

Answers to Questions from Muriwai Beach Progressive Association and Muriwai Environmental Action Trust

Unitary Plan meeting – Thursday 21 March 2013, Muriwai Surf Club

Major Changes between Operative Plan and Unitary Plan

Operative Plan zone boundaries remain the same under Unitary Plan, but are given new names

Operative Rodney Plan zone	Unitary Plan
Residential M (Town Policy Area)	Rural and Coastal Settlement
Open space 1, 2 and 3.	Public Open Space
Landscape Protection Rural	Rural Coastal (Muriwai to Te Henga)
General Rural	Rural Production

Rural and Coastal Settlement Zone – applies to Muriwai village

- Applies to areas with limited infrastructure that will continue to rely on on-site wastewater disposal. No expansion to boundaries of zone proposed.
- Large lot sizes – minimum lot size of 4,000m²
- Single households and accessory buildings, no minor household units.
- Development that is sensitive to landscape and coastal values.
- Non residential uses limited to those that serve local community.

Rural Production zone

- Previously Rural general zone
- Focus on allowing ongoing rural production activities and avoiding further scattered rural residential subdivision. Permit pastoral farming, horticulture, greenhouses, forestry
- Allowed to build a house on an existing subdivided site greater than 1 ha in size
- Dwellings and farm buildings permitted
- No new subdivision for rural residential purposes
- Minimum lot size for further subdivision in Rural Production Zone is 150ha.
- Focus on using existing subdivided lots

Rural Coastal zone

- Previously Landscape Protection Zone
- New dwellings are restricted discretionary activities, with a focus on location, scale and visual impacts.
- Pastoral farming and horticulture permitted, but farming that requires large buildings eg greenhouses and intensive farming requires resource consent.
- No new subdivision for rural residential purposes.

Approach to Subdivision – refer to Fact Sheet.

Overlays

Series of overlays that lie over zones and relate to various natural resources:

- Significant Ecological Areas (SEAs)
- Areas of Outstanding and High Natural Character
- Outstanding Natural Landscapes

Key controls

Buildings – permitted, restricted discretionary or discretionary depending on gross floor area PA is 25 or 50 m² depending on type of overlay

Earthworks – only 5m² permitted, above this restricted discretionary or discretionary depending on size of earthworks.

Vegetation Clearance – depending on overlay clearance up to 25m² may be permitted, beyond this it is a discretionary activity.

Corridor from Westgate to Helensville

See Addendum report (available on line at www.aucklandcouncil.govt.nz) . Identifies options for determining the rural urban boundary in the north west. Open for feedback.