

10a 18 Land unit - Matiatia (~~mixed use~~gateway)

10a.18.1 Introduction

This land unit is applied at Matiatia, which is a harbour at the western end of Waiheke.

Matiatia is characterised by:

- High visual amenity due to its coastal location and surrounding headlands and hill slopes, many of which are revegetating.
- ~~The~~ Its 'gateway' function which results from the wharf and ferry building located at the northern end of the beach. The wharf and ferry building act as the main transport terminal for passenger ferry services to and from Waiheke.
- Passenger transport services (buses and taxis) located to the rear of the ferry building.
- Ocean View Road, which is located on the northern side of the valley and is used by high numbers of people moving in and out of the area at times of ferry departure and arrival.
- A large area on the valley floor (approximately 5ha) which is mostly used for carparking but also contains the Harbourmaster building and a variety of smaller activities.
- The storage and carparking activities located on the privately owned site on the northern side of Ocean View Road.
- An esplanade reserve located adjacent to the Matiatia Bay foreshore that is used for public recreation.
- A regenerating wetland (approximately 4ha) located on the valley floor to the side and rear of the large flat area. The wetland flows out to Matiatia Bay.

The existing development on the valley floor at Matiatia is not befitting its location at the 'gateway' to the island, particularly because of the expansive carparking, ad hoc appearance of the existing buildings and the lack of activities and services for ferry passengers. This land (including the wetland) is in the ownership of the council and it is intended that it will be comprehensively redeveloped to create a safe and efficient transport network and a mixed use development that will serve both residents and visitors to the island.

Overall, Matiatia has some notable assets such as its ferry terminal, coastal landscape and the regenerating wetland. However, in order to create a truly effective and attractive 'gateway' to Waiheke, a comprehensive redevelopment of the land on the valley floor needs to be undertaken.

10a.18.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to develop a safe and efficient transport network at Matiatia, including provision for passenger transport and carparking activities.
2. How to develop Matiatia so that it provides activities and services that will better meet the needs of the residents and visitors that use the area.
3. How to ensure that the built environment at Matiatia is attractive and safe and will not have adverse effects on the landscape character of Matiatia Bay.
4. How to ensure that development at Matiatia is of a scale and intensity that can be serviced in terms of water supply and wastewater disposal without creating adverse effects on the environment.
5. How to protect the wetland area from the adverse effects of use and development.

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6. How to ensure that there will be open space and public areas included within any future development at Matiatia.
7. [How to ensure that Matiatia is developed as a truly effective and attractive 'gateway' to Waiheke.](#)
8. [How to protect the Maori heritage values associated with the site, particularly the urupa.](#)

10a.18.3 Objectives and policies

10a.18.3.1 Objective

To develop a safe and efficient transport network while maintaining the landscape character of Matiatia.

Policies

1. By identifying a specific area for the safe and efficient operation of wharf-associated activities and passenger transport so that these activities have priority over single occupancy vehicles.
2. By providing for the further development of carparking areas and carparking buildings and other transport infrastructure where such development will enhance the safety and efficiency of the transport network at Matiatia.
3. By requiring carparking areas and buildings and other transport infrastructure to be integrated with the proposed mixed use development (referred to in the objective below at [clause 10a.18.3.2](#)).
4. By providing for the relocation of Ocean View Road if that is necessary to achieve a safe and efficient road layout, and if road stopping procedures have been undertaken.
5. By requiring safe and convenient pedestrian walkways between the wharf and the mixed use development and carparking areas and buildings.
6. By ensuring that medium to large scale carparking areas and carparking buildings are not located adjoining the esplanade reserve nor are highly visible to those arriving at Matiatia, in order to avoid adverse effects on the landscape character of Matiatia.

10a.18.3.2 Objective

To create a safe and attractive mixed use development that will meet the needs of the residents and visitors using the area while maintaining the landscape character [and Maori heritage values](#) of Matiatia.

