



introduction to the rules

INTRODUCTION TO THE RULES

The Rules Section is one of three main Sections comprising the City of Waitakere District Plan. The other two Sections are the Policy Section and the Maps Section. The Rules Section contains the detailed means of implementing the Objectives and Policies set out in the Policy Section, where it has been established that rules are the most appropriate method of achieving objectives. Other regulatory and non-regulatory methods are also used to achieve the purpose and responsibilities of the Resource Management Act.

The Rules Section of the *Plan* contains four sets of rules: the *City-Wide Rules*, the *Natural Area Rules*, the *Human Environment Rules* and the *Subdivision Rules*. For many proposed activities, there will be relevant rules in each of these four parts. All four parts should therefore be consulted for relevant rules applying to an activity. The *Plan* generally contains cross-references in each part to other relevant parts.

THE RULES CONTENTS

City-Wide Rules

The *City-Wide Rules* contain the following parts:

Definitions

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

Prohibited Activities

There are certain activities which are prohibited throughout Waitakere City. These are listed in this part of the *Plan*.

Temporary Activities

Certain *Temporary Activities* can take place in areas where permanent activities of the same type may not be possible. These activities are listed in this part of the *Plan*.

Maintenance of Land and Buildings

The *Plan* contains a general obligation to maintain a reasonable visual appearance (*amenity*) for *land* and *buildings*.

Excessive Noise / General Noise

Specific Standards for noise are dealt with in the *Human Environments* part of the rules. However, there are also general noise requirements applying throughout the City which appear in this part.

Information Requirements

This part contains requirements for information to be provided with applications for *resource consent*.

Natural Hazards

This part contains requirements relating to *natural hazards* such as flooding and instability.

Financial Contributions

This part contains the requirements for contributions in money, works or services associated with *subdivision*, *development* or *building* on *land*, and off-setting adverse *environmental effects*.

Designations

This part contains rules which apply to *designated land* within the City.

Hazardous Substances and Contaminated Sites

This part contains rules applying to the use and storage of *hazardous substances* and the use of *contaminated sites*.

Heritage

This part covers a number of areas in the City identified as having *Heritage Items*, *Heritage Vegetation*, *Archaeological Sites* or *Waahi Tapu*, and contains rules applying to those areas.

INTRODUCTION TO THE RULES continued

Natural Areas Rules

There are a number of “Natural Areas” identified in the *Plan*. Every part of Waitakere City is within one or other of the *Natural Areas*. These *Natural Areas* are the basis for rules which appear in the *Natural Areas Rules*. The *Natural Areas* are:

General Natural Area

covering developed parts of the City, generally with low or little *native vegetation* cover. Important natural resources include trees, water systems, landforms and *Ecological Linkage Opportunities*.

Restoration Natural Area

covering areas in the City which have been identified as having significant *native vegetation*, but of a lower quality than that identified as *Managed Natural Area*.

Managed Natural Area

covering areas which are characterised by significant *native vegetation*, wildlife habitats and water systems. The area is also an important landscape feature. This *Natural Area* is primarily located in the Waitakere Ranges, although there are sizeable portions in the rural areas and eastern lowlands.

Coastal Natural Area

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

Protected Natural Area

covering areas close to the coast which have outstanding landscape quality and all other areas in the City (all being in the Waitakere Ranges) which have been classified as having outstanding *native vegetation*. Outstanding *native vegetation* is *vegetation* of the highest value and importance in the City. This area also includes all of those parts of the City which have been classified as Outstanding Natural Features and the whole *Natural Area* includes important wildlife habitats and sensitive water systems.

Riparian Margins/Coastal Edge Natural Area

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

Sensitive Ridgelines

Sensitive ridgelines, headlands, cliffs and scarps cover areas of ridgelines, headlands, cliffs and scarps that are sensitive to inappropriate *subdivision*, use and *development*. The rules managing *buildings* on ridgelines, headlands, cliffs and scarps are contained in the *Human Environment Rules*. Otherwise refer to the relevant *Natural Areas* that underlies the *sensitive ridgeline*, headland, cliff or scarp.

All of the above *Natural Areas* are shown on the *Natural Areas Maps*. The *Natural Areas Maps* also indicate *natural landscape elements*, which are the subject of separate rules within the *Human Environment Rules*.

The Policy Section of the *Plan* provides further explanation of these *Natural Areas* and the natural resources that these areas have.

Human Environments Rules

The *Human Environments* reflect areas within the City which have noticeably different characteristics, and possible *effects* on the *environment*, due to their past, present and possible future *development*. The *Human Environments*, which are shown on the *Human Environments Maps* and covered by rules in the *Human Environments Rules* are:

Living Environment

covering urban and suburban residential areas of the City;

Community Environment

covering the town centres, suburban shopping centres and blocks of shops;

Open Space Environment

covering land owned or managed by the Council, the Auckland Regional Council or other public agencies;

Working Environment

covering the industrial/employment areas of the City;



INTRODUCTION TO THE RULES continued

Waitakere Ranges Environment

covering areas within the Waitakere Ranges in private ownership and generally bush-covered large *sites*;

Bush Living Environment

covering areas within the Waitakere Ranges in private ownership, generally bush-covered and smaller *sites*;

Countryside Environment

covering the rural area to the north of the City's developed urban area;

Foothills Environment

covering that area between the developed urban area westwards to the bush covered parts of the Waitakere Ranges;

Rural Villages Environment

covering the villages located in rural parts of the City - Herald Island, Whenuapai and Waitakere;

Coastal Villages Environment

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

Transport Environment

covering all of the *roads* in the City which are owned by the Council or Transit NZ, and the railway corridor;

Special Areas

Locations within the City that have special characteristics which separate them out from the above *Human Environments* - Monterey Park (for Visitors), Westpark Marina, Corbans Estate, (Bible) College, Quarry, Balefill, Harbourview, (Waitakere) Hospital, (Te Atatu) Boat Club, Peripheral Growth Area, Lincoln Centre and Lincoln Park.

There is also a part of the *Human Environments* Rules covering "*Scheduled Sites*". These are *sites* containing activities such as *service stations* and *shops* which are within a *Human Environment* generally not catering for that type of activity, but where the *Plan* gives the activity special recognition and protection.

Subdivision

The *Subdivision* Rules apply to all proposals for *subdivision* in the City. There is a general rules section with specific rules relating to each of the *Human Environments*. Rules cover *design* (*lot* size, etc.) and engineering (service provision etc.) matters.

APPLYING THE RULES

The following provides a general guideline to applying the rules. More specific guidelines can be found throughout the *Plan*.

The general approach of this *Plan* is to control the *effects* of activities, rather than the activities themselves. There are specific references to activities (for instance, some retail activities), but generally the *Plan* divides activities into only two categories - “Residential Activities” and “Non-Residential Activities”. These terms are defined in the *Plan*. Most rules within the *Natural Areas* Rules and the *Human Environments* Rules will apply to “Any Activity” (i.e. a *Residential Activity* or a *Non-Residential Activity*) - but there are some rules that may apply only to a *Residential Activity* or only to a *Non-Residential Activity*. The individual rules make it clear which type of activity the rule relates to (see the “General” Rule at the beginning of most rules pages).

STEP 1

Locate the *site* on the Natural Areas Maps and the Human Environments Maps. Note the *Natural Area* which applies, and also any *natural landscape element*. Note the *Human Environment* which applies, and any *heritage, designation* or *scheduled site* notation. If there is a particular notation on the maps, refer to the relevant part of the *Plan* containing rules in respect of that notation (see the main index at the front of the Rules Section and Contents pages within the different parts of the Rules Section)

STEP 2

Refer to the Roding Hierarchy Map. Note any requirements that apply to the *site* or the area in which the *site* is located.

STEP 3

Check to see whether the *site* is in a *Natural Hazards Area* (information is available from the Council). Refer to the *Natural Hazards* Rules if it is.

STEP 4

Determine whether the activity is a *Prohibited Activity* (see *City-Wide Rules* on *Prohibited Activities*. If it is, then the activity is not permitted and no *resource consent* application can be made.

STEP 5

Determine whether the activity is a *subdivision* or a “*Residential Activity*” or a “*Non-Residential Activity*”, (refer to the Definitions for meanings of these terms).

