

WEITI VILLAGE

ASSESSMENT OF EFFECTS ANALYSIS

The project will not have significant adverse environmental effects. The following is a summary of the known and anticipated potential effects of this development.

(a) Cultural effects

Te Kawerau ā Maki and Ngāti Manuhiri have undertaken an initial cultural review as part of this application and are in the process of preparing a full Cultural Impact Assessment (“CIA”) of the site for the area as part of the formal application (should the request be referred by the Minister).

(b) Residential effects

The residential effects of this development are significantly beneficial.

This proposal will result in the release of 220 development ready residential lots. This will make a positive contribution to housing supply in Auckland.

These lots have a variety of sizes and are suitable for a range of different housing typologies. That, in turn, will enable land to be offered at a variety of different price points and will enable a range of different types of residential homes.

While this development does not have enough critical mass to offer a range of sections at “affordable housing” rates, nevertheless the variety of section sizes will create a broad range of price points and open the Weiti Bay neighbourhood as a housing option for a greater range of the community.

The assessment by Market Economics addresses housing supply issues and the economic benefits of this residential development. The conclusion of the Market Economics analysis is:

‘Overall, M.E consider that the anticipated economic and social benefits of the proposed net increase in residential dwelling capacity is likely to outweigh the anticipated economic and social costs. On that basis, a Fast-track consent is the most efficient approach to achieve the intended development outcome.’

(c) Urban design effects

The urban design effects of this development have been considered by Boffa Miskell and Woods.

(i) Consistency with the Weiti Precinct Plan

Residential development is occurring in exactly that part of the precinct which has been identified for and zoned for housing. The Precinct Plan carefully located housing opportunity within this part of the Karepiro valley, so as to achieve the right balance between:

- Providing residential accommodation opportunities for Aucklanders; and
- protecting landscape and visual views from critical public spaces such as the Long Bay Reserve.

The Precinct Plan places the more intensive housing forms within the valley screened from prominent public view points, and ensures that, of the 860ha of the precinct, only 160ha is committed to urban development with

approximately 700ha committed to open space, landscape and other environmental objectives.

The Boffa Miskell Urban Design Summary Statement concludes that the proposal “is consistent with the Weiti Precinct’s anticipated outcome for the Site as an intensive village settlement surrounded by open space and will enable development of lots in a manner that supports that outcome”.

(ii) Neighbourhood Centre

The proposal also includes a small neighbourhood retail centre to service the entire Weiti Bay development and Village 1 residential catchment (existing and future), and members of the public visiting Weiti Bay development and Village 1. This proposal delivers those core basic services which provides benefits in a range of areas including urban design.

The attached Urban Design Summary Statement by Boffa Miskell undertakes a detailed analysis of the urban design effects of this proposal.

The overall conclusion of the Boffa Miskell report includes

“... the Indicative Scheme Plan for Village 1:

- *Is consistent with the Wēiti Precinct’s anticipated outcome for the Site as an intensive village settlement surrounded by open space and will enable development of lots in a manner that supports that outcome;*
- *Uses a modified grid pattern of streets and spatial hierarchy and arrangement of land uses consistent with that shown in Precinct Plan 3;*
- *Has a legible spatial structure comprising a ‘spine’ road, an adjoining centre, and block and lot alignments positioned to respond to the Site’s topography, all of which combine to form a robust foundation for the development of a future sense of place;*
- *Provides a permeable and well connected street network and the basis for a high quality pedestrian and cyclist environment;*
- *Proposes lots of orientations and sizes that optimise sunlight access for future potential buildings across the development;*
- *Enables future potential buildings to achieve positive street interfaces;*
- *Is consistent with a ‘compact city’ or ‘transect’ form of urban development;*
- *Positions a centre in a location that provides for good levels of accessibility and*
- *convenience for future residents while responding to the topographical constraints of the Site;*
- *Limits the centre to a size suitable to provide for the daily needs of residents; and*
- *Integrates open space into the development in a manner which provides for a high quality living environment.*

Overall, it is considered that the Indicative Scheme Plan ... is consistent with good urban design practice.”

