



The Operative District Plan: A Guide To The Rules Section

Introduction

Before proposing an activity in Waitakere City you will need to consult the Rules Section of the Operative District Plan. This is divided into four parts:

- City Wide Rules;
- Natural Area Rules;
- Human Environment Rules; and
- Subdivision Rules.

Rules from each part will apply to many activities, so all four sets of rules should be consulted.

City-Wide Rules

This provides the meanings for words and terms used in the rules. Words or terms in the rules which appear in italics are defined in the Definitions. There are also words and terms in the Plan which appear in bold type. Those words or terms are explained in the Explanations part of the Introduction to the Rules.

Prohibited Activities

This lists certain activities which are prohibited throughout Waitakere City.

Temporary Activities

This lists certain temporary activities that can take place in areas where permanent activities of the same type may not be possible. See also the definition of Temporary Activity.

Maintenance And Condition Of Land And Buildings

The Operative District Plan contains a general obligation to maintain land and buildings to a reasonable visual appearance (amenity value).

General Noise Standards

This lists general noise requirements which apply throughout the City. Specific standards for noise are detailed in each of the Human Environments Rules.

Information Requirements For Resource Consents

This details information that must be provided with applications for resource consent.

Natural Hazards

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Financial Contributions

This details the requirements for contributions of money or land, that will be determined during the resource and subdivision consent process. Financial contributions may be off set in certain circumstances.

Designations

This lists rules which apply to designated land within the City.

Hazardous Facilities And Contaminated Sites

This lists rules which apply to the use and storage of hazardous substances and contaminated sites.

Heritage

This contains rules which apply to a number of areas in the City identified as having Heritage Items, Heritage Trees, Archaeological Sites or Waahi Tapu.

Natural Areas Rules

Every part of Waitakere City fits into a Natural Area, and these are identified in the Operative District Plan Maps and are the basis for the Natural Areas Rules. The Natural Area rules cover vegetation alteration, earthworks, impermeable surfaces, establishment of vegetation, stock, and buildings. The Natural Area Maps also indicate natural landscape elements, which have separate rules within the Human Environment Rules. The Natural Areas are described as follows.

General Natural Area

Covers developed parts of the City. Generally these areas have low or little native vegetation cover. Important natural resources include trees, water systems, landforms and restoration opportunities.

Restoration Natural Area

Covers areas in the City which are identified as having significant native vegetation, but of a lower quality than that identified in the Managed Natural Area.

Managed Natural Area

Covers areas which have significant native vegetation, wildlife habitats, water systems or important landscape features. Most of this area is in the Waitakere Ranges, although there are also sizeable portions in rural areas and the eastern lowlands.

Coastal Natural Area

Covers an area extending along the West Coast, around the Manukau Harbour, and alongside parts of the Waitemata Harbour. It is an area of outstanding coastal landscape quality, and also includes important areas of native vegetation, wildlife habitat, and streams and lakes with high water quality and aesthetic values.

Protected Natural Area

Covers areas close to the coast which have outstanding landscape quality, plus other areas in the Waitakere Ranges which are classified as having outstanding native vegetation. Outstanding native vegetation and natural features, important wildlife habitats and sensitive water systems are also covered in this Area.

Riparian Margins/Coastal Edges Natural Area

Covers an area extending around coastlines and adjoining important streams, rivers, wetlands and lakes. This Natural Area forms an ecological buffer for natural water systems, and does not provide for public access to private land.

Sensitive Ridgelines

This covers areas that are sensitive to inappropriate subdivision, use and development, such as ridgelines, headlands, cliffs and scarp. Rules managing buildings on these sensitive areas are contained in the Human Environment Rules. You may also need to refer to the relevant Natural Area that underlies the particular sensitive ridgeline, headland, cliff or scarp.

Special Soils

These are areas of high natural fertility that are not already compromised by development. The intention of the rules is to protect their quality. Special soils areas cover much of Whenuapai and Hobsonville, and are shown on the Proposed District Plan's Natural Area Maps.

Human Environments Rules

The Human Environments reflect the human character of different parts of the City, and the rules manage a mixture of human activities (such as residential, industrial or commercial activities) that occur in those Environments. The Human Environments are shown on the Human Environments Maps. The Human Environments are described as follows.

Living Environment

Covers urban and suburban residential areas of the City. This part also includes the design criteria for medium density housing developments.

Community Environment

Covers the town centres, suburban shopping centres and blocks of shops.

Working Environment

Covers the industrial and employment areas of the City.

Open Space Environment

Covers land owned by the Waitakere City Council, the Auckland Regional Council or other public agencies.

Waitakere Ranges Environment

Covers areas within the Waitakere Ranges in private ownership, generally larger bush-covered sites.

Bush Living Environment

Covers areas within the Waitakere Ranges in private ownership, generally bush-covered and smaller sites.

Countryside Environment

Covers the rural area to the north of the City's developed urban area.

Foothills Environment

Covers an area between the urban area, westwards to the bush covered parts of the Waitakere Ranges.

Rural Villages Environment

Covers the villages located in rural parts of the City - Herald Island, Whenuapai and Waitakere.

Coastal Villages Environment

Covers the settlements along the Tasman Sea and Manukau Harbour Coast - Te Henga, Piha, Karekare, Huia, Cornwallis and Parau.

Transport Environment

Covers all roads in the City owned by the Council or Transit New Zealand, and the railway corridor.

Special Areas

These are specific locations within the City that have characteristics separating them from the Human Environments. The areas are: - Monterey Park; Westpark Marina; Corbans Estate; Bible College; Quarry; Balefill; Harbourview; Waitakere Hospital; Te Atatu Boat Club; Marae; Birdwood; Lincoln Park; Lincoln Centre; and the Waitatarua, Wainamu, Te Henga and Bethells Large Property Management Areas.

Scheduled Sites

These are sites containing activities (such as service stations and shops) which are within a Human Environment that generally does not cater for this particular type of activity. The Operative District Plan gives the activity special recognition in these Rules.

Subdivision Rules

The Subdivision Rules apply to all subdivision proposals in the City. There are both general and specific subdivision rules relating to subdivision in each of the Human Environments. An application for subdivision consent, which is a type of resource consent, must be made for any subdivision, other than minor boundary adjustments. The most common type of subdivision is freehold, which involves the creation of individual titles. The Council has an obligation to ensure that all land where subdivision is proposed is suitable for subdivision, and that any hazards can be adequately mitigated.

This brochure is only a guide to the Operative District Plan Rules. The complete Rules are found in Volumes One and Two of the Rules Section of the Operative District Plan. If you have any queries, or require further information, please ask the Civic Centre Counter Staff or telephone the Council Call Centre on (09) 839 0400.