STEP 6

Check the relevant rules in the *City-Wide Rules*, the *Natural Areas* Rules, the *Human Environments* Rules. The activity must comply with all relevant rules in order to be permitted as of right.

STEP 7

Under each of the relevant rules, the activity proposed will be either a *Permitted Activity*, a *Controlled Activity*, a *Limited Discretionary Activity*, a *Discretionary Activity* or a *Non-Complying Activity*. A *resource consent* is required for all activities other than *Permitted Activities*. If, under a particular rule, an activity is a *Permitted Activity*, then there is no need for a *resource consent* application in terms of that rule. However the activity may still require a *resource consent* under another rule. Refer to the relevant rule page and the *City-Wide Rules* of the *Plan* for guidance on *resource consent* applications.

Note that the written approval of the landowner - Waitakere City Council, Auckland Regional Council or Department of Conservation will be required in relation to any proposed *activity* in the *Open Space Environment*, and including land that is managed by the Auckland Regional Council.

STEP 8

Once it has been established that all relevant rules are met, or *resource consents* have been granted, and the other requirements of the *Plan* are also satisfied, then the activity may proceed. Note that approvals under other legislation, e.g. the issuing of a *building consent* or a resource consent from the Auckland Regional Council, may be necessary.



RESOURCE CONSENTS

TYPES OF RESOURCE CONSENT

There are two types of *resource consent* in this *Plan*. These are:

- *land use consents* - which relate to the use and development of land, including buildings on land.
- *subdivision consents* - which relate to the subdivision of land.

There are a number of categories within which *land use* and *subdivision* are classified in the *Plan*. These categories are critical to the structure of the *Plan*, and in particular to the consideration which will apply in relation to different types of development, and the opportunity for neighbours and the community generally to be involved.

Permitted Activities

Are permitted “as of right” by the *Plan*. No *resource consent* is required under the *Plan* for a *Permitted Activity*.

Controlled Activities Δ7

Are allowed only if the *resource consent* is obtained. However, the Council’s discretion is limited to the rules and terms specified in the *Plan* in respect of the activity. The *Plan* also states that *Controlled Activities* need not be publicly notified, and written approvals will not be required, nor will the service of notice to adversely affected persons under the limited notification provisions of the *Act* be required. A consent must be given to a *Controlled Activity* (except in the case of some *subdivisions*) but may be subject to conditions.

Limited Discretionary Activities Δ7

Are allowed only if a *resource consent* is obtained. Assessment of a *Limited Discretionary Activity* is limited to the rules and terms specified in the *Plan* in respect of the activity. The *Plan* states that *Limited Discretionary Activity* applications need not be notified and written approvals will not be required, nor will the service of notice to adversely affected persons under the limited notification provisions of the *Act* be required. However, conditions may be imposed on *resource consents*, and *resource consents* may be refused.

Discretionary Activities

Are allowed only if a *resource consent* is obtained. The *Plan* may contain rules and terms relating to a *Discretionary Activity*. It will normally be the case that a written consent or consents from affected persons will be required or the application will be publicly notified. A *resource consent* may be subject to conditions, or may be refused.

Non-Complying Activities

Are activities which do not meet specific rules set out in the *Plan* and can only proceed if a *resource consent* is obtained. The Council cannot grant a *resource consent* for a *Non-Complying Activity* unless it is satisfied:

- that adverse effects on the environment will be minor, or
- the granting of consent will not be contrary to the objectives and policies of the *Plan*.

Even if Council is satisfied on the above tests, *resource consents* for *Non-Complying Activities* can be refused, or only granted subject to conditions.

Prohibited Activities

No *resource consent* application can be made for a *Prohibited Activity*.

WRITTEN CONSENTS & NOTIFICATION - DISCRETIONARY ACTIVITIES & NON-COMPLYING ACTIVITIES

The following is a **guideline only** to assist applicants and interested parties. It is not intended to limit the Council’s discretion or responsibilities under Section 94 of the *Act*.

1. For *Discretionary Activity* applications seeking *resource consent* in respect of the following matters, applications will generally not be notified:
 - minor additions or alterations to existing *Non-Residential Activities* which do not significantly change the character or overall scale of the activity
2. For *Discretionary Activity* applications seeking *resource consent* in respect of the following matters, applications will generally not be notified if the written consents of the owners of adjoining sites are submitted.
 - building height;
 - yards;
 - height in relation to boundaries;
 - privacy and amenity;
 - car parking and outdoor storage areas;
 - building development or design and location (*Community, Working, and Transport Environments* only);
 - building coverage;
 - outdoor storage.

RESOURCE CONSENTS continued

3. For *Discretionary Activity* applications seeking *resource consent* in respect of the following matters, applications may not be notified, if the written consents of affected persons are submitted:

- *Residential Activities*/density;
- building location - *Natural Landscape Elements*;
- pipes having an above ground length not exceeding 100m;
- above ground *infrastructure* where the proposal involves extensions to or *upgrading* of existing *infrastructure*, or where the proposal involves *connections* between existing above ground *infrastructure*;
- odour, *dust*, vibration and lighting;
- *street trading*;
- Community Environment Rule 11.3(c) Residential Activities.
- Living Environment Rule 2.3(c) Residential Activities.

4. For *Discretionary Activity* applications seeking *resource consent* in respect of the following matters, applications may not be notified after having regard to Council's responsibilities under Sections 93 and 94 of the *Act*:

- *Subdivision* in the *Living Environment*
- *Vegetation clearance* and/or *earthworks* associated with any *subdivision* in the *Living Environment*, which is a *Permitted Activity*, *Controlled Activity* or *Limited Discretionary Activity* under the *Subdivision* rules
- Living Environment Rule 2.3 (a) and (b) Medium Density Housing and Apartments in Living L5) Environment.

5. For *Discretionary Activity* applications seeking *resource consent* in respect of the following matters, applications will generally be notified:

- all activities covered by the *Natural Areas* Rules, except as specified in (4) above;
- *Non-Residential Activities*;
- Any *Discretionary Activity* for shops pursuant to *Working Environment* Rule 5.2.
- Traffic generation;
- Noise;
- *Heritage*
- *Infrastructure* not covered in (3) above;
- Air discharges, odour, *dust*, glare and vibration;
- *Esplanade reserves*;
- *Contaminated sites* and *hazardous facilities*;
- *Signs*;
- any *Discretionary Activity* for *scheduled sites*;
- any *Discretionary Activity* for *Special Areas*;
- any *Discretionary Activity* for *commercial sex activities*.

- Community Environment Rule 5A Building Design - Street Frontages - New Lynn

6. For *Discretionary Activity* applications seeking *resource consent* in respect of development in the Open Space Environment, those applications will be assessed against the notification provisions of the *Act*.

7. For *Non-complying Activity* applications resource consents will generally be notified, and in particular the following:

- Residential Activities in the *Working Environment* (New Lynn)

NOTIFIED/NON-NOTIFIED RESOURCE CONSENT APPLICATION PROCEDURE

Δ7

The procedures adopted for notified, limited notified and non-notified applications are as indicated in the *Act*. Particular points to note are:

- it is essential to submit sufficient information with the *resource consent* application;
- consideration of the application will not commence until sufficient information has been received;
- there is a fee for *resource consent* applications;
- the Council is generally obliged under the *Act* to (on the receipt of full information):
 - process non-notified applications within 20 working days
 - process notified applications to the hearing stage within 60 working days
 (Note that there are provisions in the *Act* allowing for an extension of time in certain circumstances and there is a period over Christmas/New Year which is not included in "working days");
- in some circumstances an applicant dissatisfied with a decision can lodge an objection to the Council (see section 357 of the *Act*);
- decisions of the Council can be appealed to the Environment Court



PLAN CHANGES

The *Plan* has a statutory ten year life. In recognition of this, considerable effort has been placed into developing a *Plan* which will be generally appropriate over at least a ten year period. However, it is also the intention of the Council that the *Plan* be a “live” *Plan*, with reaction, where necessary and if

possible, to changes in the *environment* or better methods of dealing with environmental *effects*. Needs for District Plan changes may arise through Council’s own monitoring mechanisms or through approaches or applications for *Plan* Changes made by others (see section 73 of the *Act*).