The urban design effects of this proposal are beneficial or through conditions of consent can be successfully managed.

(d) Landscape effects

Boffa Miskell have undertaken a landscape and visual assessment of this development.

In terms of the effects on natural character and landscape character the Boffa report states that:

“The overall magnitude of change proposed is considered to result in only low to very low adverse effects on the perceived natural character of the coastal environment and the overall landscape character of the Property and its relationship to surrounding areas”.

Boffa Miskell considers the Weiti Precinct provisions relevant to landscape matters and concludes:

“In terms of the key landscape matters within the Weiti Precinct provisions the proposal will maintain the greenbelt and vegetative cover between the Okura River and the urban Hibiscus Coast; protect the landscape, skyline and coast when viewed from Long Bay Regional Park, East Coast Road and the Whangaparaoa Peninsula; protect the key natural features and the distinctive character of the precinct; and avoid or mitigate the adverse effects of land modification, development and land use activities on the landform, water courses, significant vegetation and the CMA”.

In relation to visual amenity effects, the Boffa Miskell report concludes that the effects of the development of Village 1 are Low adverse. It also concludes that the facilities and enhancements proposed within the village and along the Okura to Stillwater walking trail will result in beneficial visual amenity outcomes.

Overall, the landscape effects of this development are considered to be either beneficial or managed so that they are less than minor.

- At a macro level, this village is settled into the Karepiro Valley and has no, or only very limited, visibility from outside the precinct.
- The level of restorative planting, as well as the ecological benefits this brings, also contributes to the landscaping of the Karepiro Valley and the restoration of streams, wetlands and native bush.

(e) Economic effects

The economic effects of this proposal are outlined later in this application on matters dealing with the ‘purpose of the Act’.

(f) Ecological effects

The ecological effects of this development can all be successfully managed such that they are less than minor. Boffa Miskell have undertaken a detailed ecological assessment of this proposal and identified key aspects of the design and management of the development so as to manage ecological effects.

The Boffa report identifies that the previous use of this site for pine plantations and forest harvesting has significantly and detrimentally impacted streams and wetlands. The current ecological values as identified by Boffa are low to moderate

Key initiatives included as part of this proposal therefore include:

- The existing six natural but low value wetlands in the eastern and western streams adjacent to the village are retained and significantly rehabilitated. Once this work is complete this will have positive ecological effects.

- Noxious weed and plants will be removed and extensive native planting undertaken to restore these wetlands to a high ecological value.
- In the engineering design of the development, key initiatives are put in place to ensure the hydrology of these wetlands are retained. This manages the effect / risk of reduced stream and wetland hydrology.
- Stream restoration in the lower reaches is put in place to again remove noxious weeds and to revegetate the streams with native species. The removal of the current extensive noxious weeds gives positive ecological effects.
- Fish passage is preserved.
- In the upper reaches there may be some minor vertical realignment of a section of the southern section of the western tributary. The stream length and hydrology can be retained. There will be short term effects as the realignment works occur. However these will be in summer months when the stream is dry or very low flow. The work is also relatively short duration Boffa has concluded that if the streamworks are carried out in accordance with the proposed methodology their effects will be negligible. Once complete the realigned stream will result in better environmental outcomes through stream enhancement and revegetation.
- Significant erosion and sediment control measures that go beyond best practice will be put in place to ensure that if there are any discharges of sediment into the watercourses they are minimised and will prevent adverse effects on the water quality and ecology of the streams and marine environment.
- The risks of further adverse ecological effects from continuing the 30 year harvesting of a pine plantation are removed by this application.

The cumulative effect of this is to restore land currently of low ecological value, to environmentally valued wetlands, streams and terrestrial vegetation.

A critical issue for this application is the effects on the marine reserve. The Boffa report also addresses the marine ecology. Reliant on the engineering and scientific analysis by MPS, Woods and Ridley Dunphy in the reports forming part of the application, Boffa have assessed the impacts of the minimal silt that could potentially reach the Marine Reserve. Previous modelling (summarised by MPS) has predicted that development at Weiti will make a less than 1mm net difference on average over 50 years. The conclusion of Boffa Miskell is that there have been no effects on the marine reserve as part of the previous development of Karepiro Bay and that given the proposed erosion and sediment control measures it is highly unlikely there will be any significant adverse effects on the estuarine and marine communities or ecological values.

