

Waitakere City District Plan

Plan Change 35

Waitakere Ranges Heritage Area District Plan Section,

Oratia Local Area Plan, and

Waatarua Local Area Plan, and

Oratia Rural Village

Additions are underlined and deletions are ~~struckthrough~~.

Insert a new Section 5B to the Waitakere District Plan as follows:

5B THE WAITAKERE RANGES HERITAGE AREA

5B.1 Introduction to Waitakere Ranges Heritage Area

On 8 April 2008 the Waitakere Ranges Heritage Area Act 2008 received royal assent. This legislation recognises the national, regional, and local significance of the Waitakere Ranges Heritage Area and promotes the protection and enhancement of its heritage features for present and future generations.

The Waitakere Ranges Heritage Area Act 2008 details the relationship between it and the Resource Management Act 1991. The Waitakere Ranges Heritage Area Act 2008 requires that a Regional Policy Statement and the Waitakere District Plan give effect to its purpose and objectives.

Part 5B of the District Plan sets out the objectives, policies and methods that specifically relate to the Waitakere Ranges Heritage Area. The objectives relate to the purpose and objectives of the Waitakere Ranges Heritage Area Act 2008. The objectives, policies and methods in section 5B are in addition to those outlined in the preceding sections of the District Plan that also, where relevant, apply to the Waitakere Ranges Heritage Area.

The Waitakere Ranges and foothills boundary (Waitakere Ranges Heritage Area) is identified in Policy Map X and in the Waitakere Ranges Heritage Area Act 2008 as Area A shown on SO Plan 361780, Area B shown on SO Plan 361452, Area C shown on SO Plan 361452, Area A shown on SO Plan 64997. The heritage features of the Waitakere Ranges Heritage Area are identified within the framework of the objectives.

Resource consent applications for activities within the Waitakere Ranges Heritage Area should consider the objectives and policies of both sections 5 and 5B of the District Plan.

The Waitakere Ranges and its foothills and coasts comprise an area of some 27 720 ha of public and private land located between metropolitan Auckland and the west coast. The area is of local, regional, and national significance.

The area is outstanding in northern New Zealand for its terrestrial and aquatic ecosystems, which include large continuous areas of primary and regenerating lowland and coastal rainforest, wetland, and dune systems with intact ecological sequences. The Waitakere Ranges Heritage Area contains distinctive and outstanding flora, fauna, and landscapes:

The Waitakere Ranges (part of a remnant volcanic landform) are the western visual backdrop to metropolitan Auckland. Their forested hills and coastal vistas are essential to the identity of both Waitakere City and metropolitan Auckland. The foothills and coastal areas are a combination of rural, urban, and natural landscapes that create an important transition and buffer zone to the forested part of the Ranges.

The Waitakere Ranges Heritage Area has a long and rich human history. It is a distinctive cultural domain for Maori and lies within the rohe (district, territory or area) of both Te Kawerau A Maki and Ngati Whatua. European settlement began more than 160 years ago with one of the first attempts at organised colonial settlement of New Zealand made in the south of the area, at Cornwallis in 1841. A century of resource exploitation followed that has left its mark on the whole area.

The Waitakere Ranges Heritage Area includes the Waitakere Ranges Regional Park. The Park, protected at local, regional, and national levels, is an area of some 17,000 ha, established over a period of 110 years through gifts, grants, purchases, and vestings (including legislation promoted by Auckland City Council in 1941 to create the Auckland Centennial Memorial Park, commemorating the centenary of the Metropolitan District of Auckland).

The Waitakere Ranges also contribute to metropolitan Auckland's water supply. They are a water catchment and the location for a series of storage and supply systems that have sustained, and continue to sustain, metropolitan Auckland since 1902.

In 2005, more than 21,000 people lived in the Waitakere Ranges Heritage Area (outside the Regional Park), mostly in forest dominated urban, rural, or coastal communities.

The Waitakere Ranges Heritage Area is subject to development and urban intensification pressures. These pressures are compounded by the Waitakere Ranges Heritage Area's proximity to metropolitan Auckland, and threaten to undermine the unique natural, landscape, cultural, historic, and community features of the area, including its farming and rural character.

5B.1.1 Issue – Effects on the Waitakere Ranges Heritage Area

Local planning guidance is necessary to better protect the Waitakere Ranges, their foothills and coasts, in particular in relation to—

- (a) managing the cumulative and precedent effects of development on the landscape, the desired future character and amenity of the Waitakere Ranges Heritage Area, and the ecological and biological environment;
- (b) maintaining a rural character for the communities in the foothills;
- (c) maintaining low density urban areas and coastal villages in which the built environment is subservient to the natural landscape;
- (d) managing activities adjacent to the boundary between urban and rural areas (particularly in relation to the Auckland Metropolitan Urban Limit boundary); and
- (e) protecting heritage features.

5B.1.2 Objectives - Waitakere Ranges Heritage Area

The objectives of establishing and maintaining the Waitakere Ranges Heritage Area are:

5B.1.2.1 To protect, restore, and enhance the nationally significant Waitakere Ranges Heritage Area and its heritage features, which individually or collectively contribute to its significance. The heritage features of the Waitakere Ranges Heritage Area are:

- (a) its terrestrial and aquatic ecosystems of prominent indigenous character that—
 - (i) include large continuous areas of primary and regenerating lowland and coastal rainforest, wet land, and dune systems with intact ecological sequences;
 - (ii) have intrinsic value;
 - (iii) provide a diversity of habitats for indigenous flora and fauna;
 - (iv) collect, store, and produce high quality water;
 - (v) provide opportunities for ecological restoration;
 - (vi) are of cultural, scientific, or educational interest;
 - (vii) have landscape qualities of regional and national significance;
 - (viii) have natural scenic beauty;
- (b) the different classes of natural landforms and landscapes within the Waitakere Ranges Heritage Area that contrast and connect with each other, and which collectively give the area its distinctive character;
- (c) the coastal areas, which—
 - (i) have a natural and dynamic character; and
 - (ii) contribute to the area's vistas; and
 - (iii) differ significantly from each other;
- (d) the naturally functioning streams that rise in the eastern foothills and contribute positively to downstream urban character, stormwater management, and flood protection;
- (e) the quietness and darkness of the Waitakere Ranges and the coastal parts of the Waitakere Ranges Heritage Area;
- (f) the dramatic landform of the Ranges and foothills, which is the visual backdrop to metropolitan Auckland, forming its western skyline;

- (g) the opportunities that the area provides for wilderness experiences, recreation, and relaxation in close proximity to metropolitan Auckland:
- (h) the eastern foothills, which—
 - (i) act as a buffer between metropolitan Auckland and the forested ranges and coasts; and
 - (ii) provide a transition from metropolitan Auckland to the forested ranges and coast:
- (i) the subservience of the built environment to the Waitakere Ranges Heritage Area's natural and rural landscape, which is reflected in—
 - (i) the individual identity and character of the coastal villages and their distinctive scale, containment, intensity, and amenity; and
 - (ii) the distinctive harmony, pleasantness, and coherence of the low density residential and urban areas that are located in regenerating (and increasingly dominant) forest settings; and
 - (iii) the rural character of the foothills to the east and north and their intricate pattern of farmland, orchards, vineyards, uncultivated areas, indigenous vegetation, and dispersed low density settlement with few urban scale activities:
- (j) the historical, traditional, and cultural relationships of people, communities, and tangata whenua with the Waitakere Ranges Heritage Area and their exercise of kaitiakitanga and stewardship:
- (k) the evidence of past human activities in the Waitakere Ranges Heritage Area, including those in relation to timber extraction, gumdigging, flax milling, mineral extraction, quarrying, extensive farming, and water impoundment and supply:
- (l) its distinctive local communities:
- (m) the Waitakere Ranges Regional Park and its importance as an accessible public place with significant natural, historical, cultural, and recreational resources:
- (n) the public water catchment and supply system, the operation, maintenance, and development of which serves the people of Auckland.

