

RULES**24.0 General**

- (a) The following rules shall apply to Any Activity on land and any subdivision of land situated in the Hobsonville Marine Industry Special Area.
- (b) Where there is any conflict between the following rules and other rules in the Plan, the following rules shall prevail.

24.1 Permitted Activities

The following are *Permitted Activities*:-

- (a) Filming Activities in existing buildings erected prior to 2000, provided that there is no structural change affecting the external appearance of those existing buildings, and no need for new infrastructure to service the activity.
- (b) Signs, up to 0.1m² in sign area
- (c) Grazing

24.2 Limited Discretionary Activities

The following are *Limited Discretionary Activities*:-

- (a) A Hobsonville Marine Industry Comprehensive Development Plan which includes, for the whole of the Hobsonville Marine Industry Special Area:-
- i. Confirmation of compliance with the Hobsonville Concept Plans,
 - ii. The exact boundaries of the Large Boat Yard and Areas aa, bb and cc as shown on the Hobsonville Concept Plan,
 - iii. The exact location and design of proposed roads, including the Boat Haulage Road and associated boat launching facility,
 - iv. The exact location and design of proposed areas of open space, open space linkages, natural features to be retained, and areas to be developed for stormwater purposes.

ASSESSMENT CRITERIA**General Criteria**

- 24(a) The extent to which any proposed Hobsonville Marine Industry Comprehensive Development Plan is consistent with the Hobsonville Concept Plan and Hobsonville Concept Plan 1 – Features.
- 24(b) The extent to which any proposed subdivision, development and buildings are consistent with the Hobsonville Marine Industry Comprehensive Development Plan.
- 24(c) The extent to which the site is of adequate size to accommodate the proposed Hobsonville Marine Industry Activity together with associated carparking, landscape treatment and any other facilities.
- 24(d) The extent to which proposed development makes the most efficient use of the land resource with the use of shared facilities between similar activities both on adjoining sites and in the vicinity.
- 24(e) The extent to which activities, buildings, driveways, car parking and other development are of a size, location, scale and design that is compatible with the generally marine industry-based theme intended for the Hobsonville Marine Industry Special Area.
- 24(f) The extent to which non-residential activities which are not Hobsonville Marine Industry Activities are necessary to co-locate in order to support and complement Hobsonville Marine Industry Activities.
- 24(g) The extent to which non-residential activities which are not Hobsonville Marine Industry Activities may result in significant adverse effects, including cumulative effects, on the amenity values of the area and the facilities of the Hobsonville Marine Industry Special Area as a whole.
- 24(h) The extent to which non-residential activities which are not Hobsonville Marine Industry Activities will integrate (where appropriate) with existing activities in the same area, including site and building design integration and pedestrian and road linkages.
- 24(i) The extent to which any development adversely affects the historical, cultural or spiritual significance of any site, or any waahi