Policies

1. By requiring a mix of activities to occur on the site, to meet the needs of both residents (eg retail, offices and restaurants and cafes) and visitors (eg visitor accommodation and function facilities).
2. By providing for residential activity so that there are people in the area during both the day and night.
3. By ensuring that the built environment is designed to be safe and attractive and does not have adverse effects on the landscape character of Matiatia.
4. By requiring areas of open space to be developed for public use, both within the mixed use development and adjoining the esplanade reserve, adjacent to the Matiatia Bay foreshore.
5. By ensuring that the layout of buildings and walkways on the site is clear and easy to follow for pedestrians and vehicles and is integrated with the carparking areas and buildings and other transport infrastructure.

10a.18.3.3 Objective

To ensure development at Matiatia does not have adverse effects on natural features and resources and gives effect to environmental sustainability principles.

Policies

1. By limiting the use and development that can occur in the wetland area to public recreation activities and associated structures.
2. By ensuring that the level and nature of activities provided for can be serviced in terms of water supply and wastewater disposal without resulting in adverse effects on the environment.
3. By requiring buildings to have a 'low impact' on the environment through the use of 'green building' methods and 'environmentally sustainable design' principles.

10a.18.4 Resource management strategy

As the primary landowner, the council will determine the final form of development on the majority of land at Matiatia. The strategy outlined below will provide a framework for the implementation of the final form of development.

The resource management strategy for Matiatia is to divide the land unit into three different areas so that each area can be developed and used in different ways.

The areas are as follows:

1. Transport area

This area is divided into transport area A and transport area B. Transport area A is located directly behind the wharf and ferry building and makes specific provision for the passenger transport (buses, taxis and other multiple occupancy vehicles) and wharf associated activities located in this area.

Transport area B is located further up Ocean View Road on its northern side. This area provides for the storage and carparking activities existing on this site.

2. Mixed use area

This area is located on the valley floor and is the area that will be redeveloped for a mixed use development. Threshold controls have been adopted for this area in order to ensure that the development will contain a mix of activities, some of which will primarily meet the needs of residents using the area (eg retail, offices and restaurants and cafes) and some of which will primarily meet the needs of visitors using the area (eg visitor accommodation and function facilities). Some activities (eg cafes) will meet the needs of both residents and visitors).

Dwellings are also provided for in the mix of activities. This is because residential activity ensures that there is a 'people presence' on the site at all times, which in turn provides a feeling of safety and vitality for those using the area. This feeling of safety and vitality is especially important for Matiatia as it will create a positive environment for visitors arriving on Waiheke and for residents using the ferry services.

The built environment of a mixed use development is very important as the buildings create a 'sense of place' and entice people to use the activities located within the area. To ensure that buildings are attractive, inviting and maintain the landscape character of Matiatia, buildings within the mixed use area require consent as a restricted discretionary activity. [The restricted discretionary activity consent process also provides the opportunity to assess applications for buildings in order to ensure that they will not have an adverse effect on the urupa at Matiatia](#)

The development platform for the mixed use activity is placed over Ocean View Road and the existing carparking areas. This is so that buildings can be located in these areas if it is found to be necessary and if road stopping procedures have been undertaken.

Carparking and other transport infrastructure have also been provided for within

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this area in recognition that these activities are vital to the transport role of the land unit. It is, however, recognised that the final form of these activities and the road will need to be determined in conjunction with the final form of the mixed use development.

The amount of activity provided for in the mixed use development has been set at a level, by the threshold controls, which can be serviced in terms of water supply and wastewater disposal. Wastewater from the mixed use development will be treated and disposed of by the Owhanake wastewater treatment plant located on the upper hill slopes on the northern side of the valley. Water will be supplied from the bore located behind the Harbourmaster's building and from rainwater capture.

3. Wetland area

This area includes the wetland located to the side and rear of the mixed use area. In the past, the wetland has been drained and used for pastoral farming but in recent times the wetland has regenerated as a result of weed eradication and increased water flows.

As well as contributing to the visual amenity and ecology of the area the wetland also plays a valuable 'polishing' role for the Owhanake wastewater treatment plant.

The location of these areas is shown on [figure 10a.1: Matiatia](#).

10a.18.5 Rules - activity tables

There are separate activity tables for each of the following areas:

- transport area A
- transport area B
- mixed use area
- wetland area.