5B.1.2.2 To ensure that impacts on the Waitakere Ranges Heritage Area as a whole are considered when decisions are made affecting any part of it.

5B.1.2.3 To adopt the following approach when considering decisions that threaten serious or irreversible damage to a heritage feature:

- (i) carefully consider the risks and uncertainties associated with any particular course of action; and
- (ii) take into account the best information available; and
- (iii) endeavour to protect the heritage feature.

5B.1.2.4 To recognise and avoid adverse potential, or adverse cumulative, effects of activities on the Waitakere Ranges Heritage Area's environment (including its amenity) or its heritage features.

5B.1.2.5 To recognise that, in protecting the heritage features, the Waitakere Ranges Heritage Area has little capacity to absorb further subdivision.

5B.1.2.6 To ensure that any subdivision or development in the Waitakere Ranges Heritage Area, of itself or in respect of its cumulative effect,—

- (i) is of an appropriate character, scale, and intensity; and
- (ii) does not adversely affect the heritage features; and
- (iii) does not contribute to urban sprawl.

5B.1.2.7 To maintain the quality and diversity of landscapes in the Waitakere Ranges Heritage Area by—

- (i) protecting landscapes of local, regional, or national significance; and
- (ii) restoring and enhancing degraded landscapes; and
- (iii) managing change within a landscape in an integrated way, including managing change in a rural landscape to retain a rural character.

5B.1.2.8 To manage aquatic and terrestrial ecosystems in the Waitakere Ranges Heritage Area to protect and enhance indigenous habitat values, landscape values, and amenity values.

5B.1.2.9 To recognise that people live and work in the Waitakere Ranges Heritage Area in distinct communities, and to enable those people to provide for their social, economic, environmental, and cultural wellbeing.

5B.1.2.10 To provide for future uses of rural land in order to retain a rural character in the Waitakere Ranges Heritage Area.

5B.1.2.11 To protect those features of the Waitakere Ranges Heritage Area that relate to its water catchment and supply functions.

5B.1.2.12 To protect in perpetuity the natural and historic resources of the Waitakere Ranges Regional Park for their intrinsic worth and for the benefit, use, and enjoyment of the people and communities of the Auckland region and New Zealand.

5B.2 Local Area Planning in the Waitakere Ranges Heritage Area

5B.2.1 Introduction and Explanation – Local Area Planning

Local area planning takes place within the context of the national significance of the Waitakere Ranges Heritage Area and is a counterpoint to this national significance in that the distinctive local character of individual places within the Waitakere Ranges Heritage Area is a contribution to that national significance. Local Area Plans have an important role to play in the implementation of the Waitakere Ranges Heritage Area Act 2008. Local Area Plans address and contribute towards:

- i) The purpose and objectives of the Waitakere Ranges Heritage Area Act 2008.
- ii) Long-term certainty about the character of a local area and long term consistency of approach by regulatory agencies.
- iii) The avoidance of adverse cumulative effects of development on the amenity, environment and character of places in the Waitakere Ranges Heritage Area.
- iv) Defining “amenity” and “future amenity” as they apply to local areas within the Waitakere Ranges Heritage Area, so that they have improved certainty of meaning. That is, so that “amenity” is not treated as an ephemeral, subjective, personal and changing matter, but one that can be measured, planned for, and used to give long-term confidence and certainty.
- v) Ensuring the maintenance and enhancement of community distinctiveness, character and identity within the Waitakere Ranges Heritage Area;
- vi) Framing futures for local areas that take a sustainable development approach, where people are the centre of concern, and where people have the expectation to live healthy, productive lives in harmony with the environment;
- vii) Providing for the social, cultural, economic and environmental wellbeing of the people and communities of the Waitakere Ranges Heritage Area; and
- viii) Enunciating the parameters and boundaries of “transition” from historical but redundant rural character to new, vital rural character in the foothills to maintain a qualitatively different western rural edge to metropolitan Auckland.

5B.2.2 Explanation to the Content of Local Area Plans

Section 25 of the Waitakere Ranges Heritage Area Act 2008 explains that the purpose of Local Area Plan is to:

- i) promote the purpose of the Waitakere Ranges Heritage Area Act 2008 and its objectives;
- ii) provide objectives (particularly long-term objectives) in relation to—
 - (a) the future amenity, character, and environment of the local area to which the Local Area Plan applies; and
 - (b) the well-being of the local community within that area (including its economic and social wellbeing); and
- iii) inform decision-making processes that relate to the Waitakere Ranges Heritage Area.

Section 25 of the Waitakere Ranges Heritage Area Act 2008 states that a Local Area Plans must:

- i) define the local area to which the Local Area Plan applies;
- ii) identify the extent and nature of the heritage features existing in the local area;
- iii) state how it is intended that the objectives of the Waitakere Ranges Heritage Area Act 2008 will be promoted in relation to the local area;
- iv) identify the distinctive natural, cultural, or physical qualities or characteristics of the local area that contribute to the local area’s long-term—
 - (a) pleasantness or aesthetic coherence; or
 - (b) cultural or recreational attributes; and
- v) state policies and objectives in relation to the amenity, character, and environment of the local area.

Section 28 of the Waitakere Ranges Heritage Area Act 2008 provides for the Council to include in its District Plan any part of a Local Area Plan that relates to managing the use, development, or protection of natural and physical resources.

5B.2.3 Long Term Character and Amenity – Local Area Plans

Local Area Plans change the scheme of the District Plan from a primary focus on control of adverse effects on the environment to also more fully embrace the setting of long term objectives to be achieved through decisions made under the District Plan. The statements of desired future character and amenity are key to defining these long term objectives and matters for applications to consider in whether they contribute to the achievement of that desired future.

The heritage features of each local area can be threatened by the cumulative effects of individual developments, resulting in the unintended loss of their valued heritage features, character and amenity. Section 5B.3 identifies the distinctive natural, social, economic, cultural, and physical qualities and characteristics of each local area that are valued by the community and are important to each area's long-term character and amenity.

Each Local Area Plan includes a statement of 'existing character and amenity' and 'desired future character and amenity'. These are included in subsections for each local area within section 5B.3. The future character and amenity statement defines the future that is articulated in or contributes to the objectives identified in section 5B.3 so that decisions can be made about whether proposed activities contribute to, or detract from the achievement of that desired future character and amenity and the objectives in sections 5B.1 and 5B.3. These provisions provide a method of testing whether activities appropriately manage their adverse effects, particularly cumulative effects.

The objectives and policies of each Local Area Plan indicate how the character, amenity and environment of the local area will be managed. Decisions about proposed activities can be made within a framework that achieves the purposes and principles of the Resource Management Act and the purpose and objectives of the Waitakere Ranges Heritage Area Act 2008.

5B.3 Local Area Plans

5B.3.1 Oratia Local Area

5B.3.1.1. Introduction

This section first identifies the distinctive natural, landscape, cultural, historic and community heritage features of Oratia that are important to its environment, character and amenity. It then provides a statement of the environment, character and amenity that is desired in Oratia into the long-term future.

Oratia is located in the eastern foothills of the Waitakere Ranges and within the Waitakere Ranges Heritage Area. Oratia's climate, location and history has resulted in regionally significant landscapes and character. The upper valley forms part of the visual backdrop to Auckland, against the western skyline. Located between metropolitan Auckland and the Waitakere Ranges Regional Park, Oratia is subject to development and urban intensification pressures which threaten to undermine the unique features of the area, including its natural and rural character.

The Oratia local area is identified on Policy Map 5B.3.1.1.

5B.3.1.2. Statement of Oratia's Existing Character and Amenity

Oratia is the place in Maori tradition where the sun (ra) always rests, a reference to its liveability and warm, sheltered microclimate. It has a history of diverse rural uses, ranging from timber extraction, gum digging and flax milling in the early days to later family-based farming, vineyard and orchard enterprises. The Oratia valley was once known as the 'fruit bowl of Auckland'. Although most of the horticultural activity has now declined, the area's rich rural history is still visible in its rural landscapes and the many old orchard buildings.

