

**Note:**

This document is a summary of the relevant Auckland Unitary Plan (Operative in Part) (AUP (OP)) chapters to assist with determining if mana whenua values can be considered in relation to a consent application under the AUP (OP).

The AUP (OP) is updated over time and updates will be made to these chapter summaries quarterly. This chapter summary reflects the AUP (OP) provisions as of June 2021. As changes may be made to the AUP (OP) more frequently than this document is updated, please refer to the AUP (OP) for the full text and provisions.

**I409. Clevedon Waterways Precinct****Table I409.4.1 Activity Status in Sub-precinct A**

<b>Activity</b>		<b>Activity status</b>
<b>Residential</b>		
(A1)	Visitor accommodation up to 200m <sup>2</sup> gross floor area per site	RD
(A2)	Stand alone dwellings	P
(A2A)	Attached dwellings	P
<b>Commerce</b>		
(A3)	Restaurants and cafes up to 100m <sup>2</sup>	D
(A4)	Maritime passenger operations	D
<b>Community</b>		
(A5)	Clubrooms for marine-related clubs	D
(A6)	Recreation facilities	D
(A7)	Organised sport and recreation	P
<b>Development</b>		
(A8)	Alterations and additions to dwellings	RD
(A9)	Accessory buildings not complying with permitted activity controls	RD
(A10)	New buildings	The same activity status and standards as applies to the land use activity that the new building is designed to accommodate
<b>Subdivision</b>		
(A11)	Subdivision in Sub-precinct A that is in accordance with the subdivision controls below	RD
(A12)	Subdivision in Sub-precinct A that is not in accordance with the subdivision controls below, or prior to the approval of a structure plan	NC
(A13)	Subdivision that does not comply with I409.6.1 below or will create households over the development cap.	NC

**Table I409.4.2 Activity Status in Sub-precinct B**

Activity		Activity status
Residential		
(A14)	Visitor accommodation up to 200m <sup>2</sup> gross floor area per site	D
<b>Commerce</b>		
(A15)	Marine retail	P
(A16)	Marine industry	D
(A17)	Maritime passenger operations	D
(A18)	Storage and sale of fuel and oil for vessels – maximum of 100m <sup>2</sup> gross floor area	D
<b>Community</b>		
(A19)	Community facilities	RD
(A20)	Clubrooms for marine-related clubs	RD
(A21)	Recreation facilities	RD
(A22)	Organised sport and recreation	P
(A23)	Public transport facilities	P
(A24)	Public amenities	P
<b>Development</b>		
(A25)	Maritime passenger facilities	D
(A26)	Park and ride facilities	D
<b>Subdivision</b>		
(A27)	Subdivision in Sub-precinct B that is in accordance with the subdivision controls below	RD
(A28)	Subdivision in Sub-precinct B that is not in accordance with the subdivision controls below, or prior to the approval of a structure plan	NC
(A29)	Subdivision that does not comply with I409.6.1 below or will create households over the development cap.	NC

**Table I409.4.3 Activity Status in Sub-precinct C [rp/dp]**

Activity		Activity status
Residential		
(A30)	Visitor accommodation up to 200m <sup>2</sup> gross floor area per site	NC
<b>Commerce</b>		
(A31)	Restaurants and cafes, up to 100m <sup>2</sup> excluding a drive-through facility, which are up to 100m <sup>2</sup> gross floor area and accessory to a permitted activity	D
<b>Infrastructure</b>		
(A32)	Wastewater treatment plant	D
(A33)	Stormwater management devices	RD
(A34)	Lock and weir for boat passage and associated earthworks	RD
(A35)	Vehicle parking and associated vehicle access	D

<b>Community</b>		
(A36)	Clubrooms for marine-related clubs	D
(A37)	Recreation facilities	D
(A38)	Organised sport and recreation	P
<b>Development</b>		
(A39)	New buildings and external alterations to existing buildings	RD
(A40)	Floodlighting, fittings and supports and towers	RD
(A41)	Observation areas, viewing platforms, and boardwalks	P
<b>Subdivision</b>		
(A42)	Subdivision in Sub-precinct C apart from network utilities	NC
(A43)	Subdivision that does not comply with I409.6.1 below or will create households over the development cap.	NC

**Table I409.4.4 Activity Status in Sub-precinct D [rp/dp]**

<b>Activity</b>		<b>Activity status</b>
<b>Use</b>		
Residential		
(A44)	Existing Dwellings and accessory buildings	P
(A45)	Any land use, activity not in accordance with the Clevedon Waterways precinct plan, except as specified	D
Farming		
(A46)	Farming	P
Development		
(A47)	Wastewater treatment activities related to Clevedon Waterways precinct	RD
(A48)	Any development not in accordance with the Clevedon Waterways precinct plan, except as specified	D
<b>Subdivision</b>		
(A49)	Any subdivision not in accordance with the Clevedon Waterways precinct plan, except as specified	D
(A50)	Subdivision that does not comply with I409.6.1 below or will create households over the development cap.	NC