DIAGRAM 1

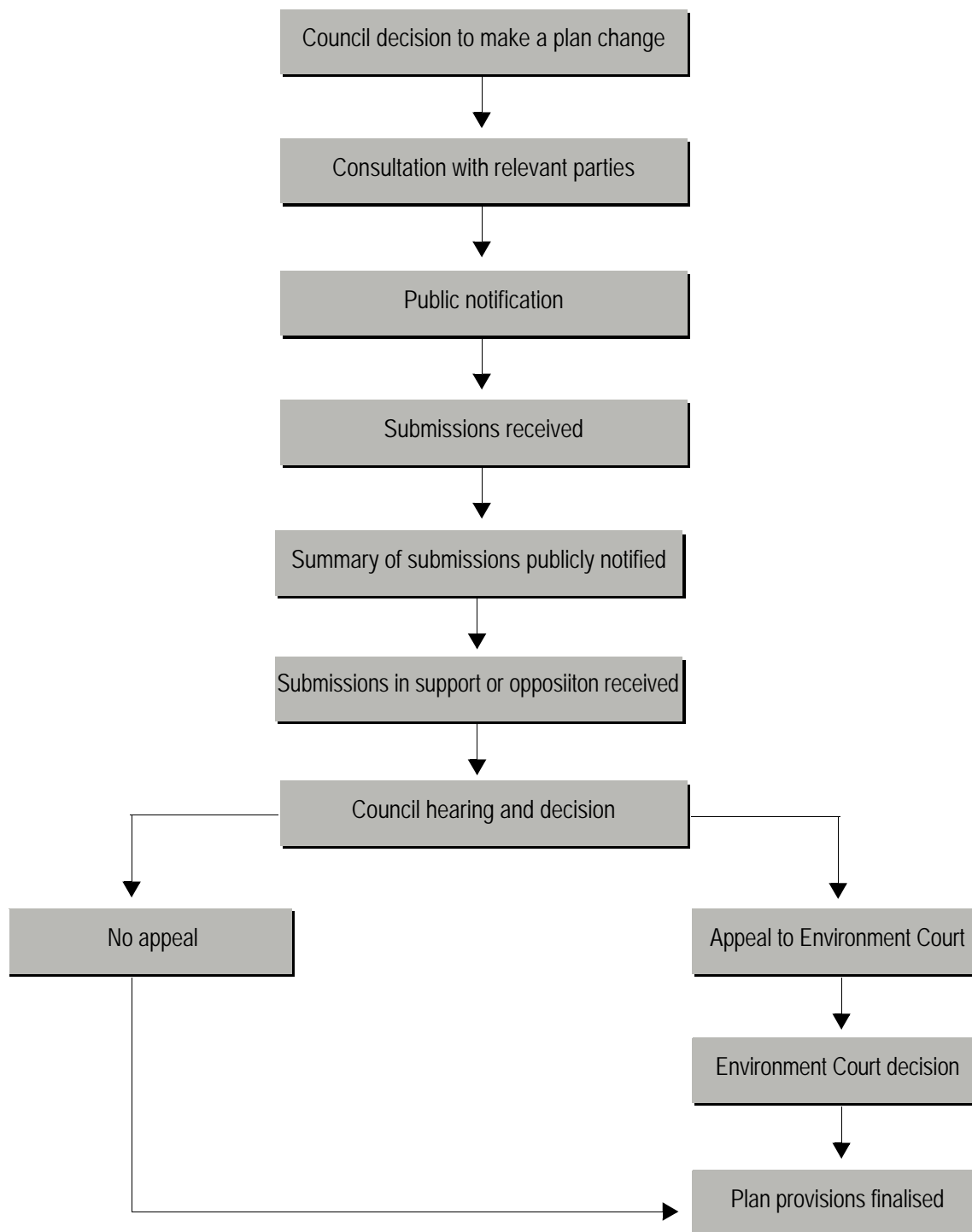
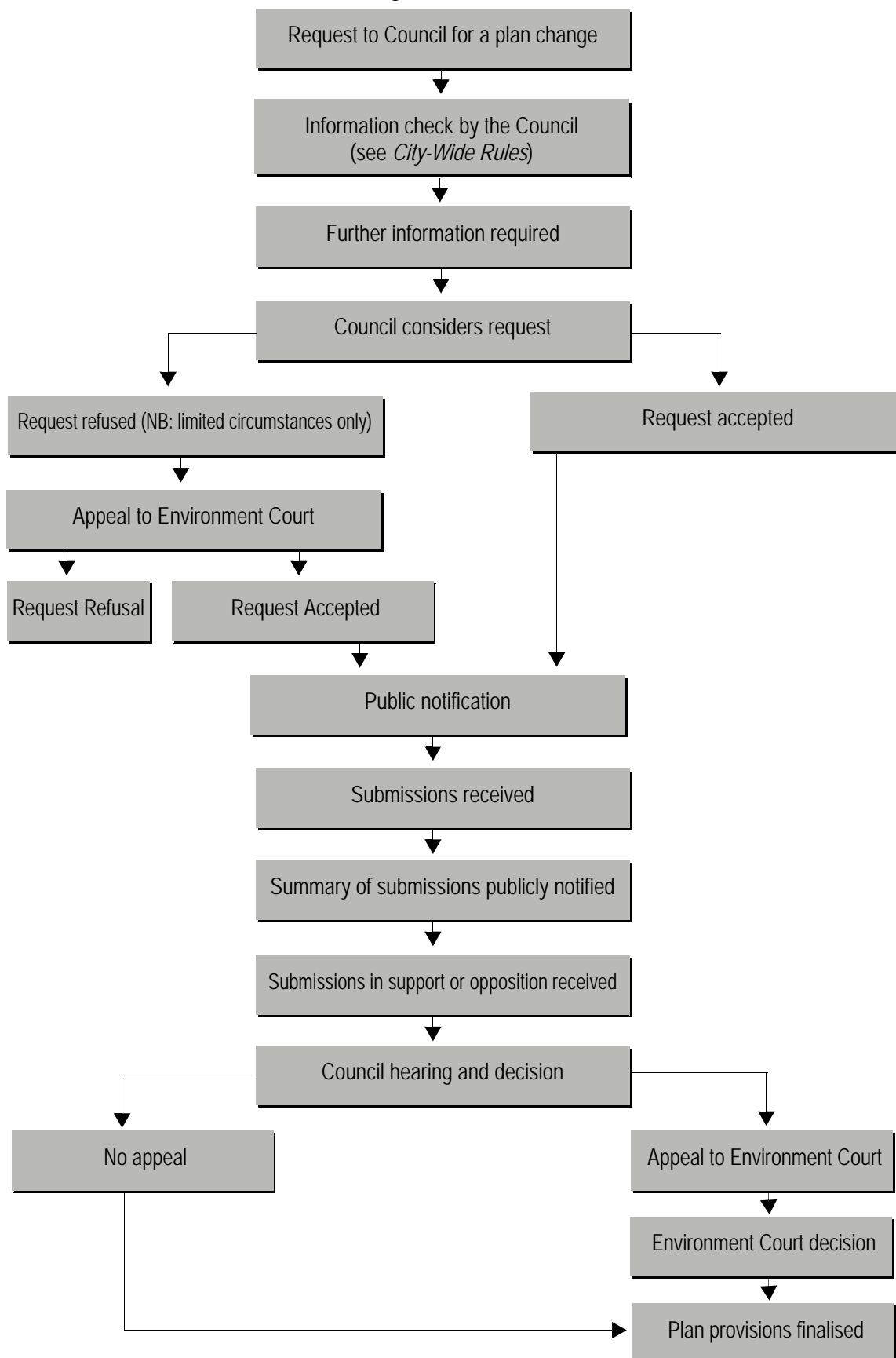


Diagram 2



ADMINISTRATIVE CHARGES

Section 36 of the *Act* provides for charges to be made for a wide range of matters. Only actual and reasonable costs can be recovered. The Council's funding and rating policy sets out, in general terms, cost recovery standards for resource management matters. In some cases partial or no cost recovery is sought and in others charges will be made to cover full costs. Reference should be made to the funding and rating policy for details of cost recovery percentages. Costs information is available from the Council on request in relation to any category of charge or any specific charge made.