Overall Boffa Miskell conclude that the project will have minimal effects on ecological values.

(g) Recreational Amenity Effects

The precinct provisions set triggers and requirements for public facilities to be delivered as part of the first urban development within the Karepiro valley. This will now happen in stages due to land ownership constraints.

Ara Weiti will as part of this application:

- (a) deliver all public facilities identified on the Precinct Plan on land that it controls, or land it can gain access to subject to landowner approval (Auckland Council and DOC Land). This will deliver the positive effects envisaged by the Precinct Plan on these sites.
- (b) construct the whare manaaki as a major community facility for residents, mana whenua and the community generally. This delivers cultural and educational

benefits. The effects generated by the Whare Maanaki will be similar to what the Conservation Institute shown on the Precinct Plan will deliver, but with the added positive cultural effects in light of the partnership with mana whenua.

- (c) set up, and lodge with the Council, a fund reflecting Ara Weiti's proportionate allocation to the costs of future public facilities which will be delivered by GMHL when Village 2 is developed. This will ensure the long term positive effects are still delivered when Village 2 is implemented.
- (d) provide additional public facilities to enhance the resident and visitor experience to the DOC and Auckland Council land within Weiti Bay, in addition to those anticipated by the Precinct Plan. These enhancements will be delivered as part of the development, but are not part of this application or relied on in terms of consenting or offsetting effects.

Overall, this will mean:

- All facilities identified in the Precinct Plan on land owned and controlled by Ara Weiti Development Limited will be provided.
- The public will enjoy some substituted additional facilities which will provide immediate benefit to visitors to Weiti Bay development and the Weiti Village in the exact locations where there is the highest degree of public usage.
- The future amenities fund will ensure that in the medium term, when Village 2 is developed by that landowner, then the other facilities identified in the Precinct Plan to be developed and vested as public assets will already have proportionate funding set aside by Ara Weiti - with that funding under the Council's control.

The recreational effects of this proposal are positive, or managed so that they are less than minor, or relate to recreational benefits that will be delivered as other parts of the Precinct are developed. It is this deferment that could have a minor effect.

(h) Earthworks effects including erosion and sediment effects

This application will involve substantial earthworks to create residential development sections. This will involve some 600,000m³ of earthworks over 28ha.

Because of the sensitive ecological environment both within the precinct and in terms of the adjacent marine reserve, the applicant has retained two engineering experts and an ecologist to provide advice on the best way to manage erosion and sediment issues so as to minimise any effects. The reports by Woods, Ridley Dunphy and Boffa Miskell are attached to this application. Woods addresses the on-site erosion control measures and Ridley Dunphy undertakes an assessment of the controls, with the Boffa Miskell report summarising the effect on the Weiti Bay and Marine Reserve.

Woods concludes that:

