

RELEVANT WAITAKERE CITY PROPOSED DISTRICT PLAN OBJECTIVES AND POLICIES

Objective 1

To manage the effects of landuse on the environment and, in particular, avoid, remedy or mitigate effects on the quality and quantity of the City's water resource, including maintaining:

- the life-supporting capacity of water;
- the ability to use aquatic ecosystems as a food source;
- the availability of water as a healthy place of recreation.

Policy 1.1. {A54}

Settlement should be of a type and density that avoids, remedies or mitigates adverse impacts on water quality. In particular, settlement should be:

- located away from coastal edges, riparian margins and areas prone to flooding, and these flood hazard areas within the Oratia, Opanuku and Swanson stream catchments;
- urban development should not occur in locations where such development will lead to significant adverse impacts on water quality and quantity. Urban development shall be avoided in the following general locations:
 - The Waitakere Ranges and West Coast
 - The Foothills of the Waitakere Ranges
 - The Countryside Area through Redhills, Hobsonville and Whenuapai;

provided that the consolidation of population within the urban area is within the capacity of any stormwater and waste management infrastructure. Limited settlement may occur outside the urban area where such settlement does not cause adverse impacts on the City's waterways and their margins.

Settlement in the Oratia Structure Plan area should be of a type and density that avoids, remedies or mitigates adverse impacts on water quality and quantity. In particular:

- settlement should be located away from riparian margins and areas prone to flooding, and flood hazard areas;
 - development shall be managed to avoid further adverse effects, including cumulative effects
- Where circumstances exist on large sites (generally 30 ha or more) which provide the opportunity to meet objective of the plan through a site-specific management approach, and net environmental benefit may be gained from alternative settlement patterns, particular provision may be made for these sites to be identified as a Large Property Management Area within the District Plan. Any such process of identification will be undertaken via a Plan Change process.

Policy 1.4 {See also A113, A114}

Settlement within the Foothills Environment, the Countryside Environment and the Titirangi and Laingholm areas of the City, should be designed and located, and be of a density that recognises their key positions in relation to protecting valued natural resources, including freshwater quality and quantity and the quality of coastal waters. Particular regard should be had for the cumulative impacts of settlement in these areas, the comprehensive design and management of settlement, and the relationship of individual sites with the surrounding catchments and natural and physical resources. Where development takes place, riparian management and other appropriate methods should be used which result in the protection and enhancement of the quality and quantity of water in waterbodies on the site.

Policy 1.5

Activities (including structures) should be managed in a way that avoids further clearance and damage to native vegetation within the margins of the City's lakes, rivers, wetlands and the coast,

provided that exotic vegetation may be removed where there is a programme to restore native vegetation to the riparian margins and coastal edges.

Policy 1.6

Activities (including structures and impermeable surfaces), should be designed, located and carried out in a way that they do not impede or adversely affect the potential for the regeneration of native vegetation, or reduce the extent, range and linkages between areas of native vegetation within riparian margins and coastal edges.

Policy 1.7

Activities should be managed in a way that encourages the absorption of rainfall and surface water runoff on-site, avoids the creation or exacerbation of stormwater flooding problems off-site and minimises the runoff of surface water into stream catchments and waterways.

Policy 1.8

Activities, including the management of forestry and woodlots should be carried out in a way that avoids, remedies or mitigates, so minimising, the movement of soils and sediment and other contaminants into receiving waters, and the degradation of water quality in a way that destroys or reduces their:

- ability to support instream vegetation and fauna;
- ability to be used as a food source;
- clarity, quality and flow, and suitability for swimming.

Policy 1.9

Activities should be carried out in a way that avoids modification to the structure and form of watercourses, riparian margins and coastal edges. Particular regard should be had for avoiding the piping and culverting of streams, and the effects of any earthworks.

Policy 1.10

Impermeable surfaces and stormwater infrastructure should be designed and managed in a way that avoids adverse impacts on water quality, including the life-supporting quality of water, arising from the discharge of stormwater into the City's watercourses.