10a.18.5.1 Transport area A

Activity	Status
Carparking (including drop off and pick up areas)	P
Marine fuelling services	P
Passenger transport (buses, taxis and other multiple occupancy vehicles)	P
Taxi stands	P
Boat launching ramps and jetties (including boat trailer parks)	D
Storage (vehicles and other items)	P
Wharf administration and freight handling activities	P

Legend

P = Permitted

D = Discretionary

Notes:

1. The relationship between buildings and other activities listed in activity tables is explained in [clause 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

10a.18.5.2 Transport area B

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table ¹	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in part 14 - Definitions ¹	RD
Carparking (up to 70 spaces)	P
Storage	P

Legend

P = Permitted

RD= Restricted discretionary

Notes:

1. In transport area B, the activities of constructing or relocating buildings, or undertaking exterior alterations and additions to existing buildings, are to be treated as separate from the activity of using buildings for any of the permitted activities listed in the table. Therefore, even when an activity is permitted in this table, a resource consent may still be required for any construction or relocation of, or any exterior alteration or addition to, the building used for the activity. The relationship between buildings and other activities listed in activity tables, is explained further in [clause 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

10a.18.5.3 Mixed use area

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table ¹	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in part 14 - Definitions ¹	RD
Art galleries and museums*	P
Artworks, monuments and sculptures	P
Boarding house or hostel*	P
Care centre*	P
Carparking required by clause 10a.18.6.9 below	P
Community facilities*	P
Dwellings*	P
Educational facilities*	P
Entertainment facilities*	D
Function facilities*	D
Healthcare services*	P
Office*	P
Park furniture (including seats, rubbish bins, lighting, signs, BBQs	P

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Activity	Status
and picnic facilities)	
Planted areas	P
Public carparking and other transport infrastructure (including drop off and pick up areas) existing at September 2006	P
Public carparking and other transport infrastructure (including drop off and pick up areas) not existing at September 2006	D
Relocation of Ocean View Road (if road stopping procedures have been undertaken)	P
Restaurant, cafe and other eating places*	P
Retail premises*	P
Stormwater retention ponds	P
Tavern*	D
Tourist complex*	D
Visitor accommodation*	P
Visitor information centre*	P

Legend

P = Permitted

RD= Restricted discretionary

D = Discretionary

Notes:

1. In this mixed use area, the activities of constructing or relocating buildings, or undertaking exterior alterations and additions to existing buildings, are to be treated as separate from the activity of using buildings for any of the permitted activities listed in the table. Therefore, even when an activity is permitted in this table, a resource consent may still be required for any construction or relocation of, or any exterior alteration or addition to, the building used for the activity. The relationship between buildings and other activities listed in activity tables, is explained further in [clause 4.3](#).
2. Those activities marked with an asterisk (*) are subject to the threshold controls in [clause 10a.18.6.4](#).
3. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

10a.18.5.4 Wetland area

Activity	Status
The construction and relocation of buildings, or undertaking exterior alterations and additions to existing buildings (except the observation areas, viewing platforms, boardwalks and related structures provided for below)	NC
Observation areas, viewing platforms, boardwalks and related structures	P
Park furniture (including seats, rubbish bins, lighting, signs, BBQs and picnic facilities)	P
Planted areas	P
Stormwater retention ponds	P

Legend

P = Permitted

NC= Non-complying

Notes:

1. The relationship between buildings and other activities listed in activity tables, is explained in [clause 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

10a.18.6 Rules - development controls for mixed use area

The development controls listed below apply to all activities in the mixed use area whether those activities are permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific controls set out below, there are additional controls (for all areas within the land unit) set out in [part 10c - Development controls for land units and settlement areas](#).

10a.18.6.1 Building height

The maximum height of any building, or part thereof, is set out in the table below:

Building location	Building height
Buildings located to the north of the height line shown on figure 10a.1: Matiatia	8m
Buildings (with a horizontal roof) located to the south of the height line shown on figure 10a.1	8m
Buildings (with a sloping roof of more than 6 degrees and containing not more than 3 storeys) located to the south of the height line shown on figure 10a.1	13m

Explanation

This control ensures that buildings located at Matiatia are of appropriate scale with respect to the landscape character of the area. The additional height provided for in the southern portion of the mixed use area reflects the capacity of the hill slopes on the southern side of the valley to absorb the additional height without adverse effects on the landscape.