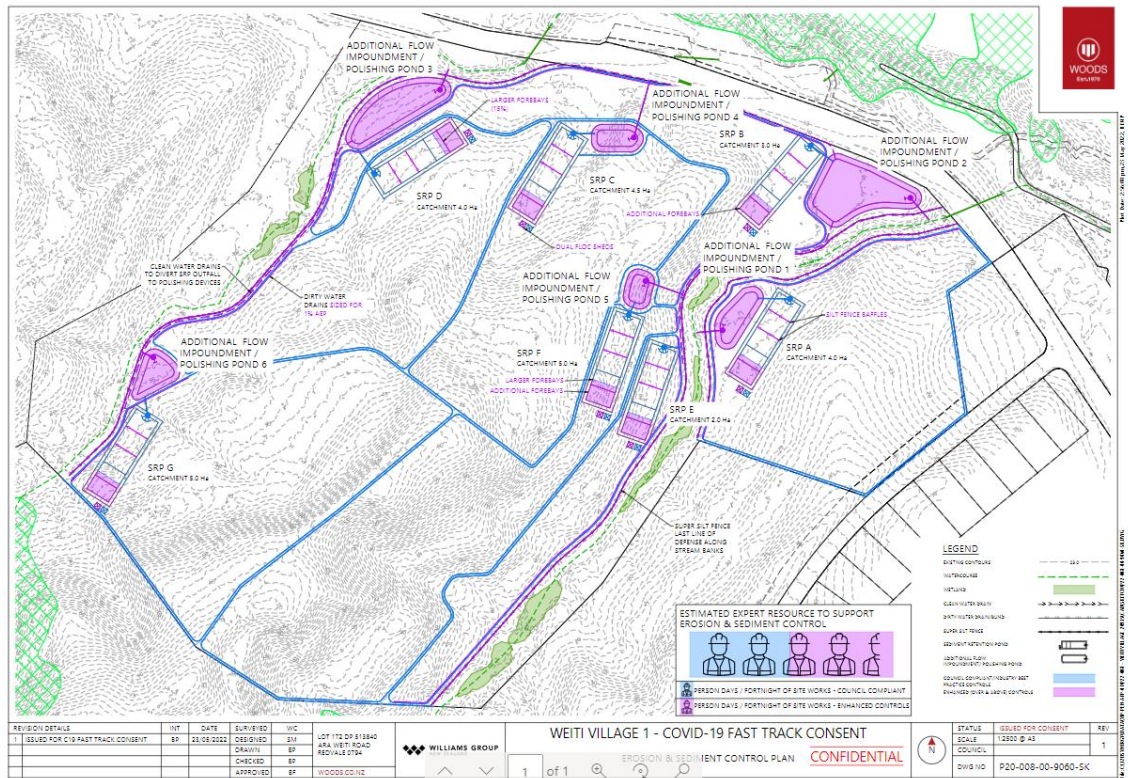
The proposed earthworks required to complete the Weiti Village 1 works can be undertaken in such a manner that minimises impacts to the receiving environment including the Long Bay-Okura Marine Reserve. A four-step erosion & sediment control approach along with additional measures and considerations is suitable for a site of this size and location relative to the receiving environment.

The diagram below shows the erosion and sediment controls. The measures are extensive and include a high degree of redundancy so the devices are not overwhelmed by extreme events. Devices are sized to successfully cope with storm

events and stormwater in flow into sediment ponds well in excess of industry best practice. It is also proposed to effectively double expert supervision that might normally be expected as best practice.

In addition, the Woods reports outlines a series of strategies that will be employed to manage sediment in high rainfall events during works. These include benching exposed slopes, tracking to slow water, stabilisation of steep slopes and contour drains. The Woods conclusion is that the cumulative effect of these measures will successfully manage erosion and sediment.

Diagram 10: Erosion and Sediment Control Measures.



These effects are also largely limited to the construction phase of the project. When complete the sediment loss from a stabilised urban environment will be less than experienced to date as a result of the forestry operation.

The conclusion of the Ridley Dunphy report is:

“..... This adaptive monitoring programme is robust and considered very comprehensive while also reflecting the values of the receiving environment that will be subject to any discharges that result.

Overall, from a construction management and sediment yield perspective, I assess the proposed Village 1 earthworks are appropriate and the earthworks can occur with effective erosion and sediment control systems in place as outlined above.”

Effects of this development can be successfully managed to control erosion and sediment effects.

(i) Stormwater effects

Woods and MPS have developed a sophisticated stormwater treatment train system for this proposal. This involves:

- Achieving equivalent hydrology (infiltration, runoff volume, peak flow) to pre-development (grassed state) levels:
- Provide retention (volume reduction) of a minimum of 5mm runoff depth for all impervious surfaces; and
- Provide detention (temporary storage) with a drain down period of 24 hours for the difference between pre-development (grassed state) and post-development runoff volumes from the 95th percentile, 24-hour rainfall event minus the retention volume for all impervious areas.
- Treatment of impervious areas by a water quality device designed in accordance with GD01/ TP10 for relevant contaminants.
- Water quality treatment is not proposed for roofed areas as those will be required to be constructed of inert materials.
- Large scale communal bio-retention devices based in accordance with Auckland Council standards
- Stormwater flowing into streams and through wetlands for tertiary treatment before flowing into the Weiti Stream and into Karepiro Bay.