**Table I409.4.5 Activity Table - Works (and associated discharges) in the coastal marine area (Sub-precinct E) [rcp]**

<b>Activity</b>		<b>Status in the coastal marine area [rcp]</b>
<b>Works (and associated discharges) in the coastal marine area</b>		
(A51)	Declamation	D
(A52)	Declamation for boat berths adjoining residential and neighbourhood centre canal lots that do not exceed 8m width and 12m depth.	RD

**Table I409.4.6 Activity Table - Use and activities and associated occupation of the common marine and coastal area (Sub-precinct E) [rcp]**

Activity		Status in the coastal marine area [rcp]
<b>Use and activities</b>		
(A53)	Maritime passenger operations	D
(A54)	Dwellings	NC
(A55)	Recreation facilities when the activity is on an existing CMA structure or where consent is being sought for that structure	P
(A56)	Organised sport and recreation when the activity is on an existing CMA structure or where consent is being sought for that structure	P
(A57)	Storage and sale of fuel and oil for vessels – maximum of 100m <sup>2</sup> gross floor area when the activity is on an existing CMA structure or where consent is being sought for that structure	D
(A58)	Marine retail when the activity is on an existing CMA structure or where consent is being sought for that structure	P
(A59)	Clubrooms for marine-related clubs when the activity is on an existing CMA structure or where consent is being sought for that structure	P
(A60)	Marine industry when the activity is on an existing CMA structure or where consent is being sought for that structure	RD
(A61)	Vehicle parking on lawfully existing CMA structures associated with a marina	P
(A62)	Marine and port activities.	P

**Table I409.4.7 Activity Table - Structures, occupation of the CMA and their use (Sub-precinct E) [rcp]**

Activity		Status in the coastal marine area [rcp]
<b>Structures, construction and their use</b>		
(A63)	Lock and weir for boat passage and associated earthworks	RD
(A64)	Marina Berths including occupation and use by vessel to be moored	RD
(A65)	Wharves, jetties, piers and boat ramps	RD
(A66)	Marine and port accessory structures and services	RD
(A67)	Maritime passenger facilities	RD
(A68)	Public transport facilities	P
(A69)	Observation areas, viewing platforms and boardwalks	RD

(A70)	CMA structures or buildings not otherwise provided for	D
-------	--	---

## **I409.8. Assessment – restricted discretionary activities**

### **I409.8.1. Matters of discretion**

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) Matters of discretion for all restricted discretionary activities listed in Tables I409.4.1 to I409.4.7:
- (2) Additional Matters for discretion for the following activities:
  - (a) subdivision in Sub-precincts A and B that is in accordance with the Clevedon Waterways precinct plan:
    - (i) protection or enhancement of cultural heritage and archaeological sites;
  - (b) new buildings and alterations to existing buildings in Sub-precinct C:
    - (i) protection or enhancement of cultural heritage and archaeological sites;
  - (c) Alterations and additions to dwellings and accessory buildings:
    - (i) Protection or enhancement of cultural heritage and archaeological sites;
  - (d) Restaurants and Cafes:
    - (i) Protection or enhancement of cultural heritage and archaeological sites;
  - (e) Weir and lock:
    - (i) Protection or enhancement of cultural heritage and archaeological sites;
  - (f) Observation areas, viewing platforms, and boardwalks:
    - (i) Protection or enhancement of cultural heritage and archaeological sites;
  - (g) Marine industry and other marine and port activities:
    - (i) Protection or enhancement of cultural heritage and archaeological sites; and
  - (a) Marine and Port facilities:
    - (i) Protection or enhancement of cultural heritage and archaeological sites;
  - (b) Marine and port accessory structures and services:
    - (i) Protection or enhancement of cultural heritage and archaeological sites;

- (c) Community facilities:
  - (i) Protection or enhancement of cultural heritage and archaeological sites;
- (d) Declamation for boat berths adjoining residential and neighbourhood centre canal lots that do not exceed 8m width and 12m depth:
  - (i) Protection or enhancement of cultural heritage and archaeological sites;

#### **I409.8.2. Assessment criteria**

- (1) Subdivision in Sub-precincts A and B that is in accordance with the Clevedon Waterways precinct plan and amendments to structure plan:
  - (a) the extent to which the sites of value to Mana Whenua and archaeological sites are avoided where possible particularly in proximity to the riverbank of the Wairoa River, with the resulting design recognising Mana Whenua values;
- (2) The Council will consider the relevant assessment criteria below for the other activities listed in I409.8.1 above:
  - (a) whether the lock and weir provides public access across, and is located to minimise adverse effects on the river, including its cultural heritage and ecology;
  - (b) whether sites of value to Mana Whenua and archaeological sites are avoided to the extent possible, particularly in proximity with the riverbank of the Wairoa River where known sites are given enhanced protection.
  - (c) Whether Mana Whenua values are recognised.

#### **I409.9. Special information requirements**

- (1) An application for restricted discretionary activities and dwellings must be accompanied by:
  - (a) a landscape plan which must include the following information:
    - (i) identification of areas of land on which cultural heritage and archaeological sites are located, and details of appropriate planting, fencing and on-going maintenance of those areas.