

B. By requiring the provision of verandas.

C. By requiring the provision of pedestrian areas.

D. By imposing noise standards on all activities within the land unit.

E. By adopting parking and traffic controls that seek to avoid congestion and parking problems within the land unit.

The site traffic features have been designed to avoid conflict with the existing transportation network (in particular Ocean View Road) and areas of conflict such as footpaths, while also ensuring that on-site operation is both efficient and provides for the demands of the site users. In addition a condition pertaining to noise restrictions is proposed which will restrict noise levels generated at the site in line with the underlying Commercial 1 zone. Accordingly, the proposed designation is consistent with the above objective and policies.

6.13.3.3 Objective

To ensure the retention and enhancement of landscape qualities and general local amenity values.

Policies

A. By requiring that the design, appearance and location of buildings do not compromise the natural and physical landscape.

B. By requiring that all development is capable of disposing of all effluent safely and effectively without compromising environmental values.

C. By imposing controls that limit the intensity and scale of development to a level commensurate with the environmental capacity of the land unit.

D. By protecting coastal views in particular those to Oneroa Bay.

As discussed in section 6 of this report, the large existing area of landscaping located in the southwest of the subject site is to be retained. In addition, a condition is proposed to require a 1.5m landscape buffer strip along internal property boundaries. Building bulk and location will also be restricted by development control conditions (including setbacks, height in relation to boundary requirements) to minimise adverse visual effects. Proposed buildings on-site will also be architecturally designed and integrate urban design features to minimise visual effects on the surrounding natural and physical landscape. The building location on-site will be designed to maximise views over Oneroa Bay for users of the community facilities.

It has also been confirmed with Council that effluent generated at the site can be safely and effectively disposed of. In light of the above discussion it is considered that the proposed designation is consistent with the above objective and policy.

Land Unit 11 - Traditional Residential

6.11.3.1 Objective

To provide for residential development which maintains neighbourhood amenities and the qualities of the local environment.

Policies

A. By controlling the density of development in the land unit so as to preserve amenity and retain a predominantly open landscape.

B. By allowing opportunity for a range of housing which does not increase the overall density of dwellings in the land unit.

The proposal does not include any residential development and is therefore not directly consistent with the above objective. However, the proposed non residential development will maintain the neighbourhood amenity and the qualities of the local environment, as demonstrated in the effects assessment contained in section 6 of this report. The site will be masterplanned to achieve a balance of open space and built form combined with landscaping controlling the density of the site. Given this discussion it is considered that the proposed designation is broadly consistent with the above objective and policies.

6.11.3.2 Objective

To facilitate the establishment of non-residential activities which are compatible with a predominantly residential area.

Policies

A. By allowing for activities which have functions which are complementary to residential activities.

B. By ensuring that character, intensity, use of buildings and hours of operation of all non-residential activities are compatible with the amenities and character of the surrounding residential area.

As demonstrated in section 6 of this report, the effects of the proposed designation providing for non residential activities will be less than minor in terms of character and visual effects on the local environment. The activities are considered to be complementary to residential activities as they will provide for community activities. The designation will also act to enhance the local amenity as a result of refreshed development and the provision of landscaping and open space on-site. It is considered that the designation is consistent with the above objective and policies.

8.5 Proposed Auckland City District Plan: Hauraki Gulf Islands (Decision version 2009)

The Auckland City District Plan: Hauraki and Gulf Islands (ACDP:HGI) (2009) contains objectives and policies that are relevant to the proposed community facilities site. As previously discussed, there are two appeals on the entire proposed plan, however, not specifically to the subject site's zoning. Therefore there is a strong indication that the subject site zoning will be Commercial in the district plan.

8.5.1 Part 3 – Strategic Management Areas

3.3.4 Objective

To provide for the economic, social and cultural wellbeing of the Waiheke community while ensuring the protection of the historic heritage, landscape character, and the natural features, ecosystems and visual amenity of the island.

Policies

1. By providing for 'village' style activities and development to occur in western Waiheke, while ensuring that the existing pattern of development, including viticulture and wine making, and the visual amenity of the area is maintained.