Rural Oratia provides distinct rural transition between metropolitan Auckland and the forested Waitakere Ranges and west coast.

This statement articulates those elements of character and amenity which are valued and contribute to Oratia as a rural place and community. The existing environment, character and amenity of Oratia is defined by the following distinctive qualities:

i) Landscape and Landform

There are three distinct bands of landscape and landform in the Oratia valley:

- a. The rural and gently undulating 'lower valley', which is characterised by lowland alluvial flats and an intricate pattern of mainly exotic vegetation, working and derelict orchards, pastoral, horticulture and vineyard activity, uncultivated wild areas, farmland, remnant shelter belts that criss-cross the landscape, sparsely settled areas and pockets of indigenous vegetation. There are rural, cultivated, ordered views from main roads into the valley. Regenerating indigenous vegetation covers the steeper areas of the escarpments and the riparian margins of the Oratia Stream and its tributaries.
- b. The partially forested and steeper rural 'upper valley' with its steep dissected ridgelines and ravines has a complex landscape character, dominated by vegetation, with many of the steeper valley sides remaining in native forest. Areas of pasture, exotic shelterbelts and orchards are mainly confined to the ridges. The upper valley includes areas of bush, actively managed pasture and orchards and derelict land that was formerly used for orchards and farming.
- c. The 'forested core' of the Waitakere Ranges which includes the main ridgeline that contributes to the dramatic western backdrop of metropolitan Auckland. Here, landscapes become more vegetated, enclosed and private, and have limited visibility from the roads.

ii) Building, Infrastructure and Activities

Outside the village, Oratia is characterised by low density settlement with few urban-scale activities. Buildings in Oratia still reflect the area's rural history and are subservient to the natural and rural landscapes. Dwellings and packing sheds in the lower valley are clearly visible from the roads, with

expansive views between buildings of open rural and natural landscapes. Although many sites in the valley are served with reticulated water supply, reticulated wastewater infrastructure is generally absent. Roads are often winding, without formal concrete kerbs, gutters or footpaths. Low levels of street lighting, low density settlement and houses screened by vegetation contribute to a relatively dark night sky and a sense of sparse settlement, particularly in the rural and forested areas of the 'upper valley' and 'forested core' (although these areas also include isolated historic pockets of suburban-scale residential in a forested setting distant from urban services and amenities).

The area's settlement pattern is in transition through the implementation of the Oratia Structure Plan, which will establish a predominance of small rural holdings distributed throughout the landscape.

Most business in the area take the form of home occupations or are focused towards rural production such as orchards, vineyards, greenhouses and gardens.

iii) A Gateway to Rural Waitakere

Oratia sits between metropolitan Auckland and the forested Waitakere Ranges Regional Park and west coast. There is a clear divide between urban Auckland and rural Oratia which is viewed as a 'gateway' or edge. People moving through this gateway experience an immediate change from urban to rural and vice versa. From the rural area they can move up through to the 'forested core' of the Waitakere Ranges and to the west coast. This transition contributes to the diversity of the region's landscape experience.

The open and spacious views from Parrs Cross Road/Pine Avenue southwards across the rural Oratia valley are particularly important in defining this visual edge of metropolitan Auckland. West Coast and Forest Hill Roads also mark a clear transition from urban to rural character and a gateway into the rural area.

iv) Natural Environment

The areas of contiguous native forest, the remnant and regenerating areas of indigenous vegetation, and the naturally functioning Oratia Stream and its tributaries have intrinsic value and provide a diversity of habitats for indigenous flora and fauna. They are part of the intricate pattern that makes up the distinctive rural character of Oratia, and are an important part of the western backdrop to wider Auckland. The forested upper valley and stream edges also help to reduce flooding in the downstream urban catchments.

v) Village as Community Focus

The village is the historic centre of the local area. Centred on the primary school, it is today a loose assemblage of buildings and activities (hall on the site of the first coop packing shed, the petrol station, the cemetery, the bowling club, the church, the orchard shop). It has a recognisable village form, but this is incomplete and disconnected with gaps to view rural Oratia through. The village is a valued place in the community, providing a centre for local facilities, meeting and socialising.

The views north from the village to the forested escarpment, with open rural land in the foreground, make an important contribution to the rural character of Oratia Village.

vi) Significance to Tangata Whenua

Oratia is significant to Tangata Whenua, notably Te Kawarau a Maki who have a long history of occupation and use of the land. These relationships endure through recognition of Te Kawarau a Maki as kaitiaki of the resources of the Heritage Area, and are reflected in the naming of places, streams and other features in Oratia.

5B.3.1.3 Statement of Oratia's Desired Future Character and Amenity

Building on the existing character and amenity of Oratia, the community has identified a desired future for Oratia in which the environment, character and amenity are retained and enhanced, and residential, and appropriate business and recreation activities exist in harmony and in sympathy with the environment and the amenity of the local area. This desired future environment, character and amenity is:

i) Achievement of a Rural Character

The Oratia Structure Plan (operative 2003) creates a subdivision framework that allows for a significant increase in lots and population within an environment that is still rural in character and amenity. The Oratia local area will have a larger population predominantly living on small rural holdings but Oratia will continue to be a rural place with strong links to its productive past.

In the lower valley and the open rural areas on the ridgelines of the upper valley, exotic vegetation and productive rural activities will continue to contribute to the area's rural landscape and character. New plantings of fruit trees, vines and shelter belts together with managed remnants of exotic vegetation from former vineyard and orchard activities will form part of the layout of new development, enabling it to integrate well into Oratia's rural landscape.

New development will be designed to be subservient to the rural and natural landscape. New sites will be self servicing in terms of onsite wastewater treatment, and a sense of spaciousness will be achieved through the location and design of buildings, structures, rural infrastructure and vegetation. Heritage buildings and sites will be protected, reused, restored, enhanced and celebrated. Urban-scale activities will be avoided in the rural landscape.

ii) Restoration of the Environment

In the steeper areas of the valley, indigenous vegetation will increase in prominence and quality, creating extensive ecological corridors. Stream margins throughout the valley will have continuous indigenous vegetation cover, improving habitat and water quality. The number and extent of environmentally damaging weeds and pests will be reduced through active management.

iii) A Distinct Urban-Rural Edge

Oratia's role as a gateway marking a distinct change from metropolitan Auckland to the Waitakere Ranges Heritage Area will be clearly defined, articulated and reinforced by rural activities and landscape enhancements within the boundaries of the Heritage Area. Where Oratia is adjacent to the Auckland Metropolitan Urban Limit in the vicinity of Parrs Cross Road/Pine Avenue, a dramatic boundary will be maintained between metropolitan Auckland and rural Oratia. The rural character of the views into Oratia will be maintained. To preserve this urban-rural boundary of Oratia, urban-scale activities will be avoided in the rural landscape. The vegetated backdrop within the rural landscape will be maintained.

iv) Future Rural Uses

Oratia will be appreciated by people seeking rest, respite, recreation and lifestyle within a natural and rural environment. It will provide opportunities for people to connect with and experience nature, rural, wilderness, history, food, wine, creative endeavour, culture, gardens, ecology, landscape, health and wellbeing and the outdoors. The establishment of a diverse range of new and innovative rural business activities in the valley will provide for the future use of Oratia's rural land in order to retain a rural character and a worked-in landscape. These will be small-scale activities with an intensity, character and context appropriate for a rural area, and that will enhance the community's social, cultural and economic wellbeing and/or the productive use of rural land.

More intensive neighbourhood-scale activities will be concentrated in the Oratia Village.

Off road recreation trails for pedestrians and cyclists will connect metropolitan Auckland (including the Sunnyvale Train Station, Henderson and the CBD) to Oratia and Arataki, the Waitakere Ranges Regional Park and Scenic Drive. Trails will also run north from Oratia through the foothills to Swanson and south to Titirangi. These trails will connect nodes of activity and provide a framework for future rural activities to locate close to.