10a.18.6.2 Open space

1. A minimum of 35 per cent of the mixed use area must be set aside and developed as open space (ie it must be available for the public to access and use, and be free of buildings except public amenities such as toilets, seating and playgrounds).
2. At least 4000m² of this 35 per cent must be located adjoining the esplanade reserve.

Explanation

This control is intended to ensure that there is sufficient open space within and around the mixed use development for the public to use and enjoy.

10a.18.6.3 Activities abutting open space

[Unless a building is solely designed for residential or visitor accommodation use, then such activities shall not be located on the ground floor.](#)

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~~Dwellings and visitor facilities must not comprise more than 50 per cent (in aggregate) of the ground floor of buildings adjoining areas identified as open space, as required by clause 10a.18.6.2 above.~~

Explanation

This control is intended to ensure that a significant proportion of the activities fronting open space areas are active and interesting and, consequently, add to the enjoyment of the open space by the public.

10a.18.6.4 Threshold controls

1. ~~The establishment of a threshold activity (i.e. those activities marked with a * in the activity table at clause 10a.18.5.3) where the aggregate gross floor area (gfa) of all threshold activities is less than 10,000m² is a permitted activity.~~

~~The aggregate gross floor area (gfa) of all threshold activities (ie those activities marked with an * in the activity table at clause 10a.18.5.3) must not exceed 10,000m² as a permitted activity and 12,000m² as a discretionary activity.~~

2. ~~The establishment of a threshold activity (i.e. those activities marked with a * in the activity table at clause 10a.18.5.3) where the aggregate gross floor area (gfa) of all threshold activities is between 10,000m² and 12,000m² is a discretionary activity.~~

~~The aggregate gross floor area (gfa) of all threshold activities (ie those activities marked with an * in the activity table at clause 10a.18.5.3) must comply with the following:~~

Activity category	Category limit (aggregate gfa)	Sub-limit (aggregate gfa) for an individual activity within category limit
Retail premises, restaurants, cafes and other eating places	3500m ²	1500m ² for restaurants, cafes and other eating places.
Dwellings, visitor accommodation, function centres and tourist complex	7000m ²	5000m ² for dwellings.
All other activities	1500m ²	n/a

3. ~~For every 4m² of GFA of dwellings, visitor accommodation, function facility or tourist complex, there shall be a minimum of 1m² GFA of all other activities.~~

~~In addition to the above, dwellings, visitor accommodation and tourist complexes must achieve a ratio of 4m² gross floor area to 1m² gross floor area of retail premises and/or restaurants, cafes and other eating places and/or all other activities.~~

Except that the control set out in (3) above does not apply to the first 3000m² of development or after 2000m² of other activities has been established.

Notes:

- An activity not provided for in the activity table (ie it is non-complying) must be considered to be a threshold activity if it operates as a commercial activity (except for carparking).
- No portion of gross floor area can be counted in two category limits.
- Where retail premises and restaurants, cafes and other eating places are included within a tourist complex they are subject to the sub-limit for retail premises, restaurants, cafes and eating places (ie 1500m²) rather than the category limit for tourist complexes (ie 7000m²).

Explanation

The threshold controls have two functions:

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1. To ensure that the overall amount of threshold activities that can establish in the mixed use area will not generate adverse effects in terms of the Matiatia landscape and transport environment or with respect to water supply and wastewater disposal.
2. To establish a 'gateway' to Waiheke that includes a mix of uses rather than just one or two activities. A mix of activities is considered beneficial because it will provide activities for island residents (eg retail, offices and restaurant and bar activities) and activities for visitors (eg visitor accommodation and conference and events facilities). A mixed use development will create a vibrant, safe and interesting built environment that is appropriate at the 'gateway' to the Waiheke.

10a.18.6.5 Activity size

Individual premises containing retail activity, a tavern or restaurant, café or other eating place must not have a gross floor area greater than 500m².

