

## The Proposed Auckland Unitary Plan (notified 30 September 2013)

### 6.27 Waiuku

The activities, controls and assessment criteria in the applicable underlying zone apply in the following precinct unless otherwise specified below.

#### 1. Activity table

The activities in the Light Industry zone apply in sub-precincts A – C unless otherwise specified in the activity table below.

<b>Activity table 1 - Sub-precincts A - C</b>			
<b>Activity</b>	<b>Sub-precinct A</b>	<b>Sub-precinct B</b>	<b>Sub-precinct C</b>
<b>Development</b>			
Any development which precedes (or is not applied for concurrently with) a stormwater network discharge consent	NC	NC	NC
Any activity which is not a permitted activity and requires access via Shakespeare Road	NA	NA	C
Any industrial activity which precedes the construction of a roundabout to access sub-precinct C	NA	NA	D
Any activity which generates more than 200 vehicles per day and more than 50 trucks per day	RD	RD	RD
Arrival/departure railway platform	NA	NA	C
Activities within 20m of a: - transmission gas pipeline - slurry pipeline easement or - water pipeline easement	P	P	P
<b>Commerce</b>			
Commercial services	P	D	D
Public gardens	NC	NC	C
Museums/Galleries	NC	NC	C
Conference facility	NC	NC	C
Funeral directors' premises	NC	NC	NC
Dairies	P	D	D
Drive-through facilities	P	D	D
Food and beverage	P	D	D
Garden centres	NC	NC	C
Service retail	P	NA	NA
<b>Subdivision</b>			
Any subdivision which precedes (or is not applied for concurrently with) a stormwater network discharge consent	NC	NC	NC
Any adjustment or realignment of existing site boundaries that gives effect to the intent of the precinct plan where no additional sites are created and the resulting site sizes comply with the relevant controls	C	C	C

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Subdivision within 20m of a: - transmission gas pipeline or - slurry pipeline easement where written approval has not been obtained from the relevant service provider	RD	RD	RD
Subdivision that results in a separate site for a museum/gallery and café	NA	NA	C

The activities in the Rural Production zone apply in sub-precinct D unless otherwise specified in the activity table below.

<b>Activity table 2 - Sub-precinct D</b>	
<b>Activity</b>	<b>Activity Status</b>
<b>Rural</b>	
Equestrian centres	C
<b>Accommodation</b>	
Visitor accommodation	C
<b>Commerce</b>	
Conference facilities	C
Outdoor tourist activities (excluding motorsport activities)	C
Veterinary clinics	C
<b>Community facilities</b>	
Education facilities – which are ancillary to farming and horticulture activities	C
Museum/Gallery	C
Public garden (including with an ancillary café or restaurant)	C
<b>Development</b>	
Any activity which is not a permitted activity which requires access via Shakespeare or Hall Roads	NC

## 2. Land use controls

### 2.1 Sub-precincts A - C

#### 2.1.1 Activities that generate more than 200 vehicles or 50 trucks per day

1. Activities that generate more than 200 vehicles per day or 50 trucks per day will be required to submit a traffic impact assessment from a suitably qualified person.

#### 2.1.2 Works in proximity to service provider pipelines/easements

1. All activities within 20m of a transmission gas pipeline, slurry pipeline easement or water pipeline easement must obtain the written approval of the relevant service provider prior to commencement of any physical works.
2. Any activities within 20m of a transmission gas pipeline, slurry pipeline easement or water pipeline easement that do not have the written approval of the relevant service provider prior to commencement of any physical works will be a restricted discretionary activity.

#### 2.1.3 Service retail

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1. Service retail activities must be limited to the following activities: stationary shops, photocopy shops, sale of engineering supplies, sale of feed and medicines for livestock, pharmacies, companies that provide security and surveillance to business premises, fitness centres and the following activities provided that they do not occupy more than 400m<sup>2</sup> GFA:
  - a. equipment sales and repairs
  - b. machinery hire and leasing

### 3. Development controls

#### 3.1 Sub-precincts A - C

##### 3.1.1 Height

1. The maximum height of a building within sub-precinct A is 12m.
2. The maximum height of a building within sub-precinct C is 9m.

##### 3.1.2 Height in relation to boundary

1. In sub-precincts B and C any part of building or sign must not exceed a height of 3m plus the shortest horizontal distance between that part of the building and the nearest common boundary.
2. This control only applies to boundaries which border land that is not located in sub-precinct B or C.
3. In sub-precinct A any part of any building or sign must not exceed a height of 3m plus the shortest horizontal distance between that part of the building and the nearest common boundary.
4. This control only applies to boundaries which border land that is not located in the Waiuku precinct.