Activities will reuse existing structures where practicable. Any new buildings and associated infrastructure, will be located and designed to retain rural character and amenity.

Oratia will continue to have a high proportion of residents working from home, drawn to the lifestyle and opportunities to work on the land while retaining ease of access to urban facilities and services and high speed telecommunications.

v) Strengthening the Role of Oratia Rural Village.

The Oratia Village and school will continue to be the centre of the community. The Village will be contained within clear boundaries, and will attract a range of activities including small-scale convenience, arts and crafts, service and café/restaurant activities. It will have a stronger focus as a place to meet, celebrate and socialise. The Village will be grounded in its local history, maintaining a rural character and form through the careful clustering of activities and spacing of buildings. Existing buildings will be reused and new development will be small-scale and integrate with the rural character of the Village. Large-scale activities more appropriate to an urban area will be avoided. Car parking areas and infrastructure will reflect the area's rural character. Reticulated services will be managed to support the development of the Village provided that its form is contained and the pattern of development maintains a rural character.

The Village will be planted with street trees and fruit trees in an orchard or vineyard to provide a visual differentiation and sense of place, and to enhance its rural gateway form and function. Views of the open rural landscape will remain visible between buildings.

The Village will connect with metropolitan Auckland and surrounding rural activities through a network of trails.

vi) Strengthening Tangata Whenua Relationship with the Local Area

The natural environment will be protected and restored and the kaitiaki role of Tangata Whenua in achieving this will be acknowledged. The history of occupation by Tangata Whenua will be reflected through the protection of archaeological sites, and the establishment of interpretation signage and statements.

5B.3.1.4 Issues

Effects on Oratia's Environment, Character and Amenity

The existing character and amenity of the Oratia Local Area (see section 5B.3.1.2) contributes to the national significance of the Waitakere Ranges Heritage Area. Activities, including subdivision, use and development, that are of a character, intensity and scale inappropriate in a rural area, can have adverse effects on the quality of the environment, its natural features (including vegetation and streams), its landscapes, and the rural character and amenity of the foothills.

Factors such as changing patterns of trade competition and nationwide produce markets during the 1980s significantly reduced the economic viability of traditional orchard and vineyard operations in Oratia. At the same time, greenfields subdivision was bringing Auckland's urban boundary ever closer, fuelling both expectations and fears that urban-style subdivision would eventually overtake the rural land. The development of the Oratia Structure Plan (operative 2003) was in part a response to these events, and the Oratia Local Area Plan went further in outlining the future character and amenity desired by the people of Oratia for their area.

It is expected that once the level of subdivision provided by the Oratia Structure Plan is completed, there will be very little additional subdivision potential in the Oratia Local Area. Subdivision beyond the extent enabled by the Oratia Structure Plan risks compromising the natural environment and rural character and amenity.

With the decline of traditional rural viticulture, orchard and farming uses, Oratia's economy is in a period of transition. There is a need to provide for new rural business activities in Oratia in order to retain a rural character and to enable people that live there to provide for their social, economic and cultural wellbeing. At the same time, future changes of rural landuse need to be provided for in a manner that enables a diversity of rural activities in Oratia while retaining a rural character and the subservience of built development to the natural and rural landscapes.

An enhanced small-scale rural village and service centre can provide for the social, economic and cultural wellbeing of the community. Development of the Oratia Rural Village needs to be managed to ensure that the location, scale and character of activities and buildings reinforce the rural village character and amenity of the area.

The following are significant resource management issues in Oratia:

General

- Potential degradation of Oratia's natural environment and rural character and amenity through inappropriate subdivision, use and development.

Specific

- Potential adverse effects on the environment and rural character and amenity of:
 - Subdivision
 - New development
 - New rural business activities

5B.3.1.5 Objectives Oratia Local Area

The objectives and policies set out in Section 5B.1 relating to the whole of the Waitakere Ranges Heritage Area apply to the *Oratia Local Area*. Specific objectives and policies that manage issues particular to Oratia are as follows.

5B.3.1.5.1 Oratia Local Area

To recognise the contribution that the heritage features, character and amenity of Oratia make to the national significance of the Waitakere Ranges and foothills. To ensure any subdivision, use or development within the *Oratia Local Area* retains and enhances Oratia's character and amenity and contributes to the achievement of Oratia's desired future character and amenity (see section 5B.3.1.3)

5B.3.1.5.2 Oratia Rural Village

To provide for a neighbourhood-scale rural village in Oratia that supports the social, economic and cultural wellbeing of the community and is clearly connected to the history, community, and rural character of the area.

Explanation

The Oratia community has expressed the desire to build on and reinforce the existing Oratia rural village. The objective is for an attractive and distinctive small-scale rural village and service centre; a place easily accessed by the local community for meeting, socialising and purchasing their everyday needs. Development of the Oratia rural village must be managed to ensure that the location, scale and character of activities and buildings within the clearly defined confines of the village maintain and reinforce the rural village character and amenity of the area.

5B.3.1.6 Policies: Oratia Local Area

5B.3.1.6.1

Activities (including subdivision), within the Oratia Local Area shall contribute to the achievement of Oratia's desired future rural character and amenity (see section 5B.3.1.3) by:

- (i) **Maintaining links with Oratia's productive past, including:**
 - a. **retaining and maintaining, where practicable, remnants of former orchards, vineyards and shelterbelts, and**
 - b. **designing landscape elements in new development to reflect Oratia's orchard and viticulture past;**
- (ii) **Designing new development to be subservient to the rural landscape;**
- (iii) **Where practicable, protecting, re-using, restoring and/or enhancing existing rural buildings;**
- (iv) **Maintaining a sense of rural spaciousness through the careful placement and design of buildings, structures, rural infrastructure and vegetation;**
- (v) **Maintaining a clear boundary between metropolitan Auckland and rural Oratia along the Waitakere Ranges Heritage Area boundary, and reinforcing this boundary through ensuring design and placement of rural activities and associated infrastructure on the rural side of the Heritage Area boundary;**
- (vi) **Management of development within identified rural view shafts within the Oratia Local Area (refer Policy Map 5B.3.1.2);**
- (vii) **Maintaining the rural character and appearance by managing the location of close board or solid fences on land within 5 metres of a road boundary;**
- (viii) **Avoiding any further loss of significant areas of indigenous vegetation and indigenous habitat; and**
- (ix) **Promoting the establishment of off-road walking and cycle trails.**

Explanation

This policy seeks to avoid cumulative adverse effects on Oratia's rural character and amenity and to ensure that any activities contribute to the achievement of Oratia's desired future character and amenity.

Methods

- *Foothills Environment rules*
- *Natural area rules*
- *Oratia Rural Village Non-Residential Activity Overlay rules*
- *Maintain Waitakere Ranges Heritage Area boundary*
- *Enforcement of the Auckland Metropolitan Urban Limit*
- *Rural view shafts in the Oratia Local Area (Refer Policy Map 5B.3.1.2)*

5B.3.1.6.2

Activities (including subdivision) in the Oratia Local Area, will have particular regard to the achievement of the desired future character and amenity of Oratia (refer section 5B.3.1.3) by, in particular:

- i. **Retention, enhancement and maintenance of indigenous vegetation in the steeper areas of the valley and along stream margins;**
- ii. **Avoiding any further loss of significant indigenous vegetation and indigenous fauna habitat, beyond that provided for in the District Plan;**
- iii. **Promoting the establishment of off-road walking and cycle trails;**
- iv. **Avoiding transport infrastructure of an urban scale and character, such as concrete footpaths and concrete curb and channel; and**
- v. **Avoiding the establishment of reticulated wastewater infrastructure, except in the Oratia Rural Village Non-Residential Activity Overlay area.**

Explanation

Avoidance of urban-style infrastructure in Oratia and retention of indigenous vegetation is important in maintaining the character and amenity and heritage features of the area. The need to provide on-site sewerage infrastructure services is intended to reinforce the rural character of the area.