Explanation

The 500m² limit is intended to ensure a 'human scale' of activities within the built environment at Matiatia.

10a.18.6.6 Minimum dwelling size

The minimum gross floor area of dwellings is:

45m² for one bedroom dwellings

70m² for two bedroom dwellings

90m² for three bedroom dwellings

Explanation

This control is to ensure that all dwellings at Matiatia are of a size that will ensure that occupants enjoy a reasonable degree of amenity and comfort.

10a.18.6.7 Internal noise control for dwellings

1. All dwellings must be designed and constructed to provide an indoor design level of balanced noise criterion (NCB) 30 in any habitable room assuming the building is exposed to a noise level of 55dBA L_{eq} at the boundary of the site.
2. The NCB level of 30 must be achieved with windows and doors open unless adequate alternative ventilation is provided to the requirements of clause G4 of the New Zealand Building Code.
3. Building elements (ie walls, floors) which are common between different activities must be constructed to prevent noise transmission to the requirements of clause G6 of the New Zealand Building Code.
4. After completion of the construction of the dwelling(s), and before the issue of the code compliance certificate, the consent holder must submit a report to the satisfaction of the council, which is signed by a suitably qualified acoustic engineer, which certifies that the dwelling(s) have been built in compliance with the noise and ventilation requirements above.

Explanation

Residential development at Matiatia is to be designed to ensure that an appropriate level of acoustic amenity is provided within the bedrooms and other habitable rooms of residential activities, taking into account other activities within the same development and activity in the surrounding area.

10a.18.6.8 Noise control between activities

The L_{eq} noise levels and maximum level (L_{max}), arising from any activity, measured at or

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within the boundary of any adjacent site (not held in common ownership) also within the Matiatia land unit must not exceed:

Hours	Noise levels
7am - 10pm	Leq 60dBA
10pm - 7am	Leq 55dBA Lmax 75dBA

Explanation

Excessive noise occurring for a continuous period or duration can be damaging to public health and can have an adverse effect on the amenity of the receiving environment.

10a.18.6.9 Parking spaces required

Every owner or occupier who constructs, substantially reconstructs or adds to any building or changes the use of any site must provide on-site parking in accordance with following table:

Activity	Parking spaces required
All other activities	1 space for every 100m ² of gross floor area
Movie theatres	1 space for every 10 persons the premises are designed to have capacity for
Offices	1 space for every 50m ² of gross floor area
Dwellings	1 space for each dwelling
Restaurants, cafes and other eating places	1 space for every 80m ² of gross floor area
Retail premises	1 space for every 50m ² of gross floor area
Taverns	1 space for every 80m ² of gross floor area
Visitor accommodation, tourist complex and boarding house or hostel.	1 space for every 5 rooms or units

Explanation

The above parking rules ensure that people can efficiently access the activities located in the mixed use area and that there will not be overspill of parking onto Ocean View Road. The above standards take account of the public transport services available at Matiatia and the fact that people using the mixed use development may also be using the ferry services and consequently parked in parking areas for ferry users.

Note: Rules for the provision of loading spaces and the formation of parking and loading spaces are contained in [part 13 - Connectivity and linkages](#).

10a.18.6.10 Setback from mean high water springs

Carparking areas and carparking buildings (except those for disabled users and short term and drop off spaces) must not be located within 100m of MHWS.

Explanation

This control protects the landscape character and general amenity of Matiatia Bay from the adverse effects of medium to large at grade carparking areas and carparking buildings.

This control also avoids the adverse traffic congestion and safety effects that would result from medium to large carparking areas and buildings located in close proximity to the wharf area.