Policy 1.11

Activities should be carried out in a way that does not give rise to the reduction of in-stream waterflows to the extent that naturally occurring freshwater aquatic ecosystems are adversely affected. Where aquatic ecosystems are already adversely affected by the reduction of instream waterflows, methods such as riparian management should be used to enable the quality of these ecosystems to be enhanced.

Policy 1.12

Any point discharge to a waterway should be within the capacity of the receiving waters to absorb adverse effects in a way that harm to water quality and aquatic ecosystems is avoided. Where water quality and aquatic ecosystems are already adversely affected, methods such as riparian management and stormwater treatment should be used, to enable the quality of these ecosystems to be enhanced.

Policy 1.16

Subdivision design should provide protection of riparian margins and coastal edges in a way that promotes the survival unmodified of riparian and coastal edge vegetation and the retention of existing water courses.

Policy 1.17

Subdivision and development within Structure Plan Areas should be designed and managed in a way that emphasis is given to the protection and enhancement of streams, lakes, watercourses, wetlands and the coast and their margins in the development restoring low quality areas of vegetation or revegetating bare areas along waterway margins.

Policy 1.19

Activities (including temporary activities) and structures should be managed in a way that avoids, remedies or mitigates adverse effects on the surface water in rivers and lakes. Activities should not present a flood hazard or generate excessive noise or pollution, and should not adversely affect:

- the natural character and amenity of the waterbody;
- the cultural significance of the waterbody;
- landscape values;
- native vegetation; or,
- habitat values.

Policy 1.20

Where possible, an esplanade reserve or esplanade strip of 20m in width should be taken on all subdivision which adjoins the coast, a stream 3m wide or greater, a wetland or lake, to protect and enhance the water quality or quantity of the water body. There will be no grazing of stock on these esplanade areas.

Objective 2

To protect the City's native vegetation and fauna habitat, including protecting:

- the quality and resilience of the resource;
- the variety and range of species and their contribution to the biodiversity of the City;
- their ecological integrity;
- their healthiness as a potential source of harvest for cultural purposes.

Policy 2.1 {A54}

Settlement should be of a type and density that avoids or minimises adverse impacts on native vegetation and fauna habitat. In particular, settlement should be:

- located away from areas of significant and outstanding native vegetation and fauna habitat, provided that where circumstances exist on large sites (generally 30 ha or more) which provide the opportunity to meet the objectives of the Plan through a site-specific management approach, and net environmental benefit may be gained from alternative settlement patterns, particular provision may be made for these sites to be identified as a Large Property Management Area within the District Plan. Any such process of identification will be undertaken via a Plan Change process.
- Urban development should not occur in locations where such development will lead to significant adverse impacts on native vegetation and fauna habitat, including the effects of environmentally damaging plants and the reduction of the extent, range and linkages between fauna habitats. Urban development should be avoided in the following locations:
 - The Titirangi/Laingholm area
 - The Waitakere Ranges and West Coast

- The foothills of the Waitakere Ranges.

Policy 2.2

Settlement within the sewerred parts of the Bush Living and Waitakere Ranges Environments and within the Foothills Environment, should be designed and located, and be of a density, that recognises their key positions in relation to surrounding natural and physical resources {A111}.

Policy 2.3

In areas of significant and outstanding native vegetation and fauna habitat, clearance may be carried out to the extent that a dwelling and driveway can be adequately provided. Activities should be managed so that clearance of:

- native vegetation in Riparian Margins/ Coastal Edges Natural Areas;
 - outstanding vegetation beyond 300m²;
 - significant native vegetation and significant and outstanding fauna habitat beyond 300m²;
- is avoided. It is recognised that in some instances, clearance greater than 300m² may be necessary in areas of significant native vegetation and significant and outstanding fauna habitat, where this extra clearance will result in a more appropriate placing of the dwelling and driveway. In these situations, clearance beyond 500m² is to be avoided. Buildings and driveways should be placed on already cleared land where possible. {A119}

Policy 2.4

Where native vegetation is cleared, this should be carried out in a way that:

- minimises any edge effect on remaining native vegetation;
- avoids the removal of any single tree or stand of trees which are notable examples of their species;
- minimises adverse effects on ecosystems;
- does not isolate or remove linkages between areas of native vegetation or fauna habitat;
- does not impede the movement of native fauna;
- avoids disturbance of root systems of remaining native vegetation.