Methods

Foothills Environment rules

Bush Living Environment Rules

Waitakere Ranges Environment rules

5B.3.1.6.3

The Oratia Structure Plan shall be given effect to within the Structure Plan boundaries.

Explanation

Subdivision that is in accordance with the structure plan must contribute to the achievement of Oratia's desired future character and amenity. This will be achieved by applying the policies applicable to the Foothills Environment in the Oratia Local Area to structure plan subdivision applications.

5B.3.1.6.4

In considering subdivision within the triangle bounded by Pine Avenue, Forest Hill Road and Holdens Road, applications will be assessed against whether the subdivision:

- i. contributes to the achievement of Oratia's desired future rural character and amenity (see section 5B.3.1.3);**
- ii. accords with a density that is no greater than the average density for the Oratia Structure Plan;**
- iii. locates building platforms away from roads;**
- iv. promotes the productive use of land; and**
- v. promotes the protection, restoration and enhancement of the area's heritage features, streams, wetlands and green network.**

Explanation

The area bounded by Pine Avenue, Forest Hill Road and Holdens Road and identified as Foothills Environment falls outside the Oratia Structure Plan boundary, and was not therefore considered along with the rest of the valley as part of that structure plan process. Special policy provision is therefore made for this area.

5B.3.1.6.5

Subdivision within Oratia local area shall be in accordance with the relevant District Plan provisions, provided that:

- i. It is recognised that, in order to protect the area's rural character and amenity, and to achieve Oratia's desired future rural character and amenity (see section 5B.3.1.3), Oratia has little capacity to absorb further subdivision beyond that provided for in the Oratia Structure Plan;**
- ii. A precautionary approach is taken to ensure that the subdivision does not damage the area's heritage features or detract from or undermine the achievement of the desired future character and amenity of Oratia (see section 5B.3.1.3);**
- iii. In the Oratia Rural Village, limited subdivision will be provided to enable development to proceed in accordance with the provisions relating to the Oratia Rural Village Non-Residential Activity Overlay;**
- iv. It encourages the retention and enhancement of rural landscapes through the management of existing vegetation and replanting of exotic vegetation; and**
- v. It avoids transport infrastructure of an urban scale and character.**

Explanation

Through the Oratia Structure Plan process, there has been close scrutiny of the ability of the Oratia rural landscape to absorb subdivision and development. Once the Oratia Structure Plan has been implemented, little capacity remains without compromising the desired future rural character and amenity of the area. In the bushed areas, subdivision beyond that provided for by the rules is likely to impact adversely on the green network and desired future character and amenity of Oratia. A precautionary approach is therefore required in respect of any application for subdivision beyond that provided for by the District Plan.

5B.3.1.6.6

Oratia rural village shall be developed in a manner that:

- (a) protects, restores and enhances its heritage features, particularly as can be seen in rural views to the north;
- (b) ensures the qualities of a neighbourhood-scale rural village form, amenity, and character are enhanced;
- (c) supports the social, economic and cultural well-being of the Oratia community;
- (d) supports its role as a gateway marking the edge between the metropolitan area and the Waitakere Ranges Heritage Area;
- (e) maintains a distinction from metropolitan Auckland by its form, location and scale of activity;
- (f) becomes a focus for local creative endeavour and innovation; and
- (g) contributes to the achievement of the desired future character and amenity of Oratia (see section 5B.3.1.3).

This development is to be achieved by:

- i. enabling small-scale non-residential activities within the Oratia Rural Village Non-Residential Activity Overlay;
- ii. recognising the contribution the school, Open Spaces Environment and community facilities make to the community and village;
- iii. limiting the scale and intensity of activities and buildings to maintain a low density and spacious rural village character;
- iv. promoting the reuse of existing buildings;
- v. ensuring that high standards of design are achieved that reinforces the rural setting, and contributes to the character and amenity of the village;
- vi. ensuring adequate separation between buildings and within Areas 1 and 2 of the Oratia Rural Village Non-Residential Activity Overlay limiting buildings to a one storey form to maintain views shafts to the surrounding rural landscapes;
- vii. recognising the availability of on-street car parks to support the function of the village and its activities;
- viii. providing landscape enhancements that reflect the horticultural-based productive history and character of Oratia;
- ix. providing a limited extension to reticulated wastewater infrastructure to serve the village;
- x. maintaining a clear boundary between rural Oratia and the Oratia rural village; and
- xi. avoiding signs dominating the visual amenity of the village.

Explanation

The Oratia statement of character and amenity (section 5B.3.1.2) and desired future character and amenity (section 5B.3.1.3) recognises the importance of the Oratia rural village to the social, cultural and economic wellbeing of the community and its residents. The rural village is the centre of the Oratia community with its focus on the school, hall and other local facilities and services, which provides places for the community to meet and socialise. It provides local convenience and service activities for the Oratia community and the communities of the Waitakere Ranges Heritage Area, and the policy seeks to enhance opportunities associated with this rural focal point.

This policy sets parameters for the enhancement of the Oratia rural village in a way that ensures the achievement of a small-scale rural village form, character and amenity, and maintains a separation from metropolitan Auckland and integrates with the surrounding rural landscape. The rural village will continue to be low density, with small low scale buildings and activities, separated from one another and located in a productive landscape setting. This involves the continued use of existing orchards, or the replanting of new fruit trees or vines so that the village is integrated within an orchard and/or vineyard landscape to reflect the horticultural traditions and history of Oratia.

A low density village with buildings separated from one another maintains rural views shafts to the surrounding rural landscape and the escarpment to the north which significantly contribute to the character of the village. In order to ensure the village retains a low density form, policies promote the use of existing buildings and limit to total number and size of additional buildings that can locate in the Oratia Rural Village Non-Residential Activity Overlay.

The Oratia Rural Village Non-Residential Activity Overlay is located to the west of the metropolitan urban limits and includes the existing buildings and activities associated with packing sheds, fruit shop

and the dairy. Along with the school and community facilities, these provide a focal point and clear differentiation in scale and surrounding landscape context to the adjoining urban areas.

In order to achieve the desired future character and amenity of Oratia, it is important that the rural village does not extend into the surrounding rural area. A defined boundary is required between the village and the surrounding rural area.

Methods

- Oratia Rural Village Non-Residential Activity Overlay rules
- Design Guidelines

5B.3.2 Waiatarua Local Area

5B.3.2.1. Introduction

Waiatarua is located in the heart of the Waitakere Ranges Heritage Area. It encompasses the Scenic Drive ridge and the forested upper reaches of the Oratia and Opanuku Stream catchments. The western and southern edge of Waiatarua is bounded by large continuous areas of primary and regenerating indigenous rainforest, the Waitakere Ranges Regional Park and the public water supply catchments. By contrast, the eastern edge is bounded by the orchards and farms of Oratia and Opanuku/Henderson Valley.

The Waiatarua local area is identified on Policy Map 5B.3.2.

5B3.2.2 Statement of Waiatarua's Existing Character and Amenity

This statement articulates those elements of character and amenity which are valued and contribute to Waiatarua as a unique forest-clad place and community. The existing environment, character and amenity of Waiatarua is defined by the following distinctive qualities:

i) Landscape and landform

Waiatarua is a landscape of national and regional significance. It has outstanding scenic beauty, and forms the dramatic visual backdrop to metropolitan Auckland. It has outstanding views from its elevated location to metropolitan Auckland, the Waitemata Harbour and the Waitakere Ranges.