The following is a guideline to applications, procedures, information and action for which the Council may charge a fee or recover costs. This guideline shall not limit Council's ability to impose charges authorised by section 36 of the *Act*.

Charges may be made for:

- *land use consents* (non-notified)
- *land use consents* (notified)
- *subdivision consents* (non-notified)
- *subdivision consents* (notified)
- *certificates of compliance*
- requests for *plan changes*
- processing of requirements for *designations* and *heritage orders*
- the provision of further information in relation to the above, whether provided by the *applicant* or the Council, or as required by conditions of *resource consent*
- the monitoring or supervision of *resource consents*, as required by conditions of *resource consent*
- *Plan* material - policy, rules and maps
- the provision of information relating to *resource consents*.

CONSENTS REQUIRED UNDER OTHER LEGISLATION

This *Plan* covers only some of the rules and requirements that may apply to a proposed activity. Developers and users of *land* or *buildings* should check whether they also need consents under other legislation.

Amongst consents most frequently required are those for:

- erection of *buildings* and consideration of fire safety (*building consents* - Waitakere City Council)
- arrangements for treatment and disposal of sewerage - discharge permits - (Waitakere City Council and/or Auckland Regional Council depending on the scale of *development*)
- discharge of polluted or unpolluted storm water (discharge permits - Waitakere City Council and/or Auckland Regional Council, depending on the scale of *development*)
- diversion/damming or taking of fresh surface or underground water (Auckland Regional Council)

- disposal of trade wastes (Waitakere City Council)
- undertaking of offensive trades (Waitakere City Council)
- use of premises for the sale of food (Registration certificates under the Health and Safety of Premises Regulations - Waitakere City Council)
- storage of dangerous goods (Dangerous goods licences - Waitakere City Council)
- modification, damage or destruction of an *archaeological site* or *waahi tapu* (Authority to modify, damage or destroy an *archaeological site* - Historic Places Trust, Historic Places Act 1993).

There may be other consents required. It is the responsibility of the developer or user of *land* or *buildings* to ensure that all consents required by law are obtained.



CROSS BOUNDARY CONCERNS

Waitakere City abuts Rodney District to the North, Auckland City to the south and North Shore City (across the Upper Harbour Bridge) to the east.

Cross boundary concerns which may arise include:

- *land use* activities and development strategies which may give rise to adverse environmental *effects* in a neighbouring district;
- roading and transportation matters, drainage systems, and *infrastructure* which start in one district and cross over into one or more of the adjoining districts;
- *resource consent* matters primarily the concern of the Regional Council, which may impact on one or more territorial authority districts.

In considering these issues, the Council will be guided by the contents of the Regional Policy Statement, any Regional Plan and the contents of this *Plan*.

The Council will consider significant resource management issues arising in the District of an adjoining local authority which affect the City. In appropriate cases, submissions will be prepared to that local authority in relation to such issues.

Where the Council receives an application for a *land use consent* which is to be notified and the activity may give rise to adverse environmental *effects* in a neighbouring district, affected *land* owners in that district and the relevant Council will generally be notified.

The Council will, where appropriate, participate in joint hearings with other territorial Councils, as provided for by section 102 of the *Act*, in situations where:

- the *land use consent* concerns roading, drainage systems or other *infrastructure* or any similar network use which extends into a neighbouring district; or
- a requirement for a *designation* for such matters has been served on the Council.

MONITORING

Introduction

This part outlines monitoring strategies carried out or to be carried out by the Council to meet its obligations under the *Act*. The general aim of monitoring is to promote the sustainable management of natural and physical resources, taking into account the Treaty of Waitangi/Te Tiriti O Waitangi. Where monitoring suggests that action needs to be taken to ensure compliance with the intent of the *Act*, the Council will initiate such changes in the *Plan* or procedures as necessary. The results from monitoring will be reported both to the Council and to the public, utilising the Local Government Act annual plan process and other appropriate procedures.

Monitoring Programme

Council's monitoring programme is divided into four main areas;

- state of the environment monitoring
- monitoring to gauge suitability and effectiveness of the plan

- procedures monitoring and
- *resource consents* monitoring

State of the Environment Monitoring

Periodic reports will be prepared on the state of the *environment*, and will be made available by the Council for public submission. The State of the Environment report will include three sections - pressures on the *environment*, state of the natural *environment* and state of the human *environment*. Details of the monitoring strategy will be published each year in the Annual Plan.

MONITORING continued

Suitability of the Plan

Monitoring of the *Plan's* provisions will ensure that they remain suitable for Waitakere City's current *environment* and in relation to the City's changing needs and ongoing development. Contents of the *Plan* will be monitored to ensure that they are carrying out their intended purpose, particularly in the delivery of the *Plan's* objectives and policies.

Monitoring of the *Plan* will include, but not be limited to:

- a complaints and concerns register related to *Plan* matters;
- an assessment of types of *resource consent* applications received, decisions made and issues raised;
- an assessment of the effectiveness of the *Plan* in responding to issues raised in state of the *environment* monitoring; and
- a staged, section by section, analysis and review of the effectiveness of *Plan* provisions.

Procedures

Council will undertake monitoring of its delegated functions, powers and duties under the *Act*, in relation to provisions in the *Plan*. This will be carried out on an annual basis, parallel to the annual planning processes. This monitoring strategy will include, but not be limited to:

- timeliness of *resource consent* processing
- quality of advice and information given on the *Plan*
- quality of *resource consent* processing
- quality of advice and information given on the *Plan*
- timeliness and effectiveness of enforcement procedures
- scope and effectiveness of monitoring strategies and responses to issues raised through monitoring
- effectiveness of delegated functions under the *Act*.

Resource Consent Monitoring

An annual report will be provided on *resource consent* monitoring. This report will include, but not be limited to:

- compliance with conditions of *resource consents*;
- the cost of processing *resource consents*;
- the effectiveness of consultation with affected parties, including *tangata whenua*.

Responsibilities for Monitoring

The primary responsibility for *Plan* monitoring lies with the Council. However, the Council will encourage input from other Councils, other agencies, *tangata whenua*, interest groups, applicants and the community in general. Other environmental monitoring will be carried out in conjunction with, for instance, the Auckland Regional Council, on matters of shared responsibility or concern.

Actions Arising from Monitoring

Objectives, policies, rules or the process of administering the *Plan* may require amendment if significant variation is evident from the expected environmental results in this *Plan*. Amendments may be in the form of:

- altering implementation procedures;
- altering funding for staff, resources, monitoring strategies, etc.;
- initiating a *Plan Change* to alter objectives, policies or rules;
- deferring action pending further investigation, or inclusion of the issue in a scheduled future planned review of the *Plan*.



ENFORCEMENT

ENFORCEMENT

The following are general guidelines to the enforcement approach which will normally be taken by the Council. They do not constitute rules or invariable procedures or policies. They do not replace or limit the Council's discretion or responsibilities under the *Act*, and they do not themselves constitute specific decision-making criteria applied by the Council.

Under section 84 of the *Act* the Council is required to observe and, to the extent of its authority, enforce the observance of its *Plan*. The Council has a discretion as to how it enforces its *Plan*. It may do so by persuasion, by prosecution, by enforcement order, by abatement notice, by combinations of those means, and in some circumstances by other means which become available.

The Council's response to relevant breaches of the provisions of the Resource Management Act and/or the District Plan will depend upon the particular circumstances - including for example the nature of the breach, the effects of the breach, and the conduct and attitude of those responsible for the breach.

1. In respect of a significant breach of a *Natural Areas* Rule, the Council's response will normally be immediate - with a view to taking appropriate action to have the activity cease as soon as possible. Generally it will be the approach of the Council to initiate prosecution action for significant breaches in such cases - with or without other measures.
2. In respect of a significant breach of a rule relating to noise, odour, vibration, air discharges, *dust* or **safety**, the Council's response will also normally be immediate with appropriate action taken to have the activity cease as soon as possible. Prosecution action may be initiated.
3. Where a significant breach is occurring and continuing in relation to any rule concerning the erection or alteration of *buildings*, the Council's response will again normally be immediate with action taken to have the activity cease as soon as possible. Again, prosecution may be initiated.