Policy 2.5

Activities should not give rise to release of plants or pests that are likely to cause harm to native vegetation and habitat and fauna species.

Policy 2.6

Activities should not give rise to the drainage or flooding of wetland habitat beyond naturally occurring fluctuations in water levels.

Policy 2.7

Activities should be managed in a way that avoids damage to undergrowth and removal of forest floor material, to the extent that the natural cycle of decay and regrowth within native ecosystems are adversely affected.

Policy 2.8 {A135}

Woodlots should be:

- located and managed so that the adverse effects on the resilience, biodiversity and intensity of the Green Network that arise from the self-seeding of exotic trees within any area of significant and outstanding native vegetation and fauna habitat are avoided or remedied;

- managed so that the production process avoids damage to significant and outstanding vegetation and fauna habitat.

Policy 2.10

Activities should be carried out in a way that minimises coverage of the root systems of native vegetation.

Policy 2.12

Infrastructure should be designed and located so that clearance of outstanding native vegetation is avoided, and clearance of significant native vegetation and significant and outstanding fauna habitat is minimised.

Policy 2.13

Subdivision design should:

- provide a level of protection of significant and outstanding native vegetation and fauna habitat, and restoration areas, that, where possible avoids clearance of, and damage to, this resource;
- minimise adverse effects arising from subsequent placement of structures, roads, and other infrastructure, on the overall resilience, biodiversity and integrity of the Green Network;
- minimise adverse effects during the course of establishing the subdivision, including those arising from surveying;
- provide for the recognition of the natural values of native vegetation and fauna habitat and linkages between these areas.
- provide for an esplanade reserve or esplanade strip of 20m in width where subdivision of sites adjacent to the coast, river or lake occurs and it is considered that the protection of native vegetation and fauna habitat would benefit from public ownership or a legal protection covenant.

Policy 2.14

Some areas of significant native vegetation and fauna habitat are under threat as a result of past activities, such as animal and plant pest release, exposure to edge effects and removal of seed sources, and active restoration and rehabilitation will be appropriate in these circumstances.

Policy 2.15

Where activities result in an unavoidable adverse effect on native vegetation and fauna habitat, there may be a requirement to remedy or mitigate these adverse effects on or off the site.

Objective 3

To maintain the life-supporting capacity of the City's land resource.

Policy 3.2

Activities involving the disturbance of soil or rock and exposure of soils should be carried out in a way that avoids, or where unavoidable, remedies or mitigates any adverse effects on the surrounding topsoil and soil structure.

Policy 3.4

Activities should be carried out in a way that does not exacerbate slipping, subsidence, and/or erosion of soils and any natural hazard event within an identified natural hazard area.

Objective 5

To protect processes of natural regeneration within the City, and promote and maintain links between areas of significant and outstanding native vegetation and fauna habitat, so that their resilience is protected and enhanced.

Set out below are the policies that have been adopted to address this objective.

Policy 5.1

Activities within Restoration Natural Areas, should be carried out in a way that does not impede regeneration of native vegetation. Where possible, activities in areas identified as Ecological Linkage Opportunities should not prevent the future regeneration of these areas.

Policy 5.3

Activities on any public land should be carried out in a way that promotes and enhances regeneration and the re-establishment of linkages between areas of native vegetation and fauna habitat within the Green Network, and the effectiveness of any adjacent Ecological Linkage Opportunities and Restoration Natural Areas in protecting the stability of native ecosystems.

Policy 5.4 {See also A113, A114}

Activities (including subdivisions) should be designed, be of a nature and scale, and be located and managed in a way that avoids or minimises adverse effects on the overall resilience, biodiversity and ecological integrity of the Green Network and its constituent parts, and enhances linkages between natural resources in all parts of the City. Particular regard should be had for the design of subdivision and the placement of structures in maintaining the linkages between native vegetation, fauna habitats, natural features, landforms and waterways.

