv. be on the ground floor and be separated by a fence that has a height of 1.6m or more above floor level

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- v. provided that this rule does not apply to windows facing the same direction or where windows are screened by intervening non-transparent fences.
- 16. Windows on the front or rear ground floor walls of household units shall be no closer than 12m to windows on facing rear or front walls of other household unit
- 17. Windows on the front or rear walls above ground floor level of household units shall be no closer than 16m to windows on facing rear or front walls of other household units as these are more visible above fences.
- 18. Windows of different household units that face each other at angles of greater than 135 degrees must not be closer than 4m to each other.
- 19. A building block must not exceed a length equal to 5 dwellings or 40m whichever is the lesser. Building blocks containing more than one dwelling must be separated from any other building or the development site boundary by 6m.

4. Subdivision controls

4.1 Sub-precinct B

4.1.1 Solar orientation

- 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

4.1.2 Cul-de-sacs

- 1. The subdivision must not result in the creation of cul-de-sacs longer than 120m in length.

4.1.3 Street trees

- 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 RMA.

4.1.4 Minimum site size

- 1. Sites identified in Precinct Plan 2 must have a minimum site size of 1000m² and must be capable of containing a square for building purposes measuring 15m x 15m.
- 2. The subdivision provisions for sub-precinct B and the underlying Single House zone also apply in addition to clause 4.1.4.1 above.

4.1.5 Landscaping

The Proposed Auckland Unitary Plan (notified 30 September 2013)

The following rules relate to the sites shown in Precinct Plan 2

1. The side and rear yards of sites created that adjoin land zoned Mixed Rural and Rural Production must be planted to provide a visual screen.
2. 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.
3. 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.
4. The planting must be undertaken before the issue of a certificate under s. 224c of the RMA.

5. Assessment - Restricted discretionary activities

5.1 Sub-precinct A

Matters of discretion

1. For visitor accommodation activities that are a restricted discretionary activity in sub-precinct A, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Countryside Living zone, and sub-precinct A.
 - a. location, architectural style and design of built form, scale, density and external appearance of buildings and structures
 - b. amenity values
 - c. landscaping and screening
 - d. access, traffic and parking
2. Development not complying with clause 3.1.3.1 above that is a restricted discretionary activity in sub-precinct A, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Countryside Living zone.
 - a. location and extent of impervious surfaces within the precinct
 - b. design, finishing and landscaping associated with accessways within the precinct

Assessment criteria

1. For visitor accommodation that is a restricted discretionary activity in sub-precinct A, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Countryside Living zone and sub-precinct A:
 - a. The proposed accommodation units should:
 - i. be in keeping with the surrounding Matakana character in terms of nature, scale intensity, design and external appearance
 - ii. be of the same or similar exterior finish and style, including materials and colour to maintain a consistent visual appearance on the site
 - iii. not generate adverse effects on the amenity values of the surrounding rural area, including effects on noise, glare, vibration, lighting, odour, visual impact, inadequate disposal of effluent/water, additional traffic on roads, loss of privacy on neighbouring sites and effects on the surrounding landscape
 - iv. not create 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.
 - v. be clustered so that buildings remain close to one another, and are not widely dispersed over the site, leading to separate entrances, driveways, and visual effects
 - b. The building layout should discourage the subdivision of the land on which the proposed

The Proposed Auckland Unitary Plan (notified 30 September 2013)

accommodation unit is to be located.

- c. The buildings should be clustered, of a scale and located so that the buildings are sensitive to the rural landscape and are visually unobtrusive.
 - d. The location of the proposed accommodation units should enable the site to retain the feeling of openness and the sense of rural character that currently exists.
 - e. The method and design of water supply, sewage disposal, and site drainage should be appropriate to ensure that the proposed activity does not result in adverse effects on the environment (including the surrounding land and waters)
 - f. The proposed accommodation units should:
 - i. be accessed by the same vehicle crossing and driveway in order to minimise the appearance of urban scale activity
 - ii. design and locate the access point(s) to minimise traffic hazards for road users
 - iii. provide internal roads and access that is adequate for the intended level of patronage and they should be designed to be visually unobtrusive
 - g. 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. For development that is a restricted discretionary activity in sub-precinct A, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Countryside Living zone:
- a. The additional coverage should not adversely affect the stormwater drainage system, flooding and overland flow paths.
 - b. The amount of stormwater produced from the site should be similar to a complying situation through the use of mitigation and reduction measures.
 - c. The adverse effects of stormwater generation should be avoided, remedied or mitigated.
 - d. The treatment of stormwater should be provided on site to remove adverse effects on receiving waters.
 - e. The proposed activity should mitigate any potential adverse visual effects of the proposed access way, 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. The site access should be located and designed to ensure safe access and exit from the site, which does not adversely affect the safety and efficiency of the frontage road, or create conflict with adjoining site access.
 - g. The street trees should be planted in the road berm in a location which does not adversely affect the safety and visibility of the road.