Woods have identified that all stormwater effects can be successfully managed to achieve a degree of detention and retention, ensure streams and wetlands continue to be recharged with water which meets appropriate water quality standards, and stormwater is managed such that there are multiple treatment stages prior to discharge to the marine environment, and the downstream effects are less than minor.

Auckland Council commissioned three detailed reports on sediment control in this area between 2017 and 2019. This was a sophisticated analysis of sedimentation and its impact on the bay and marine reserve.

From this a coastal marine model was developed covering the Hauraki Gulf but with a particular focus on the Long Bay Okura marine receiving environment. The study approach, assessment, and conclusions is set out within the MPS report.

The conclusion of the MPS analysis and review of the modelling is that:

The long-term model results (50 years) show that for the Village 1 development scenario the predicted sediment deposition or erosion is less than 1mm over 50 years and equates with the "Very low (<1mm/year)" condition rating for sediment deposition rates. Furthermore, there is no discernible predicted deposition or erosion in the Long Bay - Okura Marine Reserve.

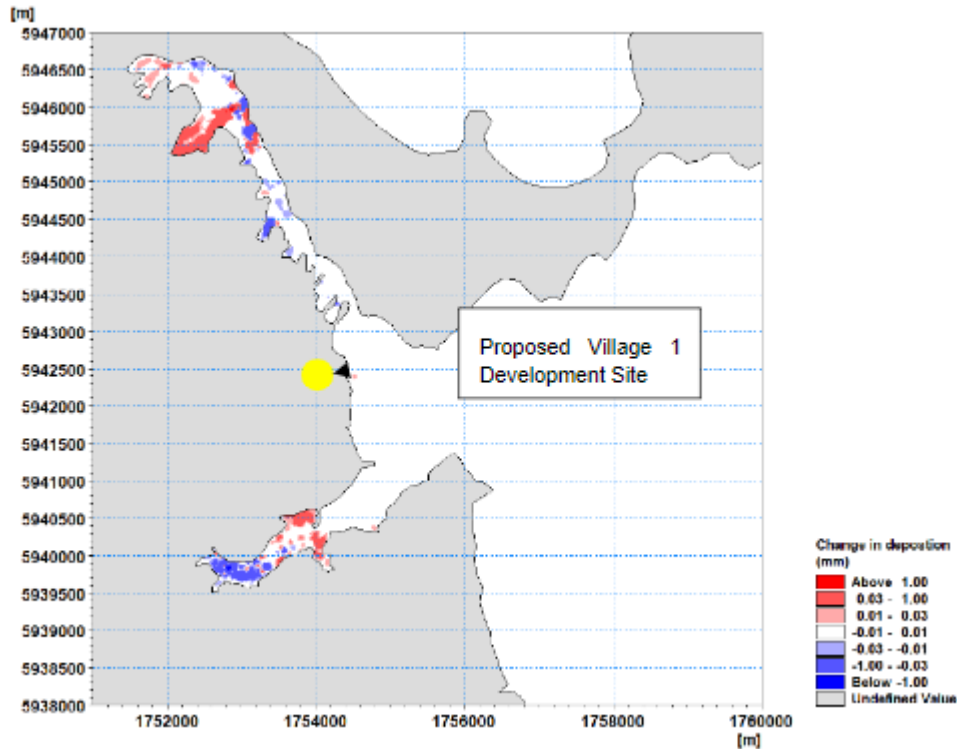
The long-term model results (50 years) show that for the Village 1 development scenario the predicted levels of zinc and copper in the marine receiving environment sediments are well below the thresholds above which adverse biological effects may be expected (according to the Auckland Council PEL guidelines). Furthermore, the predicted levels in the Long Bay - Okura Marine Reserve are lower still.