Policy 5.5

Activities within Structure Plan Areas must have regard to ecosystem stability. Structure Plans should be designed in such a way that protects and enhances the quality of natural resources, including native vegetation and amenity plantings and the re-establishment of linkages between areas of native vegetation and fauna habitat. Structure plan design should protect the overall resilience, biodiversity and ecological integrity of indigenous ecosystems.

Policy 5.6

When restoration plantings are carried out, preference should be given to the use of indigenous species, with a further preference for the use of local genetic stock.

Policy 5.7

Where activities result in an adverse effect on the overall resilience, biodiversity and ecological integrity of the Green Network and its constituent parts, there may be a requirement to remedy or mitigate these adverse effects.

Objective 7

To preserve and enhance the natural character of the City's coastal environment and lakes, rivers and wetlands and their margins, including preserving the action on the land of those processes which form that natural character.

Policy 7.1 {A54}

Settlement should be:

- located away from the City's coastal edges and riparian margins;
- urban development should be avoided in outstanding coastal areas
- located away from all coastal dunelands, wetlands, estuaries and potential coastal hazard areas, including land susceptible to flooding or potentially affected by predicted sea level rise.

Policy 7.3

Activities should avoid modification to the natural interface between coastal waters, wetlands, lakes, or rivers and the surrounding land, or any further exacerbation of any effects resulting from existing modifications to the interface between coastal waters, wetlands, lakes and rivers and surrounding land. In particular, subdivisions should be designed to ensure that any structures, impermeable surfaces or earthworks do not adversely affect the natural character of this interface. Remedial work on that interface may occur, where human life or property associated with existing settlement may be adversely affected. Structure Plans should give particular regard to the natural character of waterways and their margins and the natural character of the coast. The design of a structure plan subdivision should not adversely effect natural character. Identification of infestations of environmentally damaging plants to be removed and areas for revegetation, restoration and protection which will serve to avoid, remedy, or mitigate the effects of development on natural character should be identified. Appropriate works to achieve revegetation, restoration and protection will form part of the requirements of the structure plan subdivision process.

Policy 7.4

Activities should be carried out in a way that removal or damage to native vegetation that contributes to and is an essential part of the natural character of coastal edges and riparian margins, is minimised.

Policy 7.6

Restoration and rehabilitation of the natural character of coastal areas, wetlands, lakes and rivers and their margins should occur where appropriate.

Objective 8

To protect and maintain those aspects of the environment that are of significance to tangata whenua, including:

- protecting the spiritual dimension and the mauri (life force) of natural and physical resources and of humans;
- recognising and protecting the kaitiaki of these resources and significant sites and waahi tapu within the City;
- providing for those institutions that are integral to the relationship of tangata whenua with their environment;
- in a way that promotes the expression and practice of kaitiakitanga (guardianship).

Policy 8.1

Any activity that takes place within the City's coastal edges or riparian margins must be carried out in a way that adverse effects on the quality of the water resource, and the mauri of that waterway, taiapure or mahinga maataitai are avoided or, where unavoidable, are remedied or mitigated.

Policy 8.2

Activities involving the clearance of native vegetation and fauna habitat within the Green Network should be carried out in a way that the mauri of that resource is not adversely affected.

Policy 8.3

Any activity involving the intensification of settlement or subdivision within the Green Network, the Waitakere Ranges, Bush Living, Foothills and Countryside Environments, should be managed in a way that avoids, remedies or mitigates adverse effects on the quality of water, soils and native vegetation and fauna habitat, and the mauri of those resources.

Policy 8.5

Any activity (including subdivision design and placement of structures), should be carried out in a way that avoids adverse effects on the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi. The effect of activities which facilitate the direct relationship of iwi with their waahi tapu should also be taken into account. Particular regard should be had for the effect of activities within the iwi heritage areas.

Objective 9

To protect the quality and significance of the City's outstanding landscapes, including maintaining:

- the form and significance of those landscape elements that define each landscape;
- the landscape character that is associated with each landscape and contributes to its uniqueness and value for residents.