4. In relation to breaches of rules relating to *signs*, the Council may:
 - (i) if the *sign* is on property such as a *road* or a park owned by the Council, remove the *sign* immediately;
 - (ii) if the *sign* is on property owned privately, take action in accordance with 5(i)-(iii) below.
5. In the case of a breach of any rule not covered by 1-4 above, and in respect of breach of conditions of *resource consents*, the following procedure may be utilised:
 - (i) An investigation will be carried out by the Council as soon as possible.
 - (ii) If the investigation substantiates the complaint of breach, the *site* owner and/or person responsible for the breach will be contacted, advised of the breach, and asked to remedy the breach within a specified time.
 - (iii) If suitable action is not taken to remedy the breach within the appropriate period, further enforcement action may follow e.g. a prosecution, abatement notice and/or enforcement order or interim enforcement order application.

Where it is unclear whether the activity constitutes a breach of a rule, a declaration from the Planning Tribunal may be sought under section 311 of the *Act*.

In relation to noise issues a separate procedure is available in some instances under section 327 of the *Act*. This allows a direction to be issued for the reduction of excessive noise. If the direction is not complied with the noise source can be removed or made inoperable. Such actions must be taken by the police or in conjunction with the police.

SCHEDULE OF EFFECTS

This schedule sets out a summary of those effects of activities which Council has identified as Significant Resource Management Issues for the City. The schedule is a link between the *Plan's* policies and rules. For further detail see the Policy and Rules Sections themselves.

Effects on: Water (Quality and Quantity)

General

- degradation of the health of aquatic ecosystems
- degradation of waterways as a food source.

Specific

- run-off of soils into waterways
- contamination from discharges
- increased water temperature from loss of riparian *vegetation*
- reduction of riparian habitat from loss of *vegetation*
- reduction of in-stream flows
- increase of aquatic weeds in stream systems
- alteration of water courses and the interface of *land* and water
- piping and culverting of water courses
- run-off of *contaminants* from *road* surfaces and, in particular, *contaminants* from vehicle use.

Effects on: Native Vegetation

General

- reduction of the City's naturally occurring biodiversity.

Specific

- clearance of *native vegetation*, in particular, in outstanding and significant *native vegetation* areas
- coverage and disturbance of tree root systems
- exposure of *native vegetation* to **edge effects**
- drainage and coverage of wetlands
- introduction of environmentally damaging plants.

Effects on: Native Fauna Habitat

General

- degradation of aquatic habitat
- reductions in the total area of fauna habitat, especially forest habitat and wetlands
- fragmentation of fauna habitat, particularly in the lowland area

- degradation of coastal habitat and mangrove areas
- increased vulnerability of wildlife species, in particular birds.

Specific

- *alteration of native vegetation* and destruction of wetlands
- grazing and trampling of forest and wetlands
- presence of environmentally damaging plants
- eating of *native vegetation* by possums
- predation of native wildlife by introduced mammals
- alteration of natural water levels within wetlands.

Effects on: Land (including Soil)

General

- degradation of soil quality
- a general loss of topsoil
- inefficient take up and coverage of *land*.

Specific

- removal and erosion of topsoils by stormwater and *earthworks*
- coverage by *buildings* and *impermeable surfaces*
- compaction by stock
- leaching, spillage and discharge of *contaminants*.

Effects on: Air Quality/Atmospheric Quality

General

- reduction of immediate air quality
- damage to the atmosphere and its life-supporting functions
- reduction in the City's biomass and therefore the ability through natural processes to offset impacts on air quality.

Specific

- the presence of particulate matter and other pollutants in the air.

Effects on: Ecosystem Stability

General

- instability of native ecosystems
- instability of exotic ecosystems
- impeding of natural regeneration processes.



SCHEDULE OF EFFECTS continued

Specific

- reduction of extent, **representativeness** and variety of *native vegetation* and fauna species
- decline in the quality of air, soils and water which undermines stability
- vulnerability of *native* species to environmentally damaging plants and predators
- isolation of *native vegetation* and fauna habitat.

Effects on: Outstanding Natural Features (Landforms, Geological Sites and Soils)

General

- modification to and detracton from the form and geological integrity of the City's Outstanding Natural Features
- accelerated erosion and compaction of Outstanding Natural Features and, in particular, the dunes of the West Coast.

Specific

- *clearance of vegetation*
- removal of rock and soil as a result of mining and *earthworks*
- compaction and modification of form and natural processes associated with *natural features* by stock, vehicles and people.

Effects on: Natural Character of the Coast and Margins of Lakes, Rivers and Other Structures

General

- loss of and damage to the structure and form of landforms, reduced water quality and *vegetation* cover in coastal and riparian areas
- alteration to the way in which natural processes act on coastal and riparian areas, such that the natural character is degraded.

Specific

- modification of the interface between *land* and water
- *alteration* of bush and *vegetation* adjacent to water areas
- discharges of *contaminants* into waterways
- run-off of soils into waterways
- alteration of water courses
- impeding of sand-dune accretions.

Effects on: The Spiritual Dimension (Mauri)

General

- degradation of the **mauri** of parts of the City, in particular waterways
- degradation of some areas to the point that the effects on **mauri** have become dangerous and indiscriminate in their impacts.

Specific

- absence of appropriate protocols
- undermining of mana of *inwi/hapu* kaitiaki responsibilities
- degradation of water, soils, air quality and extent and variety of *native vegetation* and fauna habitat.

Effects on: Outstanding Landscapes

General

- degradation of the landscape qualities of the outstanding Waitakere Ranges and coastal landscapes of the City.

Specific

- a visual deterioration of the natural landscapes through the introduction of inappropriately located and designed *buildings, structures* and urban style *roads*
- undermining of the wilderness character of the landscapes from the increased presence of visitors, residents and traffic
- encroachment of coastal village settlements into the surrounding outstanding landscape
- domination of landscape elements through the placement of *structures* on *sensitive ridges* and headlands/cliffs/scarps, and other *natural landscape elements*
- modification of landscape elements - alteration of landform, *vegetation* cover and the land/water interface
- loss of **characteristic levels of quiet**
- dominance of natural **landscape character** by inappropriate colour of *structures*.

SCHEDULE OF EFFECTS continued

Effects on: Amenity Values I (Other Than Outstanding Landscapes)

General

- modification to or domination of landscape elements and **landscape character** to the degree that they no longer contribute to or are a factor in the **amenity values** of an area.

LANDSCAPES	EFFECTS ON LANDSCAPE ELEMENTS	EFFECTS ON LANDSCAPE CHARACTER
Foothills	<ul style="list-style-type: none"> • modifications to streams/ watercourses • removal of bush for housing and other buildings • encroachment on ridgelines • loss of older pasture, orcharding and vineyard areas • spreading of buildings in lower <i>catchments</i> down into the valleys • provision of urban style roading 	<ul style="list-style-type: none"> • increased noise • increasing dominance of the built over natural/cultivated features • loss of visual variety • increased population levels to the extent that the original community feeling is lost
Countryside	<ul style="list-style-type: none"> • loss of open rolling landscape with intensification of settlement • loss of visual effect of rural pastoral landscapes • possible further pressure on streams • removal of remnant <i>native</i> bush 	<ul style="list-style-type: none"> • increasing dominance of <i>buildings</i> in the previously pastoral landscape • reduction in the non-urban feeling through the introduction of retail and commercial activities normally found in the urban area
Urban (residential)	<ul style="list-style-type: none"> • reductions of planting on private sections with infill housing • reduction in amount of space around buildings with more intensive settlement • possible dominance of surrounding sites by larger <i>buildings</i> • feeling of openness and greenness undermined • loss of relative quiet 	<ul style="list-style-type: none"> • possible undermining of characteristic residential character to the degree that it is no longer the defining feature • overwhelming of any <i>natural features</i>
Urban (towncentres)	<ul style="list-style-type: none"> • possible loss of pedestrian access with increasing use of and focus on car travel • potential loss of quiet spaces 	<ul style="list-style-type: none"> • overwhelming of any remaining natural features by larger <i>buildings</i> etc. • loss of community focus and feeling through dispersal of retail activities away from town centres • undermining of character derived from dominant retail activities
Urban (work)	<ul style="list-style-type: none"> • loss of remaining <i>natural features</i> and amenities 	
Coastal (Scott Rd)	<ul style="list-style-type: none"> • loss of remaining <i>natural features</i> 	<ul style="list-style-type: none"> • loss of coastal character

Table A: Effects on Landscapes (other than Outstanding Landscapes)

SCHEDULE OF EFFECTS continued

Effects on: Amenity Values II (Local Area & Neighbourhood)

General

- a loss of a combination of elements and characteristics, a sense of place and belonging such that they no longer contribute to or are a factor in the **amenity values** of the neighbourhood.