In addition, the Council reports concluded the following in regards to sediment dynamics in the wider receiving environment:

- *within Karepiro Bay, the resuspension of existing seabed sediments by waves contribute significantly to elevated levels of suspended sediment concentrations.*
- *The predominant sinks for catchment derived sediments are the Upper Ōkura Estuary and Wēiti River. This is due to the relatively low currents in these areas and their proximity to the higher sediment loads from the Redvale and Silverdale and catchments respectively.*

- *Sediments delivered directly to Long Bay are relatively widely dispersed within the Long Bay Ōkura Marine Reserve.*
- *There is very little long-term deposition on Karepiro beach and the outer Ōkura Estuary. This is driven by wave activity than can occur in these areas.*
- *Catchment derived sediments that are discharged to the open coast (e.g. Long Bay) are widely dispersed.*
- *Less than 5% of the total catchment (from all upstream stormwater catchments) derived sediments deposits in the wider Karepiro Bay with less than 2% being deposited within the Marine Reserve area.*

The diagram below shows the sedimentation modelling. It shows no sedimentation in Karepiro Bay.



(j) Wastewater effects

All necessary wastewater infrastructure can be provided to the site.

Existing easements are in place through the Weiti Precinct to connect into public infrastructure at Stillwater. This will provide wastewater capacity for the Weiti Village and with the existing infrastructure, the entire Weiti Precinct. This new work is included within this application.

From Stillwater there is an existing infrastructure corridor which essentially follows public roads and a thrust pipe below the Weiti River. If the Watercare line is below capacity (it is intended to be upgraded at some future date), then a new rising main will be constructed from Stillwater connecting through to Stanmore Bay. The works involved if on behalf of Watercare (a network utility operator) are a permitted activity.

Woods have identified the design capacity needed for this line and confirm construction of this line and pump station is feasible.

The wastewater effects of this application are less than minor.

(k) Infrastructure effects

All water, power and telecommunication infrastructure can be provided to the site. The effects are less than minor.

(l) Transport effects

The transport effects of this development are less than minor.

The village provides for a full roading network which will service local residents. The scheme plan has been developed with input from Traffic Planning Consultants who have confirmed that it will have a successful transport outcome that will integrate well with the surrounding road network.

This connects on to Ara Weiti Road which currently connects on to East Coast Road but will in the medium term connect on to Penlink, when that road is built.

Weiti does not have enough critical mass to warrant a direct public transport service. In the medium term, if bus services are created through the Penlink, then that gives an opportunity for a park and ride at the Penlink intersection.

The walking and cycling network forming part of the application will enable broader transport benefits.

(m) Land contamination effects

There are no known land contamination issues on the site.

Tonkin & Taylor have undertaken a detailed assessment of the site. The conclusion is that:

This (Tonkin and Taylor) assessment has identified that the site has been used predominantly for pastoral farming and forestry (both felling of natives and later pine plantation) purposes. No evidence of HAIL activities or associated ground contamination has been identified by this assessment."

(n) Archaeological sites

There are no known archaeological features in this part of Weiti.

As a precautionary note, an authorisation will be sought from Heritage New Zealand in terms of these archaeological works along the coast.

Clough and Associates have prepared an analysis of the site. Their conclusion is:

"The potential effects of the Village 1 proposal on archaeological values are considered less than minor and so there are no major constraints on the development from an archaeological perspective."

(o) Construction effects

This project will be subject to the standard controls and limitations to ensure the adverse effects of construction (noise, dust, hours of operation, construction traffic etc) can be successfully managed.

Particular strict conditions on erosion and settlement control will be offered, taking into account this development will drain into watercourses that ultimately flow into Karepiro Bay and the Long Bay – Okura Marine Reserve.

SECTION 104D RESOURCE MANAGEMENT ACT ANALYSIS

This section addresses the “gateway tests” a consenting authority must be satisfied of before granting a non-complying activity resource consent under the Resource Management Act.

The application must satisfy one of the two gateway tests.

The first is that the effects are no more than minor.

The analysis as part of this application clearly demonstrates that the effects are either beneficial or can be managed so that they are either beneficial or less than minor or in one case minor.