There are two distinct bands of landscape in Waiatarua:

- a. The 'core ranges' – the ridgelines, steep slopes, valleys and ravines of the forest-clad core of the Waitakere Ranges. Here the continuous areas of indigenous vegetation are extensive and markedly dominant, including areas of the Waitakere Ranges Regional Park. Much of the main ridge line in Waiatarua along the Scenic Drive is identified as 'sensitive ridgeline' in the Waitakere District Plan; and
- b. The Upper Eastern Foothills – contain many of the characteristics of the core ranges, but development within the forest-clad slopes is more extensive. This area includes moderate to gently rolling landform around the upper valleys. Native forest on the higher slopes extends down stream sides, giving way to rolling pastoral land associated with the rural areas of Oratia and Henderson Valley.

ii) Natural Environment

Waiatarua is dominated by terrestrial and aquatic ecosystems of prominent indigenous character. The western and southern edges of Waiatarua are also bounded by the large continuous areas of primary and regenerating indigenous rainforest of the Waitakere Ranges Regional Park and the public water supply catchments. Waiatarua's ecosystems are of national significance and comprise a rich diversity of indigenous flora and fauna.

The topography of Waiatarua is rolling to steep, including deeply dissected valleys and ravines that are potentially unstable, several streams and numerous water courses. The naturally functioning Oratia and Opanuku Streams have intrinsic value and provide a diversity of habitats for indigenous flora and fauna.

Waiatarua has a high rainfall, which increases with altitude. Clouds and mist blanket the area during inclement days.

iii) Building, Infrastructure and Activities.

Waiatarua's form of residential living is a rare and scarce feature in the region. Residents desire to live in close proximity to nature, for tranquillity, quiet, privacy and the views. Residents enjoy both the proximity to, and the relative remoteness from metropolitan Auckland.

Waiatarua is a distinctive low density residential community with a form based on a pattern of lots falling away from the ridgeline with building and development concentrated, ribbon-like, along the forested ridgelines. This leaves continuous and expansive areas of rainforest on the slopes, valleys and ravines.

The area has a sparse and widely spread population, with parts of the community separated a considerable distance from one another by the forest, Waitakere Ranges Regional Park and landform.

Buildings are subservient to the natural landscape, being nestled into the regenerating and increasingly dominant forest setting and generally obscured from the road by vegetation.

Amenity at the individual property level is characterised by a strong sense of privacy and remoteness from neighbours, with the forest restricting views from public places into properties – 'looking out rather than in'.

The public amenity of the area is based on the expansive views from Scenic Drive, panoramic views into the area from metropolitan Auckland and contained views along the roads running along the ridgelines.

Sites are partially self-servicing with onsite wastewater infrastructure. Roads are located on ridgelines and are generally winding, without formal concrete kerb, gutters and footpaths. There are low levels of street lighting and a relatively dark night sky. These attributes contribute to a sense of sparse settlement.

There is an absence of urban-scale activities in Waiatarua. Many residents work from home.

iv) Community Facilities.

Waiatarua has a good range of community facilities and places to meet, partly as a consequence of its location along the route to the west coast beaches. Community facilities include the fire station, hall, play centre and library. Waiatarua has a strong sense of community.

v) Significance to Tangata Whenua

Waiatarua is significant to Tangata Whenua, notably Te Kawarau a Maki who have a long history of occupation and use of the land. These relationships endure through recognition of Te Kawarau a Maki as kaitiaki of the resources of the Heritage Area, and are reflected in the naming of places, streams and other features in Waiatarua.

5B.3.2.3 Statement of Waiatarua's Desired Future Character and Amenity

The community has identified a desired future where Waiatarua should generally remain the same as it is now, with very little change other than the continued growth of the forest. This desired future environment, character and amenity is:

i) Maintenance of a Forested Character.

The character and amenity of Waiatarua will continue to be derived from retaining and enhancing its forested character, scenic beauty, quiet, darkness and sense of enclosure.

Infill subdivision and development, beyond that provided in the District Plan, will be avoided to maintain a low density residential community. Buildings will be nestled within and be subservient to the natural landscape in a manner consistent and compatible with existing patterns of development.

ii) Restoring the Environment.

The native forests will continue to increase in prominence and quality. The number and extent of environmentally damaging weeds and pests will be reduced through active management.

Heritage buildings and sites will be protected, reused, restored, enhanced and celebrated.

iii) Working from Home.

Waiatarua will continue to have a high proportion of residents working from home, drawn to the lifestyle and high speed telecommunications. Business activities will be based around existing facilities, with other small-scale home-based activities related to the area's outstanding beauty and recreation value.

iv) Valuing Community Facilities.

The Waiatarua community will continue to value, maintain and enhance existing community facilities.

vi) Strengthening Tangata Whenua Relationship with the Local Area

The natural environment will be protected and restored and the kaitiaki role of Tangata Whenua in achieving this will be acknowledged. Archaeological sites will be protected.

5B.3.2.4 Issues

Effects of activities (including subdivision) on Waiatarua's environment, character and amenity.

The existing environment, character and amenity of the Waiatarua Local Area (see section 5B.3.2.2) contributes to the national significance of the Waitakere Ranges Heritage Area. Activities, including subdivision, use and development, have the potential to adversely affect Waiatarua's forested character, scenic beauty, quiet, darkness, privacy and sense of enclosure, and the quality of the natural environment and the Waitakere Ranges Regional Park.

It is expected that very little additional subdivision or development will occur in the Waiatarua Local Area, without the risk of compromising the natural environment, and character and amenity. New business activities in the area are likely to be home occupations, small-scale home-based activities related to the area's outstanding beauty and recreation value, or activities based around existing facilities. The following are significant resource management issues in Waiatarua:

General

- Potential degradation of the natural environment, character and amenity of Waiatarua through inappropriate subdivision, use and development.

Specific

- Potential adverse effects on the environment, character and amenity of Waiatarua of:
 - Subdivision
 - New residential development
 - New business activities

5B.3.2.5 Objectives: Waiatarua Local Area

The objectives and policies set out in Section 5B.1 relating to the whole of the Waitakere Ranges Heritage Area apply to the *Waiatarua Local Area*. Specific policies to manage issues particular to Waiatarua are outlined below.

5B.3.2.5.1 Objective Waiatarua Local Area

To recognise the contribution that the heritage features, character and amenity of Waiatarua make to the national significance of the Waitakere Ranges and foothills. To ensure any subdivision, use or development within the *Waiatarua Local Area* retains and enhances Waiatarua's character and amenity and contributes to the achievement of Waiatarua's desired future character and amenity (see section 5B.3.2.3)

5B.3.2.6 Policies: Waiatarua Local Area

5B.3.2.6.1

Activities (including subdivision), within the *Waiatarua Local Area* shall contribute to the achievement of Waiatarua's desired future character and amenity (see section 5B.3.2.3), in particular by:

- Retention and enhancement of indigenous vegetation;**
- Retention and enhancement of intact terrestrial and aquatic ecosystems and habitat;**
- Retention and enhancement of the natural landscape character;**
- Designing and locating new development to be subservient to the natural environment;**
- Locating new development so that adjoining homes are afforded privacy;**
- Maintaining identified public view shafts from the Scenic Drive (Appendix K);**
- Avoiding transport infrastructure of an urban scale and character, such as concrete footpaths and concrete kerb and channel;**
- Limiting the provision of new street lighting; and**
- Avoiding the establishment of reticulated wastewater infrastructure.**

Explanation

This policy seeks to avoid cumulative adverse effects on Waiatarua's environment, character and amenity and to ensure that any activities contribute to the achievement of Waiatarua's desired future character and amenity. Avoidance of urban-style infrastructure in Waiatarua and retention and enhancement of indigenous vegetation is important in maintaining the character, amenity and heritage features of the area. The requirement to provide on-site sewerage infrastructure services is intended to reinforce the non-urban character of the area.

Methods

Bush Living Environment Rules

Waitakere Ranges Environment rules

5B.3.2.6.2

Subdivision within Waiatarua shall be in accordance with the relevant District Plan provisions, provided that a precautionary approach is taken to ensure that the subdivision does not damage the area's heritage features or detract from or undermine, the achievement of the desired future character and amenity of Waiatarua (see section 5B.3.2.3).