LOCAL AREAS	EFFECTS ON LANDSCAPE ELEMENTS	EFFECTS ON LANDSCAPE CHARACTER
General	<ul style="list-style-type: none"> change in the combinations of landscape elements to the extent that the uniqueness of the area is lost 	<ul style="list-style-type: none"> change in dominant activities (eg orchards) to a point that essential character is lost
General (streetscapes)	<ul style="list-style-type: none"> change in streetscape (planting and openness) loss of physical overlooking of streets (urban) loss of local landmarks in road reserves loss of connections between community/public spaces and private areas changes in <i>building</i> style and relationship with street 	<ul style="list-style-type: none"> reduction of connection between street and homes/<i>buildings</i> (private and <i>public space</i>) loss of uniqueness of streets in different parts of the City
Bush - Living	<ul style="list-style-type: none"> encroachment of <i>buildings</i> on ridgeline continuing removal of bush introduction of <i>exotic vegetation</i> provision of urban style roading 	<ul style="list-style-type: none"> dominance of <i>building</i> character over natural and loss of the balance between the two
Coastal Villages	<ul style="list-style-type: none"> loss of original low-density, low rise <i>buildings</i> and settlement loss of dominance of <i>residential activities</i> 	<ul style="list-style-type: none"> growth population to the point that the Village feel is lost loss of dominance of natural character (Karekare, Huia, Little Huia, Bethells/Te Henga, Parau) increased noise loss of bach feel
Foothills Catchments	<ul style="list-style-type: none"> loss of unique elements in each catchment eg orchards, vineyards 	<ul style="list-style-type: none">
Villages (general)	<ul style="list-style-type: none"> reduction of planting on private sections reduction in amount of <i>open space</i> damage of surrounding <i>sites</i> by larger sections 	<ul style="list-style-type: none"> reduction on the feeling of openness and greenness increased noise loss of dominantly residential character
Herald Island	<ul style="list-style-type: none"> loss of key views to the North Shore and mainland coastline loss of low-scale/low density feel dominance by large <i>buildings</i> 	<ul style="list-style-type: none"> loss of village feel reduction in the sense of difference
Hobsonville/ Whenuapai Airbases	<ul style="list-style-type: none"> loss of original planned features 	

Table B: Effects on Local Areas

LOCAL AREAS	EFFECTS ON LANDSCAPE ELEMENTS	EFFECTS ON LANDSCAPE CHARACTER
Whenuapai		<ul style="list-style-type: none"> loss of "edge village" feel from intensification
Waitakere Township	<ul style="list-style-type: none"> dominance of residential <i>buildings</i> 	<ul style="list-style-type: none"> loss of "village" feel increased noise loss of openness loss of focus around transport links
Older suburbs of New Lynn, Green Bay, and Glen Eden	<ul style="list-style-type: none"> reduction in sections size to 450m² 	<ul style="list-style-type: none"> lack of greenness and openness
Kelston, Glendene and Te Atatu South, Te Atatu Peninsula	<ul style="list-style-type: none"> inappropriate section size (relative to proposed <i>buildings</i>) 	<ul style="list-style-type: none"> lack of greenness and openness
Fringe suburbs of Massey, Ranui and West Harbour	<ul style="list-style-type: none"> inappropriate placement of <i>buildings</i> 	<ul style="list-style-type: none"> loss of greenness and openness
<i>New Lynn Town Centre</i>	<ul style="list-style-type: none"> Discontinuous street frontages Loss of feeling of enclosure/containment of the streetscape Inadequate connections and lost opportunities for additional connections 	<ul style="list-style-type: none"> Loss of relationship between street and ground floor activities Incompatible activities/reverse sensitivity Underutilisation of land/lack of intensification Poor street amenity



SCHEDULE OF EFFECTS continued

Effects on: Amenity Values III (Wellbeing)

General

- modification to and undermining of those physical and *amenity* characteristics which contribute to the health and **safety** of residents and workers.

Specific

- increases in ambient noise levels and single event noise occurrences
- overshadowing and loss of adequate daylight to residential and non-residential *buildings* and, sunlight to residential *buildings*
- loss of **privacy**
- odour, *dust* and vibration nuisance
- reduction in the darkness of the night sky, to a level that disrupts sleep
- increased vulnerability to or fear of attack, violence or other crime in *public spaces*
- increased risk of unintentional injury
- constraints on the ability of people to move easily within their neighbourhood
- reductions in the availability of an appropriate amount of accessible open or *outdoor space* to residents
- overcrowded, inappropriately *designed* living areas
- impediments to access to the coast and waterways.

Effects on: Heritage

General

- the loss/destruction of items, *buildings*, trees and objects which are part of the City's heritage
- modifications to *structures* and *sites* to a degree that the integrity of their *heritage* value is lost.

Specific

- disturbance to and removal of *buildings*, *structures*, trees, materials as associated with *waahi tapu* and *archaeological sites*
- trampling of *sites* by stock
- use of materials, joinery, ornamentation on *heritage buildings* and *structures* in a way that is in conflict with key elements that contribute to the *heritage* value of the *structure*
- additions to and modifications to the basic, scale, form and layout and roofline of any *structure* in a way that is in conflict with the key elements that contribute to the *heritage* values of the *building*
- removal of *buildings*, *structures*, trees and materials associated with *heritage items*
- the placing of new *structures*, objects or plenty of *vegetation* on or over any *waahi tapu* or other *heritage site* in a way that undermines the spiritual and *heritage* significance of that site
- the undermining of the integrity of any *heritage site* through the construction of inappropriate *structures* on *adjoining sites*
- loss and degradation of natural resources
- modification to key landscape elements.

EXPLANATIONS

ACTIVE STREET FRONTAGE

Is a *building*, or groups of *buildings* that has the following characteristics:

- Building facades are varied and articulated to provide visual interest;
- Street level windows and numerous building entries are present;
- Arcades, porches and balconies are used;
- Generally there is a continuous building facade along the street frontage and buildings are adjacent to or close to the street edge;
- Retail and commercial uses predominate on the ground floor;
- Commercial and residential uses on the upper floors overlook the street through the location of glazing and balconies and the location of rooms containing activity like offices, and living areas in residential units.

Buildings that involve blank walls, an unbroken series of garage doors, or high fences along street frontages do not create active street frontages.

AMENITY VALUES

People can enjoy an area because it is beautiful, because it is important as a place of recreation and leisure, and because they associate it with something that is important to them personally. What makes one area more beautiful than another, or what makes an area differ in its beauty are its particular natural and physical characteristics or **amenity values**. For example, people enjoy the beauty of the West Coast for its wild seas, steep cliffs, bush and beautiful beaches and because of the feeling of wilderness. It differs from the gentler Manukau Coast. The sea, the cliffs, the sense of wilderness are the **amenity values** of that West Coast environment. The **amenity values** of different landscapes and different parts of the City are identified in the Policy Section.

CHARACTERISTIC LEVEL OF QUIET

This is the level of quiet typical to that area.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED is based on the concept that crime and fear of crime can be minimised through the effective planning and *design* in the built environment. There are two important components to the CPTED approach. One is to *design* the environment in such a way that it reduces the opportunity for crime to occur. The other is to *design* the environment in such a way that it enhances urban safety and, more specifically, perceptions of personal safety.

EDGE EFFECT

This is where wind, solar radiation, environmentally damaging plants and animal pests cause harmful changes to the edge of areas of *vegetation*, or are able to invade *native vegetation* areas and cause harmful changes.