10a.18.6.11 Infrastructure servicing

1. No activity that requires a wastewater connection to the Owhanake wastewater treatment plant may be established unless the wastewater generated by the activity, in combination with the other activities in the mixed use area, will not exceed 80m³ per day or conditions 4 and 5 of the discharge permit have been satisfied.
2. In addition to (1) above, no activity may be established unless it is provided for in the water and wastewater management plan. The water and wastewater management plan must be approved by the council and the Auckland Regional Council and must contain all of the following:
 - a. An up to date record of all buildings and the mix of activities within the mixed use area and the corresponding peak design wastewater flow allocation, along with a total of the actual flow generated from that mix of activities.
 - b. Details of the current allocation for the mixed use development from the Owhanake wastewater treatment plant.
 - c. Details of the contractual arrangements for individual tenants and property developers/owners in respect of water and wastewater management.
 - d. Up to date monitoring of the water use and wastewater discharge including (but not limited to: rainfall, daily water storage, daily water use, daily treated effluent re-use and an estimate of the occupancy and or patronage.
 - e. Details of the water reduction fittings and other water conservation measures that will be put in place [with written confirmation that all such fixtures will be maintained as part of an on-going maintenance programme.](#)
 - f. Details and procedures for the handling of risks such as water shortages and contamination.
 - g. Details of how water usage will be monitored so that trends by activity can be established.
3. In addition to (1) and (2) above, no activity that is reliant on the re-use of treated wastewater from the Owhanake wastewater treatment plant may be established unless approval has been obtained from the medical officer of health and the operator of the Owhanake wastewater treatment plant.

Explanation

Rule (1) above ensures that activities do not establish in the mixed use area until there is capacity at the Owhanake wastewater treatment plant to accommodate the wastewater generated by the activity (in combination with all the other activities in the mixed use area).

The water and wastewater management plan is intended to be a tool for the comprehensive management of the wastewater discharges and water usage of activities in the mixed use area.

Rule (3) above ensures that activities reliant on the re-use of treated wastewater do not establish unless confirmation has been obtained that using such wastewater is acceptable from a health perspective and that re-use is acceptable with respect to the operation and effectiveness of the Owhanake wastewater treatment plant.

10a.18.6.12 Water storage

Any new buildings must have access to bulk water supply tanks in accordance with the following table [and any bulk water supply tank must be accessible for use by the New Zealand Fire Service Commission:](#)

Total gross floor area of threshold	Volume of water supply tanks
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activities	
5000-7000m ²	2000m ³
7001-10000m ²	3000m ³

Explanation

The water supply tanks are intended to ensure that the activities within the mixed use area have an adequate and safe water supply at all times of the year.

10a.18.7 Rules - financial contributions

For all subdivision and development up to an aggregate of 12,000m² in the mixed use area, the following financial contributions apply:

1. The wetland area must be held in council ownership and be available for passive recreation use by the public; and
2. The area marked on [figure 10a.1a: Matiatia - financial contribution](#) must be subject to a covenant which ensures that no structure is placed or constructed in this area.

Development over 12,000m² is subject to [part 6 - Financial contributions](#).

10a.18.8 Assessment matters - for restricted discretionary activities

10a.18.8.1 Notification requirements

Except as provided for by section 94C(2) of the RMA, applications for a resource consent for the restricted discretionary activities identified in the activity tables in [clause 10a.18.5](#) will be considered without public notification or the need to obtain written approval of or serve notice on affected persons (in accordance with section 94D(2) and (3) of the RMA).

10a.18.8.2 Buildings in the mixed use area

1. Matters of discretion

When considering an application to construct, relocate, or carry out additions or alterations to a building in the mixed use area, the council has restricted its discretion to considering the following matters:

- scale
- form (including design and sustainable design matters)
- materials
- location
- landscaping, open space and pedestrian walkways
- residential amenity
- vehicle access and carparking.

2. Assessment criteria

Discretion over the matters identified in clause (1) above will be applied by considering the following:

a. Building form and materials

The extent to which:

- i. The building(s) is designed to maintain the landscape character and amenity of Matiatia.
- ii. The building(s) is designed to address and enhance the street, open spaces and other public areas, particularly the waterfront.