This application demonstrably passes the first arm of the gateway test (effects) for the reasons outlined in the effects assessment and in the accompanying documentation from Boffa Miskell, Woods and other technical experts.

This development would also satisfy the second gateway test being the objectives and policies of the plan.

Caselaw makes it clear that 104D requires an overall consideration of the proposal within the context of the relevant objectives and policies in their totality. It is not that every single objective and policy must be satisfied but that the proposal is not contrary to the policy intent of the Unitary Plan when the relevant objectives and policies are taken as a whole. The Court has applied the definition of “contrary” as being “repugnant to” or “opposed to”, not simply that the proposal does not find support from the relevant objectives and policies.

In this regard, an analysis has been undertaken of the objectives and policies of the Weiti Precinct and of the coastal and rural settlement zone.

The assessment below looks at all the objectives for the Weiti Precinct and the policies that apply to sub-precinct B (the subject land). It concludes that the proposal is not contrary to the objectives and policies of the Unitary Plan and so meets the second gateway test.

UNITARY PLAN OBJECTIVES AND POLICIES

Chapter I547.2 Weiti Precinct Objectives

Objectives

(1) The greenbelt and vegetated cover in the area between the Okura River and the urban Hibiscus Coast is maintained.

Comment

- None of this development is within the greenbelt. The greenbelt is fully maintained through this application.

(2) The landscape, skyline and coast are protected from development when viewed from Long Bay Regional Park, East Coast Road and the Whangaparaoa Peninsula.

Comment

- The Boffa Miskell report demonstrates that the development nestles into the Karepiro Valley and the visual impact from the Long Bay Regional Park is minimal. It cannot be seen from
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East Coast Road or Whangaparaoa Peninsula.

(3) A limited range of outdoor recreation activities are enabled.

Comment

- The appropriate outdoor recreation activities identified in the Precinct Plan within Village B are provided as part of this application. Furthermore, additional enhancements are made in the broader area, although that is not part of this application.

(4) Key natural and heritage features and the distinctive character of the precinct are protected from inappropriate subdivision and development.

Comment

- The level of subdivision is that contemplated for Sub-Precinct B in the precinct provisions and precinct plans.
- There are no heritage buildings or archaeological features within the subject site.

(5) Phased and progressive enhancement and expansion of existing significant ecological areas is required and their long term preservation and management is ensured.

Comment

- The ecological areas of the Weiti Precinct are essentially outside the built environment of the village. However, peripheral planting, stream protection and wetland protection forms part of this development.

(6) Subdivision and creation of additional sites within sub-precinct C – Conservation and forestry is prohibited unless required for essential infrastructure and a limited range of activities.

Comment

- No part of this development is within Sub-precinct C.

(7) A pattern of ownership and a management regime are enabled which preserve the integrity and character of sub-precinct C – Conservation and forestry in perpetuity.

Comment

- No part of this development is within Sub-precinct C.

(8) Defined communities and neighbourhoods are created in identified locations.

Comment

- The Village 1 community is in the same location as identified within the Precinct Plan.
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(9) Adequate and appropriate land for public open space is provided and these areas are treated as integrated features in any sub-precinct B – Village development.

Comment

- Open space land has been provided as part of this development.

(10) Public access within the precinct and to and along the Coastal Marine Area, rivers and adjoining public reserves is enabled and managed.

Comment

- The public walkway from Village B to the coast is already constructed. While outside the application, this development will also enhance the opportunity for these coastal access and walkways.

(11) A limited scale of retail and business activities appropriate to support the needs of residents of the precinct is enabled in identified locations.

Comment

- A small retail opportunity is provided appropriate to service local residents.

(12) Adverse effects of land modification, development and land use activities on the natural environment, including landform, water courses, significant vegetation and the Coastal Marine Area are avoided, remedied or mitigated.

Comment

- As set out in the Woods and Boffa Miskell reports, significant emphasis has been put on protecting streams, landform and the coast from the impacts of this development.

(13) Adverse effects of stormwater runoff during and after development are avoided.