5.2 Sub-precinct B

Matters of discretion

1. For subdivision activities that are a restricted discretionary activity in sub-precinct B, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activity in the Single House zone.
 - a. Solar access

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- b. Street trees
- c. Street network

Assessment criteria

1. When considering an application, the council will have regard to the following criteria:
 - a. The subdivision should create sites that are orientated to maximise solar access in the design of building and any useable outdoor open space areas.
 - b. The street trees should be planted in the berm between the footpath and the kerb, and the trees should be of a species that when mature do not obscure informal surveillance of the street from within the residential properties fronting onto the street.
 - c. The tree species should be robust, capable of surviving the street environment and provide a high level of residential amenity.
 - d. The streets in the street network should be well connected including linkages of proposed streets to existing streets and future streets.

5.3 Sub-precinct C and D

Matters of discretion

1. For retail activities that have a GFA between 201-300m², the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the relevant underlying zone:
 - a. Scale of the activity
 - b. Site layout
 - c. Traffic and pedestrian movement
2. For the erection, addition to or alteration of buildings and accessory buildings for any permitted activity within sub-precincts C and D, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the relevant underlying zone.
 - a. Building scale, siting, design and external appearance
 - b. Architectural style and character of buildings
3. For the construction, addition to or external alteration of buildings on sites which adjoin or are within 40m of Matakana Valley Road, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the relevant underlying zone.
 - a. Building scale, siting, design and external appearance
 - b. Architectural style and character of buildings
 - c. Colour and material of buildings
 - d. Streetscape
 - e. Landscaping

Assessment criteria

1. When considering an application for retail activities in sub-precincts C and D, the council will have regard to the following criteria:
 - a. The scale of the activity should not have an adverse effect on the ability of Local Centre zoned land within Matakana to continue to function as a village (scale).
 - b. The activity should not result in a loss of amenity values in the Local Centre zone within

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Matakana.

- c. Entry and exit points to the site and parking areas should enable the safe and efficient movement of people and vehicles.
 - d. The traffic generated should not adversely affect the safe and efficient operation of the transport network.
2. When considering an application for the erection, addition to or alteration of buildings and accessory buildings for any permitted activity within sub-precincts C and D, the council will have regard to the following criteria:
- a. A building should reflect 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 building should maintain 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. Buildings should 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.
 - d. The architectural style and design of buildings should be consistent with the principles and elements of design set out in Matakana Village Design Guidelines.
 - e. The building materials should enhance the rural and existing character of the village and avoid the use of concrete slab construction.
3. When considering an application for the construction, addition to or external alteration of buildings on sites which adjoin or are within 40m of Matakana Valley Road, the council will have regard to the following criteria:
- a. The assessment criteria set out above in relation to the erection, addition to or alteration of buildings and accessory buildings for any permitted activity within sub-precincts C and D.
 - b. Buildings and landscaping should enhance and/or complement development in the village.
 - c. Buildings and landscaping should maintain and enhance the visual character of Matakana Valley Road.
 - d. Landscaping should be provided that complements the village character and enhances the visual amenity of the built environment.

5.4 Management Area 1

Assessment criteria

1. When considering an application for buildings and earthworks within Management Area 1, the council will have regard to the following criteria:
 - a. The erection of any buildings or the undertaking of any earthworks should not result in flooding on the site or elsewhere.
 - b. The erection of any buildings or the undertaking of any earthworks should not adversely affect overland flow paths or other stormwater runoff patterns which exacerbate flooding.
 - c. Alternative engineering and building solutions should be used where possible to minimise earthworks and flooding during the development phase.
 - d. The activity should not have an adverse effect on water quality, flood levels, flood storage or any existing stormwater infrastructure.
 - e. Any increase in impervious surfaces should not result in a reduction in the quality of streams and

The Proposed Auckland Unitary Plan (notified 30 September 2013)

watercourses or in an increase of stream channel erosion.