##### 3.1.3 Yards

1. Sub-precincts A - C
  - a. [Clause 5.4](#), Table 7 – Business zone rule applies, except that yards must also be required along any common boundaries with Rural and Future Urban zones.
  - b. A minimum yard of 20m is required along any common boundary with the Glenbrook Vintage Railway, and the yard must be planted in accordance with [clause 5.4.1 and 5.4.2](#) – Business zone rules.
2. Sub-precinct C
  - a. A minimum yard of 20m is required at the intersection of Glenbrook-Waiuku Road and Shakespeare Road, except that the gateway feature required by the Precinct Plan may infringe the 20m yard.
  - b. A minimum 20m yard is required adjacent to the boundaries of:
    - i. 16 Shakespeare Road, Lot 1 DP 328757
    - ii. 104 Cornwall Road, Pt Allot 53 PARISH of Waiuku East
    - iii. 72 Glenbrook-Waiuku Road, Lot 1 DP 140821
  - c. Any required 20m yard must be planted in accordance with [clause 4.3.3.4.2.3.1](#) – Light Industry yard controls, to an average depth of 15m (and a minimum depth of 7m) except where:
    - i. A stormwater pond is required closer than 7m to the boundary, in which case the area between the pond boundary must be fully planted with vegetation.

#### 3.2 Sub-precinct D

##### 3.2.1 Height

1. Within sub-precinct D, any building (including accessory buildings) for an activity which is not listed as

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a permitted activity must not be greater than 9m in height.

### 3.2.2 Yards

1. The establishment of any activity which is not provided for as a permitted activity requires a 20m yard setback along any boundary with another site located in a Rural zone.
2. This requirement will not apply where the owner/s of the adjoining property/properties provide written approval, in which case the minimum yard required will be 10m.
3. The 20m yard must be planted with vegetation to an average depth of at least 15m and a minimum depth of 3m, excluding only those areas used for vehicle and pedestrian access.
4. Any fencing must be of a transparent nature so that the landscaping can be viewed outside the site.
5. A landscape plan must be submitted alongside any resource consent to show compliance with the requirements specified in this clause.

### 4. Subdivision controls

#### Sub-precinct A

1. The minimum lot size of any site created by a subdivision within sub-precinct A must be 1,000m<sup>2</sup>.

### 5. Assessment - Controlled activities

#### Matters of control - Sub-precinct C

1. The council will reserve its control to the matters below for the activities listed as controlled in sub-precinct C in Table 1:
  - a. noise
  - b. hours of operation and vehicle movements
  - c. character and amenity of the surrounding rural environment
  - d. access to and from Shakespeare Road
2. The council will consider the relevant assessment criteria below for the controlled activities listed in Table 1 for sub-precinct C.
  - a. Buildings should incorporate noise reduction materials/mechanisms to minimise the potential for reverse-sensitivity effects.
  - b. The hours of operation of activities should reflect the sensitivity, character and amenity of the surrounding rural environment.
  - c. The number of vehicle movements on and off the site should not conflict with the character and amenity of the surrounding rural environment.
  - d. The gateway feature (as required by the Precinct Plan) should reflect the character and image of Waiuku and contribute to the transitional character between rural and urban.
  - e. Safe and efficient transport access to, and transport movement along, Shakespeare and Hall Roads, should be provided, including but not limited to pedestrian and vehicle safety on, or in the vicinity of, the bridge.

#### Matters of control - Sub-precinct D

1. The council will reserve its control to the matters below for the activities listed as controlled activities in Table 2:
  - a. hours of operation and number of persons on site
  - b. character and amenity of the surrounding rural environment and those residing within it

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- c. the extent to which activities are consistent with the development controls for the Rural Production zone
- d. scale and intensity of the activity
- e. reverse-sensitivity effects

### Assessment criteria

1. The council will consider the relevant assessment criteria below for the controlled activities specified in Table 2:
  - a. The hours of operation of activities should reflect the sensitivity, character and amenity of the surrounding rural environment and those residing within it.
  - b. The number of persons likely to be accommodated on the site should reflect the sensitivity, character and amenity of the surrounding rural environment and those residing within it.
  - c. Activities should comply with the development and land use controls for the Rural Production zone. The council will generally apply those controls as a minimum for an activity and the council will use those controls as a guide as to the suitability of the size, scale and character of the proposed activity.
  - d. The extent to which buildings incorporate noise reduction materials/mechanisms to minimising the potential for reverse-sensitivity effects.

## 6. Assessment - Restricted discretionary activities

### Assessment criteria - Sub-precincts A - C

1. Activities that generate more than 200 vehicles per day or 50 trucks per day will be assessed against the following assessment criteria:
  - a. The activity should provide suitable access to the site.
  - b. The activity should ensure that traffic effects on the safe and efficient operation of the surrounding road network are minimised.
2. Applications for activities and/or subdivision within 20m of a water pipeline, iron sand slurry pipeline or transmission gas pipeline where written approval has not been obtained from the pipeline operator will be assessed against the following assessment criteria:
  - a. The activity should not adversely affect the on-going safe, efficient and practicable operation of the pipeline.
  - b. The activity and/or subdivision should mitigate the effects on the pipeline through the location of roads and reserves. Reserves, roads, walkways and cycle ways should be considered preferable land-uses over the pipeline.
  - c. The activity should enable the continued maintenance and inspections of the pipeline.
  - d. The applicant should engage in consultation with the operator of the pipeline.
  - e. The activity (including construction of any buildings) should comply with the Health and Safety in Employment (Pipelines) Regulations 1999 and the operating code Standard NZ/AS2885 Pipelines – Gas and Liquid petroleum.