<p>v. <u>An indicative layout of proposed sites,</u></p> <p>vi. <u>Design standards for each area aa, bb and cc, which shall include the method by which the development of each area will be managed, and how these areas will relate to each other and surrounding Special Areas</u></p> <p>vii. <u>The manner by which development of the Hobsonville Marine Industry Special Area is to be staged and the means of managing any vacant land during the staging process.</u></p> <p>viii. <u>Design Guidelines prepared in accordance with Assessment Criteria 24(j) – 24(s).</u></p> <p>ix. <u>A traffic management plan</u></p> <p>x. <u>An infrastructure management plan</u></p>	<p><u>tapu of significance to iwi.</u></p> <p><u>Design Criteria</u></p> <p>24(j) <u>The extent to which design themes established through design guidelines and other appropriate means will achieve a character and appearance that will ensure a high standard of amenity values and avoid conflicts between activities in the Hobsonville Marine Industry Special Area and surrounding areas.</u></p> <p>24(k) <u>The extent to which the design layout of the Hobsonville Marine Industry Special Area will make the most efficient use of the land resource and be well integrated, including identification of areas to be shared, the relationship of sites and development with the boat haulage road and large boat yards, between Areas aa, bb and cc, and between all sites and development within the Hobsonville Marine Industry Special Area and adjoining land in other special areas (see the Hobsonville Marine Industry Concept Plan for identification of these areas).</u></p>
<p><u>The City Wide Rule 2 Site Analysis shall not apply to the assessment of the Comprehensive Development Plan.</u></p>	
<p>(b) <u>The creation of any site which:-</u></p> <p>(i) <u>complies with the Comprehensive Development Plan standards and conditions prepared and approved pursuant to Rule 24.2(a) or Rule 24.4, or</u></p> <p>(ii) <u>comprises the site specified in a land use consent</u></p> <p>(iii) <u>is intended solely to define the boundary of a Special Area</u></p> <p><u>provided that subdivision Rule 5 – Working and Community Environment also applies;</u></p>	<p>24(l) <u>The extent to which a demonstrated landscaping theme will ensure that potential adverse effects of development are avoided, remedied or mitigated and that a high standard of amenity values is achieved.</u></p> <p>24(m) <u>The extent to which the natural landscape qualities of the environment adjacent to the coastal esplanade reserve are protected.</u></p> <p>24(n) <u>The extent to which areas of open space, planting and landscape treatment are used to offset the visual impact of buildings and development.</u></p> <p>24(o) <u>The extent to which landscape treatment and development complements and enhances the natural landscape character of adjoining land, the coastal margin and views into the land from the Waitemata Harbour.</u></p>
<p>(c) <u>Any Hobsonville Marine Activity, including any building or addition to a building</u></p>	
<p><u>provided that, in respect of (b) and (c) above:</u></p> <p>a. <u>The boat haulage road and associated boat launching facility are in place, or are proposed to be put in place to the satisfaction of Council, and</u></p> <p>b. <u>Connections are available to infrastructure approved in accordance with Rule 24.2(g), and</u></p> <p>c. <u>The activity, building or subdivision is consistent with the Hobsonville Concept Plan, and Hobsonville Concept Plan 1 - Features</u></p> <p>d. <u>The activity, building or subdivision complies with all</u></p>	<p>24(p) <u>The extent to which a demonstrated lighting theme will assist in creating and enhancing a consistent and safe character throughout the Hobsonville Marine Industry Special Area.</u></p> <p>24(q) <u>The extent to which any development provides a good standard of aural and visual amenity between buildings and non-residential activities and any land adjoining the Hobsonville Marine Industry Special Area.</u></p> <p>24(r) <u>The extent to which activities, buildings, driveways, carparking and other development are of a size, location, scale and design which complements the character of buildings and development of</u></p>

<p>standards and conditions of a Hobsonville Marine Industry Comprehensive Development Plan prepared and approved pursuant to Rule 24.2(a), and</p> <p>e. <u>Activities within Area aa as shown on the Hobsonville Concept Plan. (including any associated building or subdivision) shall meet the following standards:</u></p> <p>i. <u>Activities are to be confined to the manufacture, finishing or refitting of boats</u></p> <p>ii. <u>when all work is completed, boats must be of a type and/ or dimension which will require launching from the Hobsonville Landing Special Area</u></p> <p>(d) <u>Any alteration to a building located in Area cc as shown on the Hobsonville Concept Plan</u></p> <p>(e) <u>Any sign exceeding 0.1m² in sign area</u></p> <p>(f) <u>The establishment of infrastructure</u></p> <p><u>Assessment of Limited Discretionary Activity applications will be limited to matters of:-</u></p> <ul style="list-style-type: none"> • <u>road location, design and construction, including the ability to accommodate the haulage of large boats and access the harbour edge</u> • <u>infrastructure location, capacity and design,</u> • <u>building bulk</u> • <u>size, scale, design and location of sites, buildings, carparking and driveways,</u> • <u>Screening and landscape treatment,</u> • <u>aural and visual amenity between the Hobsonville Marine Industry Special Area and adjoining land</u> • <u>protection and enhancement of natural landscape qualities</u> • <u>the co-location and sharing of facilities,</u> • <u>the location, design and safety of signs</u> <p><u>and matters within Assessment Criteria 24(a) – 24(as).</u></p> <p><u>24.3 Discretionary Activities</u></p> <p><u>The following are Discretionary Activities:-</u></p> <ul style="list-style-type: none"> • <u>Any Non Residential Activity that is not a Hobsonville Marine Industry Activity in Areas bb and cc as shown on the Hobsonville Concept Plan, and is not otherwise provided for in Rule 24.1.</u> 	<p><u>adjoining land, having regard to the existing and potential use of that adjoining land.</u></p> <p><u>24(s) The extent to which signs are:-</u></p> <p>(i) <u>visually appropriate to the neighbourhood character;</u></p> <p>(ii) <u>of a height which avoids the sign dominating the neighbourhood and nearby structures; and</u></p> <p>(iii) <u>do not create a situation hazardous to the safe movement of traffic.</u></p> <p><u>Transportation Criteria</u></p> <p><u>24(t) The extent to which development has been designed to integrate land uses with transport systems, including provision for public transport within the precinct, between precincts, and beyond the Hobsonville Base Village Special Area. (Note, it is expected that in the development of comprehensive development plans, there will be consultation with the Auckland Regional Council, the Auckland Regional Land Transport Authority and Transit New Zealand).</u></p> <p><u>24(u) The extent to which the design and construction of roads is capable of providing access to the harbour for large boats.</u></p> <p><u>24(v) The extent to which driveways, car parking and roads provide for safe and efficient provision for motor vehicles and access for boats, particularly large boats.</u></p> <p><u>24(w) The extent to which a demonstrated design theme for streets and public lanes will ensure well-connected, attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, carparking, infrastructure services, street-tree planting, and landscape treatment.</u></p> <p><u>24(x) The extent to which provision has been made for public transport facilities, including bus stops.</u></p> <p><u>24(y) The extent to which traffic generation from proposed activities creates adverse effects on:</u></p> <p>(i) <u>The capacity of roads giving access to the site;</u></p> <p>(ii) <u>The safety of road users including cyclists and pedestrians; and</u></p> <p>(iii) <u>neighbourhood character.</u></p> <p><u>24(z) The extent to which carparking accommodates the expected demands of an activity, having regard to the relative locations of the activity and the carparking serving that activity, the possible joint use of carparking, public transport alternatives and</u></p>
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Discretionary Activity applications will be assessed having regard to Assessment Criteria 24(a) – 24(as) and any other relevant matter under section 104 of the Act.