Explanation

In Waiatarua, subdivision beyond that provided for by the rules is likely to impact adversely on the green network and desired future character and amenity of Waiatarua. A precautionary approach is therefore required in respect of any application for subdivision beyond that provided for by the District Plan.

Amend the definition of 'fence(s)' in the definitions section of the District Plan as follows:

Means any *structure* intended to be a permanent division, *screen* or barrier, but shall not include a post and wire *fence* or a wooden post and rail fence or a temporary *fence* such as an electric *fence*.

Add new definitions to the Definitions Section of the District Plan, as follows:

ORATIA LOCAL AREA means land shown on the Natural Environment Maps as the Oratia Local Area.

WAIATARUA LOCAL AREA means land shown on the Natural Environment Maps as the Waiatarua Local Area.

ORATIA RURAL VILLAGE NON-RESIDENTIAL ACTIVITY OVERLAY means land shown on the Human Environment Maps as the Oratia Rural Village Non-Residential Activity Overlay.

Amend the Rules of the District Plan as follows:

Insert a new Rule 8B Non-Residential Activities within the Oratia Rural Village Non-Residential Activity Overlay for the Foothills Environment as follows:

<u>Rule 8B</u>	<u>NON-RESIDENTIAL ACTIVITIES WITHIN THE ORATIA RURAL VILLAGE NON-RESIDENTIAL ACTIVITY OVERLAY</u>
<p><u>RULES</u></p> <p><u>8B.0 General</u> <u>The following rules shall apply to all Non-Residential Activities located within the Oratia Rural Village Non-Residential Activity Overlay (refer Human Environment Map F8).</u></p> <p><u>8B.1 Permitted Activities</u> <u>The following activities are Permitted Activities:</u></p> <ul style="list-style-type: none"> i) <u>Rural activities;</u> ii) <u>Home occupations permitted by Rule 8A.1 of the Foothills Environment;</u> iii) <u>Non-Residential Activities within an existing building lawfully established prior to 8 December 2009 provided that retail sales floor space (excluding restaurants food) does not exceed 150 m2 for each activity;</u> iv) <u>Non-Residential Activities within a building constructed after 8 December 2009 provided that the floor space of each activity does not exceed 150 m2 (excluding restaurants food); and</u> v) <u>Restaurants (food).</u> <p><u>8B.2 Limited Discretionary Activities</u> <u>Activities meeting the following Performance Standard are Limited Discretionary Activities:</u></p> <ul style="list-style-type: none"> i) <u>Buildings and additions to existing buildings provided that:</u> <ul style="list-style-type: none"> (a) <u>the total maximum number of buildings, including existing buildings shall not exceed:</u> <ul style="list-style-type: none"> ▪ <u>Area 1: 4 buildings</u> ▪ <u>Area 2: 3 buildings</u> ▪ <u>Area 3: 8 buildings</u> (b) <u>the floor space for each intended non-residential activity does not exceed 150m2 (except restaurants food);</u> (c) <u>the building coverage for each building does not exceed 300 m2;</u> (d) <u>a minimum yard of 15 metres is provided between the building and any other building within the Oratia Rural Village Non-Residential Activity Overlay;</u> (e) <u>the building has a minimum front yard setback of 5 metres from any road;</u> (f) <u>the building has a minimum setback of 5</u> 	<p><u>ASSESSMENT CRITERIA</u></p> <p><u>8B(a)</u> <u>The extent to which all development and buildings contribute to high standards of design, a rural village character, pedestrian amenity, and safe and attractive public places by:</u></p> <ul style="list-style-type: none"> i. <u>Integrating with existing development;</u> ii. <u>encouraging shared vehicle access and shared car parking including the use of on-street car parks where available;</u> iii. <u>ensuring that car parking is not located between the building(s) and the road;</u> iv. <u>limiting the extent of impervious surfaces and utilising permeable paving;</u> v. <u>creating courtyards, planted orchards or vineyards and open spaces between buildings; and</u> vi. <u>providing a covered pedestrian entry that is visible from the street.</u> <p><u>8B(b)</u> <u>The extent to which the retention of existing vegetation and/or landscape planting (illustrated on a landscape treatment plan) achieves an orchard or vineyard pattern of fruit trees and vines which creates a rural village located within an orchard and/or vineyard.</u></p> <p><u>8B(c)</u> <u>The extent to which landscape planting (illustrated on a landscape treatment plan) mitigates the visual appearance of parking areas, manoeuvring areas and buildings from the street and pedestrian environment, while ensuring that:</u></p> <ul style="list-style-type: none"> i. <u>planting plans include fruit trees and vines reflecting the orchard and viticulture history of Oratia; and</u> ii. <u>a planted strip is provided between the car parking areas (excluding driveways) and the street, of a suitable size to accommodate oak trees or similar exotic trees typical in the existing context of the Oratia lower valley capable of growing to maturity.</u> <p><u>8B(d)</u> <u>The extent to which outdoor storage areas are located, designed and screened to avoid creating adverse visual and odour effects on the amenity of adjacent pedestrians and roads, and adjoining sites.</u></p>

- metres from the edge of the Oratia Rural Village Non-Residential Activity Overlay;
- (g) the width of any single façade of a building does not exceed 20 metres;
- (h) no more than 25% of the building's street frontage is in glazing;
- (i) the building has a maximum height of:
- Area 1: 1 storey
 - Area 2: 1 storey
 - Area 3: 8 metres

Assessment of Limited Discretionary Activity applications made under this rule will be limited to retention of view shafts, retention and maintenance of vegetation, screening, landscape treatment, design and location, infrastructure, vehicle access and car parking and will be considered in accordance with Assessment Criteria 8B(a) to 8B(i).

8B.3 Discretionary Activities

Activities meeting the following Performance Standards are Discretionary Activities:

- i) Activities not meeting the standards in Rules 8B.1 and 8B.2, provided that retail sales floor space within a building do not exceed 150 m² for each activity (except restaurants food).

Discretionary Activity applications made under this rule will be assessed having regard to Assessment Criteria 8B(a) to 8B(i) and any other matters which are relevant under section 104 of the Act.

8B.4 Non-Complying Activities

Non-Residential Activities to which these rules apply which are not a Permitted Activity, Limited Discretionary Activity or a Discretionary Activity under the above rules shall be deemed to contravene a rule in this Plan and shall be a Non-Complying Activity.

8B(e)

The extent to which building(s), loading, parking, entranceways and footpaths are designed for ease of access.

8B(f)

The extent to which development provides or maintains opportunities for rural trails to Shaw Road and to the Oratia Stream.

8B(g)

The extent to which Non-Residential Activities include the appropriate provision of infrastructure to manage water, wastewater, stormwater (detention, quality, mitigation plantings and reuse), and solid waste associated with the activity.

8B(h)

The extent to which the proposal contributes to the achievement of the relevant future character and amenity statement of Section 5B.3 of the Policy Section of the Waitakere District Plan.

8B(i)

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 1.2, 1.3, 1.18, 4.1, 4.7, 10.1, 10.3, 10.14, 10.27, 11.1, 11.8, 11.10, 11.17, 11.18, 11.30, 11.31, 11.50, 5B.1, 5B.3.1, 5B.4 (Policy Section of the Waitakere District Plan)

RESOURCE CONSENT CONDITIONS

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

- requiring alterations to design and/or location of buildings on the site
- requiring alterations to the design of entranceways, pedestrian or car parking facilities, loading bays and/or driveways
- requiring the retention or planting of trees, fruit trees, vines and/or other vegetation
- limiting the scale of the development or use
- requiring the provision of screening
- requiring provision of a landscape treatment plan, its implementation within a given time and its ongoing maintenance
- infrastructure
- car parking and access
- the imposition of a charge to cover costs of monitoring the activity
- the imposition of a bond to cover satisfaction of conditions of consent
- requiring financial contributions in accordance with

	<p><u>the Plan</u></p> <ul style="list-style-type: none"> • <u>requiring on-site or off-site works and services to avoid, remedy, mitigate or offset adverse effects</u> • <u>such other matters provided for in section 108 of the Act.</u> <p><u>Provided that, in the case of Limited Discretionary Activities, conditions may only be imposed in respect of the matters specified above to which the Council has restricted the exercise of its discretion.</u></p>
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Amend 2.2 Discretionary Activities of Rule 2 Residential Activities / Density in the Foothills Environment by adding a new bullet point as follows:

- New residential activities (excluding additions to existing residential buildings) located within the Oratia Rural Village Non-Residential Activity Overlay.