## 7. Assessment - Subdivision

### Assessment criteria

In addition to the matters contained in [clause 5](#), Auckland - wide subdivision rules, subdivision activities will be assessed against the following assessment criteria:

1. Subdivision activities should be consistent with and achieve the intent of the Waiuku Precinct Plan.
2. Subdivision activities should give effect to the requirements of any approved stormwater discharge

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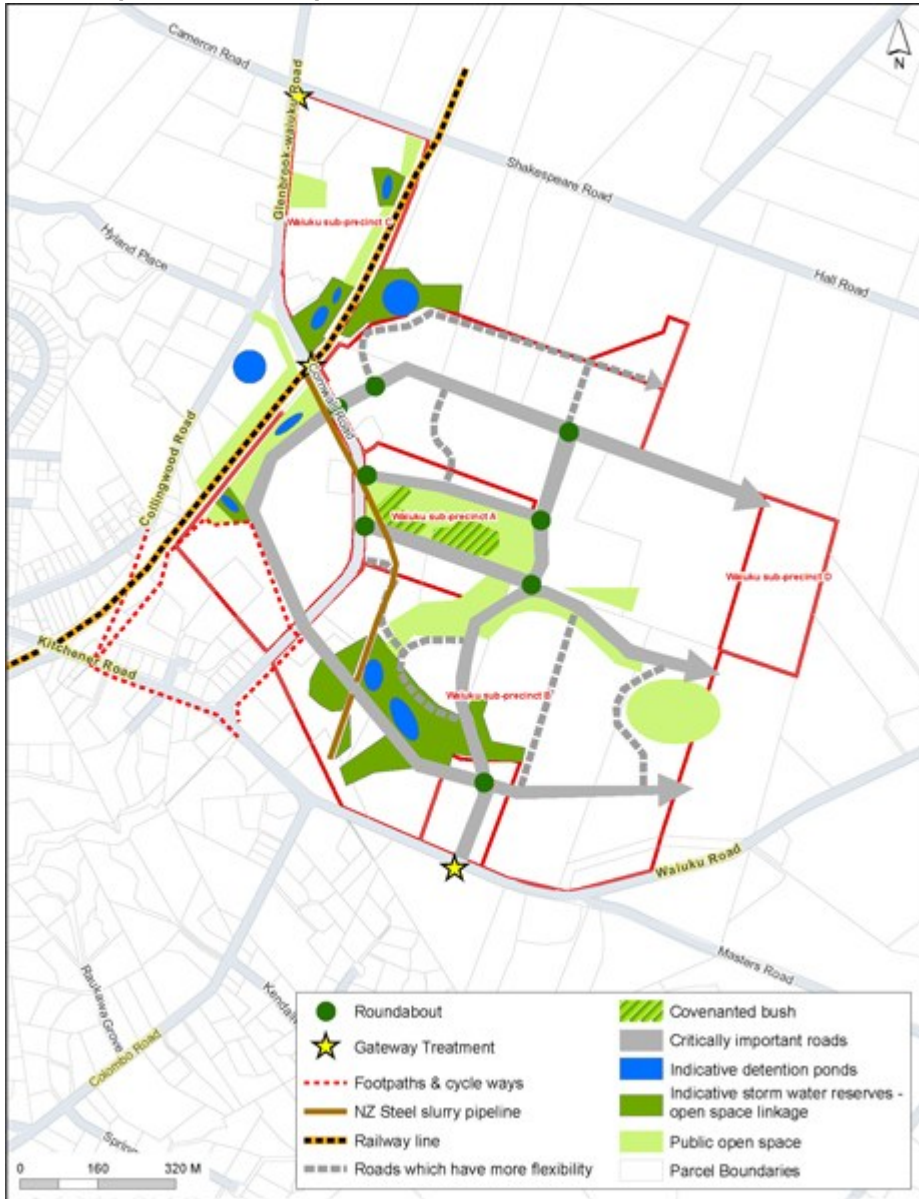
consent and provide for areas to be vested for stormwater management purposes.

3. Subdivision activities should identify any restoration and/or enhancement works required to any natural features.
4. Subdivision activities should identify areas to be vested as open space for active and passive recreation.
5. whether the location of reserves contributes to the creation or retention of view shafts
6. Subdivision activities should retain views and vistas to and from natural features.
7. Subdivision activities should create a functional and logical lot and roading layout, achieving the intent of the Waiuku structure plan.
8. Subdivision activities should create an interconnected roading pattern, avoiding where possible the use of cul-de-sacs.
9. Lot sizes should be of a shape to ensure suitability for occupation by those activities provided for in the sub-precincts and underlying zones.
10. The sequencing of development should align with the provision of infrastructure.
11. The gateway feature (as required by the Precinct Plan) should reflect the character and image of Waiuku and contribute to the character of the surrounding area.

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## 8. Precinct plan

### Precinct plan 1: Waiuku precinct



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