2. When considering an application for subdivision within Management Area 1, the council will have regard to the following criteria:
 - a. The assessment criteria for buildings and earthworks within Management Area 1, as stated above.
 - b. Subdivision and subsequent development should have regard to any relevant adopted Catchment Management Plan and/or discharge consent and the development should be hydrologically neutral.

6. Assessment - Land use, development and subdivision control infringements

The council will restrict its discretion to the matters below for the relevant development control infringement.

6.1 Matters for Discretion

1. For permitted and restricted discretionary activities in the sub-precinct D that do not comply with the controls set out in 3.1.4 above, the council will restrict its discretion to the matters below.
 - a. siting, orientation, design, scale, and appearance of the building frontage
 - b. location of vehicular access and parking
 - c. location and scale of verandahs
 - d. the provision of pedestrian amenities
2. Where an activity in sub-precinct B does not comply with clause 3.1.1 above, the council will have regard to the following matters:
 - a. significant additional open space should be provided around buildings to compensate for additional height
 - b. the height and scale of the building should be consistent with the pattern of building heights on adjacent properties and the streetscape generally
3. Where an activity in sub-precinct B does not comply with the development controls set out in clauses 3.1.3, 3.2.1 and 3.2.2 above council will restrict its discretion to the following criteria:
 - a. impervious surfaces
 - b. vehicle crossings
 - c. front yard structures
 - d. landscaping
 - e. privacy and outdoor living space
 - f. location, design and scale of buildings and structures

Assessment criteria

The council will consider the relevant assessment criteria below for the infringement listed.

1. Infringement of controls in 3.1.4 above:
 - a. if the proposal is to deviate from the rules relating to the building facade, the building should not adversely affect the pedestrian amenity values or visual character of the streetscape.
 - b. if the proposal is to deviate from the rules relating to the building facade, the building should not adversely affect the continuity of the built street frontage or result in large areas of blank wall.
 - c. if the proposal is to vary the location of the parking, it should not adversely affect the visual character or pedestrian amenity values of the streetscape.
 - d. if the proposal is to provide parking or service access along the frontage, it should not adversely affect the continuity or visual effect of the frontage or pedestrian or traffic safety.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- e. if the proposal is to vary the verandah cover, it should not adversely reduce the protection to pedestrians.
2. Infringement of controls in 3.1.3, 3.2.1 and 3.2.2 above:
 - a. the additional impervious surfaces should not adversely affect the stormwater drainage system, flooding, and overland flow paths.
 - b. the amount of stormwater produced from the site should be similar to a complying situation through the use of mitigation and reduction measures.
 - c. the adverse effects of stormwater generation should be avoided, remedied or mitigated.
 - d. treatment of stormwater should be provided on site to remove adverse effects on receiving waters.
 - e. vehicle crossings should provide adequate access while minimising their visual dominance and maximising the opportunity for on-street parking.
 - f. low fencing, landscaping and permeable fencing should be proposed to complement and enhance the character of the Matakana Village.
 - g. a sufficient landscaped area should be 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.
 - h. adequate secluded private open space should be provided for reasonable recreation and the service needs of residents.
 - i. key living rooms and secluded private open space should be designed and oriented to maximise solar access.
 - j. adequate measures should have been taken to mitigate potential overlooking of any secluded private open space or habitable room window on an adjoining property.

7. Assessment - Discretionary activities

7.1 Sub-precincts C and D

While not limiting the exercise of its discretion, the council may consider the particular matters, in addition to those specified in the relevant underlying zone.

1. The architectural style and design of buildings should be consistent with the design guidelines contained in [Appendix 11.5.4](#).

In addition and while not limiting the exercise of its discretion, the council may consider the particular matters specified for the discretionary activities listed below in sub-precinct D:

2. The activity should not have an adverse effect on the ability of the Local Centre zone within the Matakana Village 1 to act as a community focal point.
3. The activity should not result in a loss of amenity values within the Local Centre zone within the Matakana Village 1 by reducing its vitality.

8. Special information requirements

1. To illustrate compliance with the control regarding secluded private open space and shading, shading diagrams, calculated at the winter solstice should be included with all building consent applications.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

9. Precinct plans

Precinct Plan 1: Matakana 1 precinct management area



The Proposed Auckland Unitary Plan (notified 30 September 2013)

Precinct Plan 2: Matakana 1 Precinct areas



The Proposed Auckland Unitary Plan (notified 30 September 2013)