Amend Rule 4.0 General of Rule 4 Yards of the Foothills Environment as follows:

4.0 General

The following rules shall apply to *Any Activity* involving the erection or alteration of *buildings and fences* except *Scheduled Activities* on *scheduled sites and buildings* for *non-residential activities* within the *Oratia Rural Village Non-Residential Activity Overlay*.

Amend Rule 4.1 Permitted Activities of Rule 4 Yards of the Foothills Environment by adding a new bullet points as follows:

- In the Oratia Local Area, close board or solid fences setback from the road by 5 metres or more.

Amend Rule 4.3 Discretionary Activities of Rule 4 Yards of the Foothills Environment by adding a new bullet point as follows:

- In the Oratia Local Area, fences not meeting the standards of rule 4.1.

Amend Rule 7 Building Coverage of the Foothills Environment as follows:

7.0 General

The following rules shall apply to *Any Activity* involving the erection or alteration of *buildings* except *buildings* for *non-residential activities* within the *Oratia Rural Village Non-Residential Activity Overlay*.

Amend Rule 10 Noise of the Foothills Environment as follows:

10.0 General

The following rules apply to any *Non-Residential Activity* except rural activities.

10.1 Permitted Activities

Activities meeting the following Performance Standard are *Permitted Activities*:

- i) ▪ Non-Residential Activities meeting the noise standards set out in the following table as measured at any part of a *site* (other than the *site* on which the activity is situated) within the *Foothills Environment, Countryside Environment, Living Environment, Waitakere Ranges Environment, Bush Living Environment* and *Rural Villages Environment*; or
- ii) Non-Residential Activities within the *Oratia Rural Village Non-Residential Activity Overlay Area* meeting the noise standards set out in the following table measured in accordance with NZS 6801:1999 Acoustics - Measurement of Sound and NZS 6802:1999 Acoustics - Assessment of Environmental Sound from a notional boundary within 20 metres of an existing dwelling on a *site* (other than the *site* on which the activity is situated) within the *Foothills*

Environment, Living Environment, Waitakere Ranges Environment, and Bush Living Environment.

Amend Rules 2, 3, 4, 5, 6, 7, 10, 11, 13 and 14 of the Foothills Environment, Rules 2, 3, 4, 5, 6, 7, 10, 11, 13, 14 and 15 of the Bush Living Environment and Rules 2, 3, 4, 5, 6, 9, 10, 11, 13, and 14 of the Waitakere Ranges Environment by adding the following new assessment criteria and consequently renumber references in the discretions to the reflect the additional criteria:

A(a)

The extent to which the proposal contributes to the achievement of the relevant future character and amenity statement of Section 5B.3 of the Policy Section of the Waitakere District Plan.

Amend Rules 2, 3, 4, 5, 6, 7, 10, 11, 13 and 14 of the Foothills Environment, Rules 2, 3, 4, 5, 6, 7, 10, 11, 13, 14 and 15 of the Bush Living Environment and Rules 2, 3, 4, 5, 6, 9, 10, 11, 13, and 14 of the Waitakere Ranges Environment by adding the following policy references to the “see also policies” references as follows:

5B.1, 5B.3

Amend Rules 2, 3, 4, 5 of the General Natural Area, Rules 2, 3, 4, 5, 6 of the Restoration Natural Area, Rules 2, 3, 4, 5, 6 of the Managed Natural Area, Rules 2, 3, 4, 5, 6 of the Coastal Natural Area, Rules 2, 3, 4, 5, 6 of the Protected Natural Area and Rules 2, 3, 4, 5, 6, 7 of the Riparian Margins/Coastal Edges Natural Area by adding the following new assessment criteria and consequently renumber references in the discretions to the reflect the additional criteria:

B(b)

The extent to which the proposal contributes to the achievement of the relevant future character and amenity statement of Section 5B.3 of the Policy Section of the Waitakere District Plan.

Amend Rules 2, 3, 4, 5 of the General Natural Area, Rules 2, 3, 4, 5, 6 of the Restoration Natural Area, Rules 2, 3, 4, 5, 6 of the Managed Natural Area, Rules 2, 3, 4, 5, 6 of the Coastal Natural Area, Rules 2, 3, 4, 5, 6 of the Protected Natural Area and Rules 2, 3, 4, 5, 6, 7 of the Riparian Margins/Coastal Edges Natural Area by adding the following policy references to the “see also policies” references as follows:

5B.1, 5B.3

Amend Rules 2, 3, 4, 5 of the Heritage rules by adding the following new assessment criteria and consequently renumber references in the discretions to the reflect the additional criteria:

C(c)

The extent to which the proposal contributes to the achievement of the relevant future character and amenity statement of Section 5B.3 of the Policy Section of the Waitakere District Plan.

Amend Rules 2, 3, 4, 5 of the Heritage rules by adding the following policy references to the “see also policies” references as follows:

5B.1, 5B.3

Amend Rules 2, 7, 10 and 11 of the Subdivision Rules by adding the following new assessment criteria and consequently renumber references in the discretions to reflect the additional criteria and allocate assessment criteria numbers according to preceding number in each rule:

D(d)

The extent to which the proposal contributes to the achievement of the relevant future character and amenity statement of Section 5B.3 of the Policy Section of the Waitakere District Plan.

Amend Rule 7 Foothills Environment of the Subdivision Rules by adding the following assessment criteria and consequently renumbering references to the assessment criteria in the controlled, limited discretionary and discretionary discretions and allocate assessment criteria numbers according to preceding number of the decisions on the Swanson Structure Plan.

E(e)

In the *Oratia Local Area*, the extent to which subdivision:

- i. in the *General Natural Area* retains and/or enhances rural character and a productive landscape through the management of remnant vegetation, and/or new plantings of exotic vegetation (except environmentally damaging weed species) including the pattern of shelter belts, vines and fruit trees;
- ii. in the *General Natural Area* retains and/or enhances rural character through the innovative location of lots and building platforms to retain larger areas of land in rural production;
- iii. locates building platforms in a manner that maintains spacious rural views in areas identified as rural views shafts in the *Oratia Local Area* (refer Policy Map 5B.3.1.2);
- iv. where pedestrian and cycle trails are identified, contributes to the provision of land to support the implementation of the trails;
- v. avoids new building platforms locating in a ribbon-like pattern along roads; and
- vi. avoids transportation infrastructure of an urban scale and character.

Amend Rule 7 Foothills Environment of the Subdivision Rules by adding the following discretionary activity to Rule 7.3 as follows:

- c) Any subdivision within the *Oratia Rural Village Non-Residential Activity Overlay* provided that the subdivision relates to an existing building, its curtilage and infrastructure or where a land use consent has been granted for a building and development.

Amend Rule 10 Subdivision: Bush Living Environment and Rule 11 Subdivision: Waitakere Ranges Environment by adding the following assessment criteria, and consequently renumbering references to the assessment criteria in the limited discretionary and discretionary discretions.

F(f)

In the *Waiatarua Local Area*, the extent to which subdivision:

- i. retains and enhances the forested character and landscape of Waiatarua;
- ii. located building platforms to reduce their visibility from a road;
- iii. avoids establishment of reticulated wastewater infrastructure; and
- iv. avoids transportation infrastructure of an urban scale and character;