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- iii. The building(s) is designed to bear a strong relationship to the human scale.
- iv. The scale, massing and height of buildings is appropriate to the existing and nearby buildings, the topography of the site and important views and vistas.
- v. Articulation and architectural detail is used to keep areas of blank wall to a minimum and break up any excessive bulk of the building(s).
- vi. The rear of the building(s) and service areas are orientated to the rear of other buildings.
- vii. The public and private spaces associated with each building are clearly distinguishable .
- viii. Windows look directly onto the street, open spaces and other public areas wherever possible.
- ix. Entrances to upper floors are clearly distinguished from entrances to lower floors.
- x. The building(s) is designed to accommodate a wide range of uses, in particular the ceiling height on the ground floor should be in the order of 3.5- 4.0m to accommodate changes in activity over time.
- xi. The building(s) is constructed of materials that are not highly reflective.
- xii. External lighting has been used to enhance public safety within the development without creating adverse effects on surrounding sites.
- xiii. The building(s) incorporate verandahs or other features which provide shelter for pedestrians.

b. Building location

The extent to which:

- i. The building(s) achieves an integrated and cohesive form of development, particularly when viewed by those arriving on the ferry.
- ii. The building(s) integrates the mixed use development with public carparking and other transport infrastructure in the area.
- iii. The building(s) screen carparking and other transport infrastructure so that it is not highly visible to those arriving at Matiatia by boat.
- iv. The building(s) create a sense of definition and enclosure by fronting the edge of the street and open spaces.
- v. Buildings containing 'active uses' such as retail, restaurants, cafes and other eating places are located in close proximity to the ferry terminal and carparking activities; and buildings containing 'non-active uses' such as residential dwellings are located further away from the ferry terminal and carparking activities.

vi The proposed building(s) reflect the 'gateway' function of Matiatia.

vii The building will be located and/or constructed in a manner which will ensure that the building does not have an adverse effect on any potential burial sites (the information supplied by the ground penetrating radar study should be used to determine this along with a physical groundwork that may be required in order to determine if a "potential" burial site is a burial site in actuality).

c. Landscaping, open space and pedestrian walkways

- i. The extent to which landscaping will:
 - Be put in place concurrently with the proposed building(s).

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- Be planted with ecosourced plants.
 - Integrate the buildings with adjoining open spaces and pedestrian walkways.
 - Mitigate the adverse effects of the development on the landscape character of Matiatia, particularly the coastal landscape.
- ii. The extent to which open spaces:
- Will be put in place concurrently with the proposed building(s).
 - Will be planted with ecosourced plants.
 - Will be located adjoining the esplanade reserve and throughout the mixed use development so that variety of open spaces are created, such as a large space for events and more intimate spaces such as courtyards.
 - Are designed to be safe, inviting and attractive for the public and open at all times.
 - Include public amenities such as shelter, seating and lighting.
- iii. The extent to which public walkways will:
- Be put in place concurrently with the proposed building(s).
 - Create a clear and legible network throughout the mixed use development and between the mixed use development and the wharf and car parking areas.
 - Be of a width and design that will facilitate use by a variety of people, including commuters and visitors.
 - Be lit and designed so as to be safe for users during the day and night.
- d. Vehicle access and carparking required for the mixed use development**
- i. The extent to which vehicle access within the mixed use area will:
- Create a clear and easy-to-follow network of accessways for vehicles through the mixed use development.
 - Be designed to be safely used by vehicles, cyclists and pedestrians and includes traffic calming and paving differentiation where appropriate.
 - Be landscaped in a manner which integrates the accessways with the mixed use development and the surrounding coastal environment
 - Minimise conflict with pedestrian flows.
 - Include on-road and short term parking where appropriate.
- ii. The extent to which carparking required for the mixed use development is:
- Designed and located in a manner which maintains the visual amenity of the mixed use development and the Matiatia landscape as a whole, particularly for those arriving at Matiatia.
 - Integrated with the surrounding development and other traffic infrastructure in terms of access points and traffic flows, congestion and safety.
 - Designed and located to facilitate sharing of carparking spaces by activities eg night-time activities can use the spaces unused by daytime activities.