3. *By ensuring that 'village' style activities and development on western Waiheke do not spread into or occur within eastern Waiheke so that the distinct character of each end of the island is maintained.*

4. *By protecting the landscape character of the island, particularly the rural landscapes and landscapes with regenerating bush.*

6. *By facilitating the use and development of land for public open space, conservation, recreation and community purposes.*

The proposed designation will enable the establishment of further community facilities at the corner of Korora and Ocean View Road in close proximity to Oneroa township. The site will be developed in accordance with a number of development control conditions which will limit adverse effects on local visual amenity. Local amenity will also be improved as the site will be masterplanned enabling good urban design principles to be incorporated into an expanded area of community facilities and open space. The area will be refreshed, and consolidate various community activities and services on one site which is well connected to Oneroa township.

The landscape character of the site and local environment will also be protected as the large area of mature vegetation in the southwestern corner of the site will be retained and a condition is proposed to be imposed on the designation which requires landscaping to be provided on the site. In light of the above discussion it is considered that the proposed designation is in accordance with this objective and policies.

8.5.2 Chapter 10a. 11 – Land Unit Commercial 1 (Oneroa Village)

10a.11.3.2 Objective

To allow for appropriate commercial growth and development within Oneroa village.

10a.11.3 Policies

1. *By requiring new buildings or additions and alterations to existing buildings to be assessed to ensure consistency with design guidelines for Oneroa (refer to appendix 12 – Oneroa village design guidelines).*

3. *By requiring, on sites which adjoin Ocean View Road, that new buildings adjoin and face this road, to ensure an active and continuous retail frontage.*

4. *By requiring verandas to be provided as shelter for pedestrians on the northern side of Ocean View Road.*

The proposed designation will enable the development of a new primary building which will be established facing Ocean View Road. It is anticipated that this building will house both the library and service centre facilities and will be primarily access from Ocean View Road which will result in an active edge to this primary road. The Oneroa village design guidelines provide direction for development within Oneroa in terms of materials, built form, vehicle access and parking, and landscaping. Site masterplanning and development will be undertaken in accordance with these guidelines and this information will be provided to Council through the Outline Plan process. As a result of this discussion it is considered that the proposed community facility designation is an appropriate development within Oneroa Village and is therefore consistent with the above objective and policies.

8.5.3 Chapter 10c.2 - Development controls for land units and settlement areas

10c.2 Objective

1. To recognise and provide for a broad and flexible range of development while protecting the amenity values of neighbouring properties and the character of the surrounding

As discussed in section 6 of this report the proposed community facility will protect the amenity values that are present within Oneroa township and the surrounding residential environment. This will be achieved as development will conform to the majority of the existing underlying zone rules in combination with retaining existing landscaping at the site. The proposal is therefore deemed to be consistent with this objective.

8.5.4 Chapter 13 Transport

13.3.3 Objective

To recognise and provide for the existing road system as an important resource for an integrated transport network, while managing it to ensure the adverse effects on the surrounding environment are minimised.

Policies

- 2. By reducing conflicts between vehicles, pedestrians and cyclists around key community focal points, such as wharves, commercial centres, schools and other public facilities.*
- 6. By discouraging traffic generating activities in environments where they would have significant adverse effects.*

The site traffic features have been designed to avoid conflict with the existing transportation network (namely Ocean View Road) and areas of conflict such as footpaths, while also ensuring that on-site operation is both efficient and provides for the demands of the site users. Accordingly, the proposed designation is consistent with the above objective and policies.

13.3.4.1 Objective

To ensure the impact of activities on the safety and efficiency of the road network is addressed while avoiding adverse effects on the environment.

Policies

- 1. By requiring sufficient on-site parking to meet the demand generated by different activities.*
- 2. By ensuring that there is not an oversupply of on-site parking, which can encourage traffic generation and result in unnecessary on-site modification.*
- 3. By encouraging travel management plans to reduce the adverse effects of travel from new development.*
- 4. By placing an upper limit on the number of on-site parking spaces which can be provided as of right to avoid the adverse effects associated with oversupply.*

The proposal is consistent with this objective and policies for the following reasons:

- The TIA has assessed the parking demand from the activities proposed on the site.
- Car parking on-site and on-street in the immediate vicinity of the site will adequately cater for the demand by activities on the site.

