

I4XX Waiuku 2 Precinct

I4XX.1 Precinct Description

The Waiuku 2 Precinct comprises 32 hectares of land on Constable Road, on the western flank of Waiuku and situated approximately 500m from the town centre.

The purpose of the precinct is to provide for the integrated development of a new residential community of around 700 homes, while recognising the landscape and amenity values of the site that arise from its location at the edge of the rural township of Waiuku.

The zoning of land within this precinct is Residential - Mixed Housing Urban Zone.

All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

I4XX.2 Objectives [dp]

- (1) Subdivision and development are in accordance with Precinct Plan 1, are staged, delivered and designed to align and integrate with the provision of infrastructure and open space, and provide an appropriate transition to the rural land adjacent to the precinct.
- (2) The development potential of the land resource in the precinct is realised with a range of housing types, densities and site sizes whilst ensuring that the rural township amenity of the precinct is maintained and enhanced.
- (3) Subdivision and development in the precinct respond positively to the natural and physical features of the precinct and the land, including utilising natural drainage patterns, enhancing riparian planting, and minimising changes to the natural land contour.
- (4) A well connected, safe and efficient movement network within the precinct is provided, including connections to the wider roading and pedestrian network and to adjacent urban or recreational land.
- (5) Recreational needs of the community are met through the provision of open space areas and provision of connections to the adjacent King Street Reserve. Open space within the precinct is publicly accessible, and is either vested in Council or privately owned in perpetuity by all landowners in the precinct.
- (6) Consultation with mana whenua takes place regarding the development and management of the site.
- (7) A community garden and community housing are provided.
- (8) Stormwater is managed to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality and to improve biodiversity and sediment quality.

I4XX.3 Policies [dp]

- (1) Require development to take place in general accordance with Precinct Plan 1.
- (2) Enable a range of housing sizes, types and designs throughout the precinct.
- (3) Ensure that less intensive development is located immediately adjacent to rural land to provide for a softer transition from urban to rural land uses.
- (4) Subdivision and development provide a safe and convenient connection to the reserve land adjoining the north-east boundary of the precinct.
- (5) Ensure mana whenua are consulted over the development and management of the Indicative Open-space Reserve, the Indicative Greenway Connection, and the Gateway Area, and the naming of streets and places.
- (6) Ensure a community garden is provided as part of the Indicative Open-space Reserve.
- (7) Enable the provision of community housing.
- (8) Mitigate adverse effects of stormwater runoff on freshwater systems, freshwater and coastal waters during new development and redevelopment within the Precinct by all of the following:
 - (a) Requiring measures to reduce contaminants, particularly from roads.
 - (b) Requiring measures to reduce the discharge of gross stormwater pollutants.
 - (c) Application of water sensitive design to achieve water quality and hydrology mitigation.
 - (d) Ensuring that all impervious surfaces are treated through a 'treatment train' approach to enhance water quality and protect the health of stream and marine environments.
 - (e) Seeking integrated improvements to water quality, habitat and biodiversity.
 - (f) Ensuring an integrated stormwater management approach is undertaken during subdivision and development.
 - (g) Ensuring intensification is supported by appropriate stormwater infrastructure, including natural assets that are utilised for stormwater conveyance and overland flow paths.

I4XX.4 Activity table

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Table I4XX.4.1 below.

Activity Table I4XX.4.1 specifies the activity status of land use, development and subdivision activities in the Waiuku 2 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Where a blank cell or no activity status has been included in the activity status column, the activity status is to be determined on the basis of the applicable overlay, Auckland-wide or zone activity rules and the relevant standards to be complied with for the activity unless otherwise stated in section I4XX.6 below.