- Designed and landscaped to provide a safe environment for users during the day and the night.

e. Residential dwellings

The extent to which a building(s) that is intended to accommodate residential dwellings are:

- i. Designed to ensure that residents have a high level of amenity, particularly in terms of private open space and outlook.
- ii. Located, designed and constructed to ensure that residents have a high level of aural privacy and are not unduly affected by noise from surrounding activities or by other activities and services such as entrances and lift wells within the building.
- iii. Designed to ensure that there is adequate admission of daylight.

f. Sustainable design

The extent to which the building(s):

- i. Are designed to minimise energy consumption. As a guide, buildings with a depth of 10-14m have good natural light and can be naturally ventilated, thereby decreasing energy consumption.
- ii. Are located, designed and orientated to take account of solar access and other elements such as shelter from the prevailing winds.
- iii. Are designed to be 'water-autonomous', particularly with respect to how the roof size and form maximises the collection of rainwater and how water conservation devices and fittings will be used.
- iv. Are constructed of materials and finishes that have been chosen because they are more sustainable than others that might have been used, including consideration of embodied energy, location of supply, life cycle assessment, toxicity and effects on indoor air quality.
- v. Additional stormwater flows generated by the building(s) will be managed within the development, by techniques such as rain gardens, roof gardens and filtration strips.

Appendix 11 - Sustainable design guidelines for the islands will assist applicants with these sustainable design criteria.

10a.18.8.3 Buildings in transport area B

1. Matters of discretion

When considering an application to construct, relocate, or carry out additions or alterations to a building in transport area B, the council has restricted its discretion to considering the following matters:

- scale
- form (design)
- colour
- location
- vehicle access.

2. Assessment criteria

Discretion over the matters identified in clause (1) above will be applied by considering the extent to which the building:

- a. Is of a scale, form, colour and location that is not visually prominent and will maintain the landscape character of Matiatia, particularly when viewed by those arriving at Matiatia by boat.
- b. Integrates with the mixed use development on the adjoining site.

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- c. Uses colour which integrates the building with the surrounding landscape and buildings.
- d. Is constructed of materials which are not highly reflective.
- e. Has vehicle access which has clear site lines and avoids conflict with vehicles, cyclists and pedestrians.

10a.18.9 Assessment matters - for discretionary activities

10a.18.9.1 Public carparking and other transport infrastructure in the mixed use area

The council's assessment of an application for public carparking and other transport infrastructure as a discretionary activity in the mixed use area will include consideration of the relevant assessment criteria for restricted discretionary activities and the extent to which public carparking and other transport infrastructure:

1. Has been located and designed to give priority to passenger transport and other multiple occupancy vehicles.
2. Has been designed and located so that it is integrated with the mixed use development.
3. Will have adverse effects on the landscape character and visual amenity of Matiatia, particularly when viewed by those arriving at Matiatia by boat.
4. Will generate adverse effects in terms of traffic safety and congestion on Ocean View Road.
5. Will generate adverse effects on the efficient operation of public transport and other multiple occupancy vehicles.
6. Will compromise the ability for a mixed use development of 10,000m² gross floor area to establish in the mixed use area.

10a.18.9.2 Threshold controls

The council's assessment of an application for a discretionary activity to modify the threshold controls in [clause 10a.18.6.4](#) will include consideration of the extent to which the proposed gross floor area and associated activities and / or buildings:

1. Will contribute to providing a mix of activities that will meet the needs of both residents and visitors using Matiatia.
2. Will compromise the ability for a mixed use development that contains at least three types of threshold activities to establish.
3. Will create a vibrant, safe and interesting gateway to Waiheke.
4. Is able to be serviced in terms of water supply and wastewater disposal (this should be assessed with reference to the water and wastewater management plan).
5. Will have adverse effects on the parking and traffic environment at Matiatia, particularly in terms of the safety and efficient functioning of the Matiatia transport system.
6. Will result in a scale and intensity of activity and built development that will have adverse effects on the landscape character and visual amenity of Matiatia.
7. Will result in adverse effects on the overall functioning and viability of other commercial centres on Waiheke such as Oneroa and Ostend. Consideration should be given to the range of commercial services and facilities available in those centres and any new activities that may occupy and sustain those centres in the future.
8. Is consistent with the council's adopted growth strategies for Waiheke (if the proposal is for residential activities).

10a.18.9.3 Other listed discretionary activities

For other applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

10a.18.10 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Connectivity and linkages](#)