ENHANCEMENT

This means to improve the state of something already existing. In relation to *amenity* it means to improve the pleasantness or character of a location or *site*. In relation to *vegetation* it means to improve the quality of the *vegetation* so it is of greater value to people, or contributes to an increase in **natural landscape** or ecosystem value.

HEALTH EFFECTS

In respect of the *height* in relation to boundary standard, this is the loss of wellbeing as a result of inadequate or insufficient daylight and/or sunlight.

LANDSCAPE CHARACTER

Any landscape is defined by the natural and physical features that make it unique and different. It is also defined by a particular but harder to define “feeling”. This is **landscape character**. For example, the **landscape character** of the Waitakere Ranges is one of wilderness and the abundance of nature. The **landscape character** of the residential parts of the City is one of “openness” and calmness.

MALLS AND MIXED USE

Some form of *development*, such as large internally focused malls, or extension to existing industrial activities may not be able to meet all of the criteria listed in the policy. However Policy 11.47 seeks to ensure that these developments still meets the intent of the policy to create attractive, mixed use town centres.

‘Town Centre & Mainstreet’ typologies do not allow residential activities at ground level, thereby maintaining continuous active retail and commercial activity *street frontage*.

Mixed use developments are encouraged fronting street typologies 1-5 in particular to provide a wide range of living, employment and retail opportunities.

While the *street typology* approach is considered appropriate for all town centre and higher density *development* areas, it does not cover all such areas at



present. It is anticipated that further Urban Concept Plans may be prepared for other town centres and *street frontage* policies and rules applied in the future.

MAURI

Mauri can be described as the life force present in all things and all people. Mauri generates, regenerates and upholds creation, binding physical and spiritual elements of all things together. Recognition of the spiritual aspects of reality is central to a definition of sustainable management.

(Note: see also the Tangata Whenua Statements, Part 4 of the Policy Section for further explanations.)

NATURAL LANDSCAPE

A **natural landscape** is one that is dominated by *natural features* such as bush, streams and the coast, to a degree that the overwhelming feeling is one of “naturalness”. Although such a landscape may contain *buildings* and *structures*, these are either so few in number that they do not encroach on this natural feeling, or they are designed and built in a way that they merge with the surrounding landscape and its natural values.

NEIGHBOURHOOD CHARACTER

Neighbourhood is that small local area, usually the small number of streets around a dwelling or workplace, that a person identifies with and knows most thoroughly of all parts of the City. People usually have a strong sense of belonging and place associated with a neighbourhood. It is the closest, most personal and intense expression of the relationship of people with their environment.

Such neighbourhoods reflect the general **amenity values** of the surrounding landscape or local area but have their own versions of those general features that allow inhabitants to see them as unique and special. This is the **neighbourhood character** that defines a neighbourhood as unique. Often the particular streetscape contributes strongly to the local neighbourhood, although it is the personal perceptions of residents that ultimately define the nature of that neighbourhood. The Policy Section identifies ‘landscape’, ‘local area’ and ‘character’. Neighbourhoods within these local areas reflect the general identified characteristics of each area, but have their own particular version of these general features.

NEW CENTRES

The development and enhance amenity values associated with the new town centres (such as at

Hobsonville Airbase) and the new and extended town centres (such as at Massey North/Westgate and Hobsonville Village), *street typologies* will be identified in the Urban Concept Plans and Comprehensive Development Plans. These typologies include ‘Town Centre & Mainstreet’ (Typology 2), ‘Transitional Commercial’ (Typology 4), ‘Mixed Use’ (Typology 5), ‘Periphery’ (Typology 6) and ‘Residential’ (Typology 7). A range of performance standards are provided to recognise and allow varying forms of *development* which may occur on existing and future high volume pedestrian routes and those *streets* which may have high traffic volumes and potentially less numbers of pedestrians. New *buildings* and additions and alterations to existing *buildings* will also be assessed against the performance standards to ensure the *development* contributes to an integrated centre with high standards of pedestrian amenity.

PHYSICALLY DOMINATE, PHYSICAL DOMINATION

Structures, through their size or their bulk and form can dominate surrounding properties. Whether they dominate depends on the relative size of surrounding *structures*, whether they are *screened*, and, to a degree, whether the *design* of the *building* (such as roof angles and joinery) is sympathetic to the features found in surrounding *buildings*. Generally, **physical domination** is dictated by the size of the *building* relative to surrounding *buildings*. For example, a six storey *building* in a residential area with mainly one to two storey *buildings* may dominate the surrounding *sites* and detract from the **amenity values** of those *sites* and of the wider area.

PRIVACY

This is that quality usually associated with a *site* or place where people feel free from overlooking or being observed, or from being overheard. This sense of **privacy** is highly valued. The location of *buildings* too close to areas or residential *sites* where people play or relax can detract from that sense of **privacy**.

REASONABLE SUNLIGHT AND DAY-LIGHT ACCESS

Reasonable daylight access means that *habitable rooms* of residential *buildings* receive enough daylight at all times of the year to contribute to the general health and wellbeing of the occupants.

Reasonable sunlight access means that *dwellings* can be conveniently located or designed to receive

adequate midwinter sun, to contribute to the wellbeing of the occupants and to the use of solar energy in water and space heating of the *building*.

REPRESENTATIVENESS

This is the extent to which an area represents or shows those aspects which make up the natural diversity of Waitakere City's original (pre-human) **natural landscape**. As Waitakere City is divided into the Waitakere and Tamaki ecological districts, then the **representativeness** of *Natural Areas* needs to be seen within the context of the particular district it falls within. Resilience, biodiversity and integrity of the Green Network

Resilience is the ability to remain viable and to be able to recover from disturbances or interference.

The sort of aspects to be considered when looking at **resilience** of the *Green Network* will differ to some extent, depending on the element of the *Green Network* being considered. Examples are as follows:

Resilience of *native vegetation* and *fauna habitat* is greatest if, when clearing an area, the shape of the clearing has the lowest edge to volume ratio of the *vegetation* area to prevent **edge effects** and reduce the spread of environmentally damaging plants (i.e. clear from two existing edges instead of in the middle of *vegetation*). Another example is *subdivision* works carried out in a way that does not fragment existing *vegetation* or isolate patches of *vegetation* from other patches.

Resilience of outstanding *natural features* is adversely affected if activities such as *earthworks* speed up natural processes such as erosion and slippage. Similarly, any development of barriers that would effect natural processes should be avoided - such as placing *buildings* in the path of a shifting dune system.

Resilience of linkages and *restoration areas* is unlike the other parts of the *Green Network* in that these areas have no or low **resilience**. Therefore activities should help to promote the regeneration of *vegetation* and its links to other areas of *vegetation*, so that they will become resilient.

Resilience of *coastal areas* could be assisted/continued by ensuring that coastal *vegetation* and dunes survive, so that natural processes, such as replenishment of sand to beaches, are able to occur.

Biodiversity means the variability among all living things. This includes diversity within species, between species and of ecosystems, and interactions between biological communities, habitats and their physical surroundings.

In the context of the *Green Network* **biodiversity** can be maintained and enhanced by preventing the loss of the number of plant and animal species,

community types and the different physical *sites* where they occur. For example, loss of manuka on the leached or nutrient deficient soils in Waikumete Cemetery which provide habitat for fauna not found elsewhere in the City.

Integrity of the *Green Network* means conserving and enhancing the *natural features* that are of the healthiest quality and are most representative of Waitakere City. In the *Green Network* these *natural features* equate to the areas identified as being outstanding (i.e. outstanding *vegetation*, outstanding fauna habitat and outstanding landforms).

Integrity can be maintained and enhanced in other areas that are not outstanding by preventing the interruption of natural processes (for example removal of mature trees that provide seeds for regeneration) and by following the principles outlined below when revegetating areas.

Principles of Ecological Revegetation

1. Use only 'eco-sourced' plant material, i.e. seeds and cuttings from native plants that naturally occur in the closest location to the revegetation site.
2. Plant species in the sites where they would occur naturally.
3. Plant to facilitate natural regeneration. This includes mimicking natural regeneration by planting pioneer or early successional species first (species that will encourage other plants to grow), followed by species that establish later in the regeneration process.
4. Plant to avoid or minimise weed problems and the effects of drought and wind. This includes clumping plants closely to create a sheltered micro-climate and to crowd out weed species, and *planting* fast-growing species that out-compete weed species when establishing the initial *vegetation* cover.