Comment

- A full stormwater treatment train process is put in place.

(14) Appropriate wastewater and water infrastructure is provided to development on significant values within the receiving environment.

Comment

- All wastewater services and water services connect to public infrastructure.

(15) Adverse effects are not created on the surrounding road network.

Comment

- There are no adverse effects on the surrounding road network.
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Chapter I547.3 Policies

Sub-precinct B - Village

(15) Enable the development of up to 400 dwellings.

Comment

- This development provides for 220 development sites within the Village B Sub-precinct – well within the 400 dwelling density cap.

(16) Enable higher intensity development around activity centres, such as shops and parks, and adjacent to potential passenger transport routes and places of high amenity value.

Comment

- The opportunity for a future retirement village is provided in that part of the site identified in the Precinct Plan for higher densities. That will be subject to a separate application. The retail is at the entrance to the facility in an area suitable for a more focused development.

(17) Enable small scale commercial activities that assist in providing for the daily needs of residents within the wider precinct where located in general accordance with Precinct plan 3.

Comment

- The size of retail is set as a small scale commercial activity.

(18) Enable a variety of section sizes and building types in order to create interest, diversity and choice.

Comment

- There is a variety of section sizes to enable different lifestyle choices.

(19) Require roads, including footpaths and berms to be designed to achieve a highly connected road network providing for a range of transport modes including cars, cycles, pedestrians and public transport in general accordance with Wēiti: Precinct plan 1.

Comment

- The Boffa Miskell report and Woods report demonstrates an interconnected roading network which will create a highly connected residential neighbourhood.
- There is an associated walkway network.
- Road design makes it appropriate for cyclists encouraging a slow speed environment.

(20) Require the design of parks and civic areas to enhance accessibility, including plaza areas, pedestrian areas and seating.

Comment

- This policy relates to the subsequent resource consents for actual development of park land.
-

That level of detail is not part of this application. However the location and extent of parkland is consistent with the Precinct Plan

(21) Prevent large floor plate retailers from establishing and ensure that they are limited by means of the delineation of the extent of commercial land use and buildable area.

Comment

- There are no sites in the targeted commercial hub that are big enough for a large floor plate retail activity. The only large site is the retirement village site.

(22) Require buildings to be constructed within minimum and maximum heights and particularly discourage single storey buildings within Areas 4 and 5 on Precinct plan 3.

Comment

- This policy is targeted at future resource consents for housing development.

(23) Enable a dense village environment to be created, having regard to the need to manage stormwater flows and water quality on downstream catchments.

Comment

- The Woods report identifies the stormwater treatment train process to ensure appropriate management of stormwater.
- Streams are protected.

(24) Provide for roads within sub-precinct B to be constructed in accordance with Precinct plan 3.

Comment

- The development is generally in accordance with the roading hierarchy.

This section addresses the objectives and policies of the Rural and Coastal Settlement Zone.

Chapter H2.2 Rural and Coastal Settlement Zone Objectives

(1) Development maintains and is in keeping with the area's rural and coastal character, landscape qualities and natural features.

Comment

- Essentially Weiti is a 850ha development of which 150ha is identified for development and 700ha is kept in its rural context.
 - This development is fully within the identified village development area. No part of it is within the Conservation area.
 - It is this Sub Precinct C Conservation area which maintains the rural and coastal character of this precinct.
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(2) Development provides quality on-site residential amenity for residents and adjoining sites and the street.

Comment

- The masterplan for the site provides a high quality urban design response.
- The stream valleys and wetlands are protected.
- An integrated street network pattern is provided.
- Open space amenity and walkways are provided.
- This development meets this objective.

(3) Development in rural and coastal settlements is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.

Comment

- The site is fully serviced by roading, wastewater and potable water.
- The stormwater management system being through a treatment train process, provides appropriate infrastructure response, particularly given its location on streams which eventually will drain into the marine reserve.
- Weiti Precinct taken as a whole provides a substantial natural environment with this relatively small village nestled within it.

(4) Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

Comment

- Only a small commercial facility is provided for. That is intended to service the needs of this new community and the existing Precinct A community
-