Table I4XX.4.1 Activity table

Activity		Activity status
Use		
(A1)	Up to three dwellings per site	
(A2)	Four or more dwellings per site	
(A3)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	
(A4)	Integrated Residential Development	
(A5)	Dwellings or Integrated Residential Development that do not meet the standards I4XX.6.1.1 and I4XX.6.1.2	D
Subdivision		
(A6)	Subdivision	
(A7)	Subdivision that is not in general accordance with Precinct Plan 1	D
(A8)	Subdivision that is not in accordance with Standards I4XX.6.2.1 and I4XX.6.2.2	D
(A9)	Subdivision that does not comply with Standard I4XX.6.1.6	RD
Development		
(A10)	New buildings and additions to buildings	
(A11)	New buildings and additions to buildings that do not comply with Standard I4XX.6.1.7	RD
(A12)	Internal and external alterations to buildings	
(A13)	Accessory buildings	
(A14)	Additions to an existing dwelling	
(A15)	New buildings and additions to buildings that do not comply with standards I4XX.6.1.1 and I4XX.6.1.2	D
(A16)	Internal and external alterations to buildings that do not comply with standards I4XX.6.1.1 and I4XX.6.1.2	D

(A17)	Accessory buildings that do not comply with standards I4XX.6.1.1 and I4XX.6.1.2	D
(A18)	Additions to an existing dwelling that do not comply with standards I4XX.6.1.1 and I4XX.6.1.2	D
(A19)	Development that does not comply with Standard I4XX.6.1.6	RD

I4XX.5 Notification

- (1) Any application for resource consent for an activity listed in Activity Table I4XX.4.1 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 purpose of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I4XX.6 Standards

- (1) All Auckland-wide and zone standards apply to all activities listed in Activity Table I4XX.4.1 above.
- (2) Permitted and Restricted Discretionary Activities must comply with the activity standards in I4XX.6.1 below.
- (3) Subdivision must comply with the standards in I4XX.6.2 below.

I4XX.6.1 Permitted and Restricted Discretionary Activity Standards

I4XX.6.1.1 Direct Vehicular Access to Constable Road

Purpose: To reinforce the landscape threshold between town and country when entering or leaving Waiuku via Constable Road.

- (1) No direct vehicular access to Constable Road shall occur from any dwelling or site located within the Vehicle Access Restriction Boundary shown on Precinct Plan 1.

I4XX.6.1.2 Rural Buffer Boundary

Purpose: To minimise the potential landscape and reverse sensitivity effects of urban development adjoining rural zones.

- (1) No part of any building over 10m² in area shall be located within 6m of any boundary with a site in the Rural - Mixed Rural Zone or with that part of the Constable Road boundary that is south of the Gateway Area.
- (2) A minimum 3m wide planted strip shall be established and maintained immediately adjacent to any boundary with a site in the Rural - Mixed Rural Zone or to a boundary with Constable Road that is south of the Gateway Area. The planted strip must comprise a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the strip within the site.

I4XX.6.1.3 Frontage Boundary to Recreation Reserve

Purpose: to ensure passive surveillance of the recreation reserve from adjoining houses and avoid solid high fences on the boundary with the reserve.

- (1) Any fence on or within 1.5m of the boundary of the Recreation Reserve must have no more than 25% of solid materials by surface area and be no more than 800mm in height.

I4XX.6.1.4 Community Housing

Purpose: to ensure the provision of some affordable housing for residents that would not be able to purchase a home at a full market price.

- (1) The gifting of at least two serviced sections to a recognised non-profit community housing provider to enable them to provide opportunities for home ownership.
- (2) The gifting and transfer of titles is to be undertaken prior to granting subdivision consent for more than of 50% of the plan change measured by area.

I4XX.6.1.5 Community Garden

Purpose: to provide an area of land for a community garden as part of an Open-space Reserve, on Precinct Plan 1, to recognise the productive heritage of Waiuku, and foster relationships between mana whenua, new residents, school students and the wider community.

- (1) The area for the community garden is to be shown on the scheme plan of subdivision and shall be no less than 500m².
- (2) The land for the community garden is vested to the Council or an appropriate not-for-profit legal entity with perpetual succession.
- (3) The long-term governance structure and management of the community garden is determined in conjunction with the governance and management of the Open-space Reserve.

I4XX.6.1.6 Stormwater Management

Purpose: To ensure an integrated stormwater management approach has been adopted as part of development of the precinct, and that stormwater related effects are appropriately mitigated.