24.4 Other Rules Applying

The following rules of the Plan shall apply to Any Activity:-

- All relevant City-wide Rules
- All relevant Natural Area Rules
- Working Environment Rule 6 – Air Discharges
- Working Environment Rule 8 – Noise
- Working Environment Rule 9 – Parking, Loading and Driveway Access
- Working Environment Rule 10 – Odour, Glare and Vibration

24.5 Non-Complying Activities

Any Activity which is not a Permitted Activity or a Limited Discretionary Activity or a Discretionary Activity under the above rules shall be deemed to contravene a rule in the Plan and shall be a Non-Complying Activity.

NOTES

1. If an activity is not controlled or restricted in any way by any part of the Plan it is permitted, but may require consents under other legislation/ plans.
2. Activities must comply with all other relevant rules of the Plan or be the subject of a resource consent. Check all other rules in this Human Environment and also the Natural Area Rules, the City-Wide Rules and, where relevant, the Subdivision Rules.
3. Words in italics are defined - see the Definitions part of the City-Wide Rules.
4. Words in bold are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For resource consents see the Information Requirements in the City-Wide Rules.
7. Reference to the “Northern Strategic Growth Area Water Environment Plan” should be made for matters relating to water.

relevant parking guidelines.

24(aa) The extent to which carparking is provided for within a 5 minute walking distance of land use activities, rather than necessarily adjoining those activities.

24(ab) The extent to which carparking is designed having regard to:-

- (i) the capacity of roads giving access to the site;
- (ii) the safety of road users including cyclists and pedestrians; and
- (iii) the provision of carparking areas which are secure, well lit and conveniently accessible for residents/workers and visitors.

24(ac) The extent to which activities provide for on site loading facilities for boat haulage, service vehicles, delivery vehicles and rubbish/ waste collection vehicles.

24(ad) The extent to which adequate provision is made for access to carparking and vehicle manoeuvring.

Infrastructure Criteria

(note: all of the following assessment criteria are to be addressed in an Infrastructure Management Plan prepared to satisfy the standards in Rule 24.2(b))

24(ae) The extent to which the infrastructure provided to serve any new development complies with the Waitakere City Code of Practice or an equivalent recognised public standard.

24(af) The extent to which roads create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.

24(ag) The extent to which a demonstrated street lighting theme will assist in creating and enhancing a consistent and safe character.

24(ah) The extent to which stormwater management fe

24(ai) The extent to which the design and construction of roads is capable of providing access to the wider movement network.

24(aj) The extent to which infrastructure for stormwater, wastewater and water supply are designed to ensure techniques are used to minimise water use and generation.

24(ak) The extent to which the infrastructure provided to serve any new development

models a range of different methods to achieve sustainability, with a particular emphasis on the efficient use and natural treatment of water systems.

24(al) The extent to which recognition has been given to the NOSGA Local Water Agenda Plan when designing *infrastructure*.