- If, in the future, additional car parks are required on-site there is sufficient additional land to provide further car parking if required.
- A condition outlining the maximum number of car parks to be provided on-site has been proposed.

13.3.4.2 Objective

To ensure access to sites is provided at appropriate locations, while avoiding or mitigating adverse effects.

Policies

- 1. By controlling access at specific locations to ensure vehicle, pedestrian and cycle safety.*
- 2. By controlling access gradients to avoid adverse environmental effects, such as sediment and stormwater runoff, safety, vegetation removal, stability and visual and amenity impacts.*
- 3. By requiring a low impact design approach for accessways.*
- 4. By requiring roadside parking platforms rather than accessways where access may give rise to significant adverse environmental effects.*
- 5. By encouraging stable gradients for on-site accessways, and for the land on the adjacent road, to reduce erosion and sedimentation of waterways and the coastal environment.*
- 6. By encouraging shared driveways where possible.*
- 7. By acknowledging that all terrain vehicles can provide adequate access without needing to comply with access gradients.*

The proposal is consistent with the above objectives and policies for the following reasons:

- Two accesses to the site, one from Ocean View Road and the other off Korora Road. Both of these accesses have been assessed by Beca Traffic Engineer's in terms of their safety and effect on the local road network.
- Korora Road access will have the highest traffic movements as it is provided for visitors to the site. This access is located on a side road with less traffic and pedestrians so is therefore appropriately located. The second access is off Ocean View Road.
- This access will link to the staff car park at the rear of the site. Given the use of this car park this access is not anticipated to have significant traffic movements.

13.3.5 Objectives

- 1. To improve cycling and pedestrian access to key community focal points such as residential areas, wharves, commercial centres, schools, and other public facilities.*
- 2. To enhance the opportunities for recreational cycling and walking.*

Policy

- 3. By providing for the safe and efficient movement of pedestrians, especially around key community focal points and public facilities.*

The proposal is consistent with these objectives and policies for the following reasons:

- The subject site will provide cycle parks close to the proposed building (the number of these will be confirmed through the Outline Plan stage). It is anticipated that this will assist in encouraging people to travel to the site via this mode.
- The site will also provide attractive pedestrian environments connecting with both street frontages of the site, therefore encouraging pedestrian movement to the site.

8.6 Auckland Regional Parking Strategy

The overall goal of the Auckland Regional Parking Strategy (March 2009) is that the provision of car parking contributes toward the land use, economic, environmental and community outcomes sought by the region.

Policy 4: Ensure car parking supports good urban design

As discussed the site will be master planned to provide for integrated site development with good urban design features. This has also been applied to the provision of car parking on-site. Both areas of car parking will not be located in view of Ocean View Road minimising adverse amenity effects. In addition, given their location car parking will not act as pedestrian barriers.

Policy 5: Give priority to short stay parking

To avoid parking spaces on-site being used all day by staff or all day visitors to the town centre the requiring authority will require that on-site parking will be time limited to discourage long term parking. In addition, Auckland City Council will also seek to have on street parking adjacent to the site (which is anticipated to be utilised by visitors) be time limited to discourage long term parking.

Given the above discussion it is considered that the proposed designation is consistent with the Policies contained within the Auckland Regional Parking Strategy.

8.7 Artworks Strategic Plan

The Waiheke Artworks Strategic Plan sets out the vision and purpose for Artworks:

Vision

- An arts and cultural centre that serves the local community and reflects Waiheke Island's unique identity, by providing a place for the exchange of ideas and community participation in a range of activities.

Purpose

- To provide an opportunity for community participation and support the growth of the arts and cultural activity on Waiheke Island.

As such, the Artworks centre has a key role to play as an arts and cultural centre for Waiheke Island. The strategic plan signals Auckland City Council's priorities for the centre, for the next three years (2008-2010) with the key development being the realisation of a new community library as part of an integrated development on the existing Artworks site and adjacent land. The designation of land will enable the integrated development of the Artworks site in response to the Strategic Plan.