- (1) Stormwater runoff from all impervious areas other than roofs must be either:
 - (a) treated at-source by a stormwater management device or system that is sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; or
 - (b) treated by a communal stormwater management device or system that is sized and designed in accordance with 'Guidance Document 2017/001 Stormwater

- Management Devices in the Auckland Region (GD01)' that is designed and authorised to accommodate and treat stormwater from the site; or
- (c) treated by an approved alternative device that must be demonstrated as being designed to achieve an equivalent level of contaminant or sediment removal performance.

I4XX.6.1.7 New buildings and additions – High Contaminant Yielding Materials

Purpose: To protect water quality in streams by avoiding the release of contaminants from building materials

- (1) New buildings, and additions to buildings must be constructed using inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e. zinc, copper and lead).

I4XX.6.2 Subdivision Standards

The subdivision controls in E38, Subdivision Urban apply in this precinct, with the following additional standards specified below:

I4XX.6.2.1 Minimum Size of Lot Adjoining Rural Zones

Purpose: To provide for larger lots adjoining rural zones to ensure a less abrupt transition between urban and rural landscapes.

- (1) The minimum net site area for any residential lot immediately adjoining a rural zone shall be 700m².

I4XX.6.2.2 Riparian Planting

Purpose: To ensure that the riparian margins of permanent or intermittent natural watercourses are planted.

- (1) The riparian margins of permanent or intermittent natural streams (excluding artificial drainage channels) must be planted to a minimum width of 10m measured from the top of the stream bank.
- (2) Planting shall be undertaken in accordance with a riparian planting plan approved by Council as part of an application for subdivision consent, or alternatively prepared in accordance with the guideline set out in Appendix 16 of the Auckland Unitary Plan.

I4XX.7 Assessment – controlled activities

There are no controlled activities in this precinct.

I4XX.8 Assessment – restricted discretionary activities Matters of Discretion

- (1) For all subdivision and development
- (a) Stormwater and Flooding

- (b) Servicing
- (2) For subdivision and development that does not comply with Standard I4XX.6.1.7 Stormwater Management
 - (a) Matters of discretion E9.8.1(1) apply

I4XX.8.1 Assessment Criteria

(1) Stormwater and Flooding

- (a) Whether development and/or subdivision is in accordance with the approved Stormwater Management Plan and policies E1.3(1) – (16)
- (b) The design and efficacy of infrastructure and devices with consideration given to the likely effectiveness, ease of access, operation and integration with the surrounding environment.
- (c) Whether the proposal for development and/or subdivision provides sufficient floodplain storage, including attenuation storage, within the precinct to avoid increasing flood risk within the receiving environment (particularly the residential block contained by Martyn Street-Breaker Grove-Constable Road-Leonard Street) and King Street to the north from 10 year ARI to 100 year ARI events, and minimise increased flood risk within the precinct.
- (d) Whether there is sufficient infrastructure capacity to provide for flood conveyance and protect land and infrastructure.

(2) Servicing

- (a) Whether there is sufficient capacity in the existing or proposed utilities network, and public reticulated water supply, wastewater and stormwater network to service the proposed development having particular regard to infrastructure capacity.
- (b) Where adequate network capacity is not available, whether adequate mitigation or staging is proposed including being consistent with an integrated stormwater management approach.

(3) For subdivision and development that does not comply with Standard I4XX.6.1.6 Stormwater Management

- (a) Assessment criteria E9.8.2(1) apply.

I4XX.9 Special information requirements

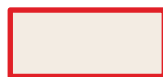
There are no special information requirements in this precinct.

I44XX.10 Precinct plans

I4XX.I0.1: Precinct Plan 1 – Precinct Plan.



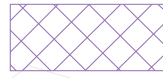
KEY



Precinct Area



Indicative Open-space Reserve



Rural Buffer Boundary



Indicative Road Circulation and Connections



Indicative Greenway Connection



Frontage Boundary to Recreation Reserve



Vehicle Access Restriction Boundary



Gateway Area

Recreation Fields

Highschool

Constable Road

scale 1:3,500 size A3
Do not scale drawings. Verify all dimensions on site.
drawn tk checked By
pr date 3/11/2021
file BASE Waiuku v4c.vwx

project O'Hara Waiuku Plan Change
name Precinct Plan 1
project # 19002-2

PC9
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