RESTORATION

This means to facilitate the return of an area to its original (pre-human) state, or to a state that will bring about the natural processes necessary for the return to an original state. It may involve active management techniques such as revegetation, pest and weed control, and re-introduction of indigenous species.



RURAL CHARACTER

Rural character reflects the dominance of rural features such as rolling paddocks, streams, farming, livestock and horticultural activity to a degree that the overwhelming feeling is one of open countryside, a sense of productive activity and of managed nature. Although such a landscape may contain *buildings* and *structures* these are clearly subordinate to the expansive rural features such as paddocks and shelterbelts. The *buildings* and *structures* are so few in number that they do not impinge on this natural feeling, or they are designed and built in a way that they merge with the surrounding landscape and its natural values.

RURAL LANDSCAPE

A **rural landscape** reflects the patterns of pasture, cultivated lands, trees and *buildings* and the *rural activities* that take place within them. For example, in the northern part of the City the landscape is rural, with its combination of pasture, gardens, glasshouses, *buildings* associated with horticulture and the distinctive shelter belts along the edges of paddocks. Shelter belts are a particularly important part of the rural landscape, with the mix of older shelter belts (usually macrocarpas or pines) associated with pastoral farming, and the lighter deciduous shelter belts associated with horticulture. With such a **rural landscape**, the landscape elements are made up directly from the *rural activities* that take place within it, while the **landscape character** also comes from these activities.

SAFETY

In relation to a person, this means free from harm, and in every other case, means free from hazards.

SHADING

casting a shadow preventing access to sunlight and daylight.

SLEEVED (SLEEVEING)

Locating small *buildings* and activities, with their entrances orientated to the street, on the outside of a large format retail building or activity; thereby helping to create an **active street frontage** and mitigating the effects of large expanses of blank, unarticulated walls.

STREET TYPOLOGY/STREET TYPOLOGIES

The *street typologies* (see also the Definitions Section of the District Plan) have been developed as a method to ensure appropriate built form outcomes are achieved in town centres, and the *street typologies* are determined by their location and function within a town centre's overall movement network and the activities anticipated on the adjoining land. It is necessary to determine the street's existing function or for new and expanding centres the desired level of pedestrian and town centre activity. In new Town Centres (e.g. Massey North), a Comprehensive Development Plan is utilised to allow the finer grained *design* of the urban form translated from the Urban Concept Plan. *Street typologies* are shown on the Urban concept Plans as 'indicative' to assist in providing guidance to achieve a high quality environment. The final *street typologies* (sourced from City Wide Rule 3 Building Design - Street Frontage) will be allocated to the movement network either through an Urban Concept Plan, included as part of the district plan, or on the basis of an approved Comprehensive Development Plan. All subsequent resource consent application for the individual *buildings* will need to be assessed having regard to this *street typology* framework.

It is necessary to understand a *street's* importance in the town centre movement network and the anticipated *development* on land adjoining the *street* to determine:

- The appropriate location of *buildings* within a lot;
- Frontage elements necessary on the *building's* *street* facade; and
- Compatibility of activities and *buildings* on both sides of a *street*.

Key determinant for the *street typologies* and their location are:

- The anticipated *development* on land adjoining the *street*
- Level of *street* integration in the town centre;
- Level of intensification of *buildings*, *employment* and *residents*;
- Level of existing or anticipated pedestrian and vehicular activity and effective practical walkable catchments;
- Level of retail activity; and
- Amenity of the town centre.

The *street typologies* contained within City Wide Rule 3 Building Design - Street Frontage are:

- The 'Town Centre & Mainstreet' typology applies to those areas of existing or new town centres where there is a need for continuous

retail frontage. This has two sub-type, Typology 1 (existing centres) and Typology 2 (new centres). The area with the highest (current or possible) pedestrian related (fine-grained) retail activity. The typology is generally located along or adjacent to the busiest portion of a town centre's mainstreet.

- The 'Commercial' typology (Typology 3) applied to those areas that form the edge of existing town centres (e.g. New Lynn). These *streets* have the potential to support high levels of non-retail related pedestrian activity. They are generally located within an effective 10 minute walkable catchment of the inner core.
- The 'Transitional Commercial' typology (typology 4) applies to those areas that form the transitional zone between the edge and core of new town centres (e.g. Massey North). this is the typology of the 'next highest' pedestrian related activity, but given the lower pedestrian activity anticipated, *building* standards are less stringent than for typologies 1 and 2. It is generally adjacent to the inner core and within approximately 5 minute (effective) walkable catchment.
- The 'Mixed Use' typology (Typology 5) applies to those areas in centres and neighbourhoods that provide opportunities for a range of residential and non-residential activities to coexist in a single *building* or a single *site*. The purpose of the *typology* and minimum ceiling height is to ensure that *mixed use buildings* and *development* are suitably *designed* for a range of uses now and in the future. In particular the ground floor of *buildings* and *development* need to be able to accommodate a range of *Non Residential Activities* over time to ensure that the streetscape remains vibrant and interesting.
- The 'Periphery' typology (Typology 6) applies to areas generally outside the walkable catchment of the core and are typified by lower pedestrian volumes and higher numbers of vehicular movements. Within precincts utilising the periphery typology there will be *streets* that should have active *building* frontages, being located on important movement corridors for pedestrians and vehicles. Other *street* may serve as access points for vehicles and may not have active frontages. The approved Comprehensive Development Plan, utilising the indicative typologies of the Urban Concept Plan, should differentiate between 'primary' and 'secondary' periphery *streets* (sub-typologies), being those where a proportion of the street frontage is adjoined by active *building* frontages and those where this may not be possible because of

servicing and loading, access or car parking requirements.

- The 'Residential' typology (Typology 7) applies to the residential areas of the town centres and new residential neighbourhoods. The typology equally provides for detached houses, duplexes, medium density housing (terrace units) and higher density housing (apartment units)

UNIVERSAL DESIGN

Universal Design refers to the *design* of environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialised *design*. Universal Design benefits people of all ages and abilities.

URBAN CONSOLIDATION

Urban consolidation refers to a strategy that has been adopted in the District Plan to consolidate, where possible, population growth within the existing urban area. This strategy includes the following:

- placing limits on settlement outside the urban area and on population growth, according to the capacity of natural and physical resources, landscapes and **amenity values** to absorb impacts
- managing the concentration of settlement in limited areas on the edges of the urban area
- encouraging concentration of **Residential Activities** in designated parts of the City via *medium density housing*
- managing the location of *Retail Activities* to counter pressure for a "spread" city
- managing infill housing to protect **amenity values** in the urban area, while accommodating increased densities where possible.

VIEW(S)

This is an extent of land or sea considered to have **visual amenity** that is covered by the human field of vision from a particular point.

VISUAL AMENITY

An area can be valued because of emotional associations that people have with it, because of a sense of wilderness or, conversely a sense of coherence and quiet. It can also be valued purely because of its beauty and attractiveness at a visual level. **Visual amenity** is those particular elements of a landscape or area that contribute to the appreciation of an area at a visual level.



VISUAL APPEARANCE

An area or object can be notable for a range of reasons - for emotional associations for example. The **visual appearance**, that is, how it looks purely in terms of shape, texture or colour, is also a factor in how people assess or relate to an area or object.

VISUAL CHARACTER

Landscapes are defined in part by the landscape elements (physical and *natural features*) and **landscape character** (the “feel” of a landscape). The latter is of course influenced by the combination of landscape elements. **Visual character** is the particular qualities of a landscape that derive from the visual mix (shape, texture and colour) of objects that make up the landscape. For example, the Waitakere Ranges have a **visual character** that is dependent on the particular colours and textures of *native* bush and the shape of the ridgelines as they meet the sky. Residential areas have a visual quality that comes from the mix of houses and trees. There is variety but also a coherence gained from the repetition of colour and shape. This **visual character** is an important part of the landscape.

WATER BODY

This is any freshwater or geothermal water in waterways (*rivers* and streams), *lake*, pond, wetland or aquifer or any part thereof, that is not located within the *coastal marine area*.