Policy 9.2

Settlement within the sewerred parts of the Bush Living and Waitakere Ranges Environments, and within the Foothills Environment, should be designed and located, and be of a density, that recognises their key positions in relation to the surrounding natural and physical resources. Structure plans in these areas should provide for opportunities to protect and enhance the outstanding landscape qualities of the Waitakere Ranges and Bush Living Environment. Within the Foothills Environment structure plans should reflect a building density and level of development that does not compromise the significance of the foothills as an ecological and visual buffer between the urban area of the City and the bushed area of the Waitakere Ranges. The level of intensification of development must be appropriate to the capacity of the landscape to absorb that level of development without degrading of the essential landscape qualities of these areas.

Policy 9.3

Structures (including fences) and driveways should be designed and placed in such a way that they do not detract from the visual significance of those landscape elements that are essential to the City's outstanding landscapes, and do not detract from landscape character. Particular regard should be had for the placement of structures so that they do not intrude above any sensitive ridge line when viewed from a public place, or intrude visually on any other Natural Landscape Element.

Subdivision should be designed in a way that:

- minimises the intrusion of structures and driveways into the natural landscape, and subsequent effects on landscape character;
- avoids, where possible, the placement of structures and driveways so that they intrude on to Natural Landscape Elements; and

- minimises adverse effects on other natural features, including native vegetation and heritage objects and sites.

Objective 10

To maintain and enhance those natural and physical characteristics (amenity values) that contribute to the wellbeing of residents and workers, including maintaining:

- an acceptable level of quiet and freedom from nuisance created by noise, odour, dust and vibration;
- adequate levels of daylight and sunlight in dwellings;
- adequate levels of darkness for sleep;
- a safe environment;
- an accessible environment, which includes enhancing public access to and along the coast and waterways and between areas of public land;
- adequate levels of on-site privacy;
- healthy air quality.

Policy 10.9

Any settlement should be provided with adequate appropriate and safe infrastructure sufficient to ensure the health (including safety from fire) of residents and the wider community. Reticulated networks for the disposal of sewage and stormwater, for water supply, electricity supply and for telephones are available through much of the city. These networks may provide the most environmentally appropriate means of servicing developments, and developments should be provided with connections to these networks where that is possible and appropriate. Where a network is not available, adequate provision should be made through other means. Any such provision should be consistent with other objectives relating to the protection of natural and physical resources, compatible with existing disposal and supply systems, and appropriately designed to ensure a safe service and minimisation of maintenance costs.

Policy 10.20

Subdivisions should be designed and adequate public access set aside so that;

- potential demand for public access between areas of public land; and
- potential demand for public access to and along the City's waterways and coast; and,
- potential for recreational use of the adjacent sea, harbour, river or lake;
- can be provided for, where that use or access is compatible with protection of conservation values.

Objective 11

To achieve a quality of settlement and associated activities within each of the City's Human Environments which is sympathetic to, and protects and enhances, the dominant natural and physical (including building) features which contribute to the amenity value and the neighbourhood character of an area, including maintaining and enhancing:

- the quality and character of different patterns of settlement within the City's intensively settled residential areas;
- the pedestrian-oriented amenity values of the town centres and the character of those areas as retail centres;
- the utilitarian nature and character of the industrial areas;
- the natural and physical features that give each rural and coastal village its particular and unique character;
- the pastoral/rural character of the northern parts of the City;
- the complex, mixed landscape of the foothills.

Policy 11.1

Settlement should be of a type and a density that protects amenity values, including neighbourhood character of different parts of the City, by:

- maintaining the low density of sites with high levels of private planting, large areas of open space around dwellings and detached housing characteristic in the Glen Eden, Green Bay and New Lynn local character areas and the Coastal and Rural Villages.
- allowing for development within the Kelston, Te Atatu South and Te Atatu Peninsula local character areas, provided that it maintains the existing low-density character high levels of planting, and openness of the area;
- providing for more intensive settlement in other parts of the Living Environment in a way that protects the wellbeing of residents and enhances the amenity of these areas;
- ensuring that settlement densities are consistent with the dispersed pattern of settlement within the Countryside Environment; {See also A112, A113}
- providing for a pattern of settlement in the Foothills Environment that is in keeping with complex, varied and overall natural character of the area; {See also A114}
- maintaining the characteristic patterns of settlement within the Rural Villages Environment and Coastal Villages Environment.