24(am) The extent to which provision for stormwater disposal meets Hobsonville Peninsula Comprehensive Catchment Management Plan requirements, in a way that best complements design themes for the relevant precinct, such as locating stormwater ponds adjacent to open space and pedestrian linkage opportunities.

24(an) The extent to which an integrated approach to stormwater management is adopted for stormwater mitigation, with the emphasis being in the first instance on the reduction of stormwater generated from sites through reuse of stormwater and increase permeable areas, including decompaction of soils following earthworks. (Note: Catchment wide stormwater management facilities such as wetlands and treatment ponds shall only be used as a final form of treatment, not the primary form).

24(ao) The extent to which areas of public open space are developed to protect and enhance natural features.

24(ap) The extent to which *earthworks* and other site works are undertaken in such a way as to avoid adverse effects on watercourse, areas of ecological values and neighbouring properties arising from changes in landform and the generation of sediments.

Other Criteria

24(aq) The extent to which there has been consultation with the Auckland Regional Council regarding the co-ordination of consent requirements, in order to ensure comprehensive planning of all required development is achieved.

24(ar) The extent to which all relevant assessment criteria under the "Other Rules Applying" are addressed in any *resource consent*.

24(as) The extent to which more than minor *adverse effects* can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the site and/or through payment or provision of a *financial contribution*.

Note: See also Policies: 1.1, 1.5, 1.7, 1.8, 1.9, 1.10, 1.11, 1.12, 1.13, 1.14, 2.1, 2.12, 2.13, 2.15, 3.3, 3.4, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 8.1, 8.2, 8.3, 8.4, 8.5, 8.7, 8.9, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 10.10, 10.11, 10.12, 10.13, 10.14, 10.16, 10.17, 10.18, 10.19, 10.20, 10.22, 10.23, 10.27, 11.1, 11.2, 11.3, 11.5, 11.6, 11.7, 11.8, 11.10, 11.11, 11.12, 11.13, 11.14, 11.18, 11.23, 11.27, 11.28, 11.32, 11.34, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8.

(Policy Section of the Waitakere District Plan)

RESOURCE CONSENT CONDITIONS

In granting a *resource consent* Council may impose conditions. Conditions may include any one or more of the following matters:

- Requiring that no *development* proceed until provision is made, to the satisfaction of Council, for the construction of the *boat haulage road* and *boat launching facility*
- Requiring alterations to *design* and/or location, including the establishment of design guidelines for all *development*
- Requiring minimum site sizes and site locations
- Requiring provision to be made for the sharing of land to be used for the maneuvering of boats
- Requiring the provision of a *landscape treatment* plan and implementation of that plan within a given time
- Limiting the bulk and scale of *activities* and other *development*
- The imposition of a *bond* to ensure satisfaction of conditions of consent
- Requiring *financial contributions* in accordance with the *Plan*
- Requiring *onsite* or *offsite* works and services to avoid, remedy, mitigate or offset *adverse effects*
- In the case of a subdivision consent, other matters provided for in section 220 of the *Act*
- Such other matters provided for in section 108 of the *Act*

Insert new Definitions in the City-Wide Rules – Definitions, as follows:-

Hobsonville Marine Industry Special Area means land shown on the Human Environments Maps as Hobsonville Marine Industry Special Area and to which the Hobsonville Marine Industry Special Area rules apply.

Hobsonville Marine Industry Concept Plan means the concept plan appearing in Appendix 1 to Rule 24 - Hobsonville Marine Industry Special Area

Boat Haulage Road means the Boat Haulage Road as shown on the Hobsonville Marine Industry Concept Plan

Boat Launching Facility means a facility established off the hardstand within the Hobsonville Landing Special Area for the launching of large boats up to 60 metres in length

Hobsonville Marine Industry Activity means the use of land and *buildings* for the following:

Ships chandlery, the manufacturing, servicing, maintenance, repair, transportation, storage, distribution, display and sale of any boat and ancillary boat part, offices ancillary to the foregoing and no more than one dairy/ lunchbar not exceeding 200m² in gross floor area.

Include the words “Hobsonville Marine Industry Special Area” in the following Rules:-

- **Working Environment Rule 8 – Noise as follows:**

After the words “Working Environment “ in rule 8.1 (b) add the words “Hobsonville Marine Industry Special Area”

- Hazardous Facilities Rule 1 – Consent Status Matrix Table

Amend Rule 1.0 of the Special Area rules to include reference to Rule 24

Amend the Plan Maps by:-

- (a) Re-identifying the area shown on the Hobsonville Human Environments Map from Countryside Environment to Hobsonville Marine Industry Special Area as indicated on the map attached.