Policy 11.5

New public open space should be designed and located in a way that:

- minimises isolation and separation of such space from public roads;
- maximises access to local neighbourhoods (where that is compatible with the role such open space may have within the Green Network);
- where possible, creates or contributes to a neighbourhood focal point;
- ensures, where appropriate, integration with the objectives and policies relating to the Green Network;
- enhances practical public access linkages between areas of public open space, roads, and to and along waterways and the coast;
- enhances the amenity values of the surrounding Environment and neighbourhood character.

Policy 11.9 {A69, A135}

Structures and accessways should be placed in such a way that they do not encroach visually on those natural landscape elements that have been identified as contributing to the amenity of an area. Particular regard should be had for the placement of structures so that intrusion above any sensitive ridgeline when viewed from a public place is avoided, or where unavoidable, remedied or mitigated.

Policy 11.13

Activities should be carried out in a way that maintains the characteristic levels of quiet of each Human Environment.

Policy 11.29

Within Structure Plan Areas subdivisions should be designed so that subsequent development is compatible with landscape character, amenity values and the noted landscape features of the area including providing for:

- protecting the amenity values and privacy of each lot;
- protecting the amenity values, and character of each Structure Plan Area;
- retaining and protecting existing areas of indigenous vegetation;
- enhancing and restoring areas of indigenous and exotic vegetation for reasons of visual amenity and/or ecosystem stability, and/or soil retention;

- a density of development that does not compromise Council's urban consolidation policies or undermine the urban containment policies of the Auckland Regional Policy Statement;
- a permanent pattern of subdivision that does not increase pressure for, or engender expectations of, further subdivision at a later time; and
- a level of development and density of population that does not increase demands for an urban level of infrastructure, roading and servicing.

Objective 12

To manage the effects of activities on the City's valued heritage in a way that:

- maintains its variety and complexity;
- recognises and protects its national, regional and local significance;
- protects the links between particular heritage objects and the surrounding context;
- integrates that heritage with people's everyday lives; where possible and appropriate.

Policy 12.1

Activities should be carried out in a way that avoids or minimises adverse effects on the City's valued natural heritage, including the extent and range of species. Particular regard shall be had for protecting native vegetation and fauna habitat, and rare or threatened fauna species.

Policy 12.2

Activities must be carried out in a way that avoids demolition or partial demolition of a Listed Heritage site, building or object. If an applicant will suffer unreasonable hardship by reason of restrictions on demolition or partial demolition, Council may adopt one of the following courses of action:

- take steps to acquire any scheduled item and any land on which it is situated;
- enter into any other agreement which is mutually acceptable to the Council, the applicant and/or owner of the listed item, and the Historic Places Trust as appropriate;
- offer any other suggestions or assistance which would be likely to reduce any hardship suffered by the applicant or owner.
and will take account of:
 - whether there is any change in the circumstances that has resulted in a reduction of significance since the item was listed in the District Plan;
 - whether any building can be economically adapted for re-use;
 - whether any item can be relocated on or off-site, and the impact that relocation would have on the heritage significance of the object;
 - whether any alteration to the area can be made that retains the heritage significance of the object;
 - whether any alteration to the area can be made that retains the heritage significance of the item while accommodating the objectives of the applicant.

Policy 12.8

Activities should not cause adverse effects to the physical structure and integrity of any archaeological site listed in the District Plan, including adverse effects arising from:

- the removal, addition, excavation or compaction of any soil, rock or other materials, on or in the vicinity of the listed archaeological site;
- the planting of vegetation on or in the vicinity of any listed archaeological site;
- the removal of vegetation from a listed site in a way that causes adverse effects on the stability of the site, the form, structure, and materials of the site, and the overall integrity of its heritage values;
- subdivision of the site or adjoining sites in a way that causes adverse effects on the value or significance of the listed archaeological site.

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