

10a.3 Land unit - Landform 2 (dune systems and sand flats)

10a.3.1 Introduction

Dune systems and sand flats is applied to open dune systems and to sand flats which may be covered in pasture or other vegetation.

Dune systems and sand flats is characterised by:

- High natural character and visual amenity value due to the open expansive qualities of the landscape, the coastal location and the general absence of buildings and structures. This is especially apparent in the dune systems area.
- A dynamic and variable nature, meaning that the dune systems and sand flats continually change over time, though some areas change faster than others.
- High ecological value due to the wildlife habitats and plant species present.
- Sensitivity to modification by activities and buildings, especially in the dune systems area.
- Varying degrees of instability, for example, in some locations there are mobile sand dunes and in other locations there are stable sand flats with regenerating vegetation cover.
- Pastoral farming as the dominant activity if there is any activity at all.

Overall, the land unit has a dynamic and variable natural environment, with high natural character, ecological and visual amenity values.

10a.3.2 Resource management issue

The significant resource management issue which needs to be addressed in the Plan is:

- How to protect the natural character, ecological and visual amenity value of the dune systems and sand flats from the adverse effects of activities and buildings.

10a.3.3 Objective

To protect the natural character and the ecological and visual amenity value of the dune systems and sand flats from the adverse effects of activities and buildings.

Policies

1. By protecting the natural character, ecological and visual amenity value of the dune systems area of the land unit from modification by activities and buildings.
2. By limiting the activities that can occur in the sand flats area of the land unit to those which avoid adverse effects on the natural character, ecological and visual amenity value of the land unit.
3. By ensuring that the scale, form, colour and location of new buildings in the sand flats area will not have adverse effects on the natural character, ecological and visual amenity value of the land unit.
4. By requiring new sites to be of a size and nature that avoids adverse effects on the natural character, ecological and visual amenity value of the land unit.

10a.3.4 Resource management strategy

As the dune systems area of the land unit needs a higher degree of protection than the sand flats area, the resource management strategy is to divide the land unit into two parts; the dune systems area and the sand flats area.

In the dune systems area, the natural character, ecological and visual amenity values are so high that buildings and activities are not specifically provided for at all. In the sand flats area, the range of activities is limited to those with a low intensity and buildings require an assessment to ensure that there will be no adverse effects on the natural character, ecological and visual amenity value of the land unit.

10a.3.5 Rules - activity tables

Landform 2 is divided into two areas:

- dune systems - the location of these is identified with the symbol 'ds' on the planning maps
- sand flats - the location of these is identified with the symbol 'sf' on the planning maps.

There is a separate activity table for each of these areas.

10a.3.5.1 Dune systems area

Activity	Status
The construction and relocation of buildings, or undertaking exterior alterations and additions to existing buildings.	NC
All activities (other than ecosourced planting as provided for below)	NC
Ecosourced planting	P

Legend

P = Permitted

NC= Non-complying

Notes:

1. The relationship between buildings and other activities listed in the 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.3.5.2 Sand flats 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
Domestic Firewood Harvesting ²	<u>P</u>
Dwelling (one per site)	<u>P</u>
EITHER: Dwellings (one per site) OR: Visitor accommodation for up to 10 people BUT NOT BOTH	<u>P</u>
Dwellings not otherwise provided for as a permitted activity	<u>D</u>
Home occupations	P
Homestay	P
Horticulture	D
Multiple dwellings	P
Pastoral farming	P
Residential accessory buildings	D
Rural property management plan	D
Visitor accommodation not otherwise provided for as a permitted activity	<u>D</u>

Legend

P = Permitted

RD= Restricted discretionary

D = Discretionary

Notes:

1. In this land unit, 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. [Domestic firewood harvesting is not expected to comply with the vegetation clearance controls set out in part 10c - Development controls for land units and settlement areas for landform 2 \(sand flats area only\).](#)
3. [The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.](#)

10a.3.6 Rules - standards and terms for multiple dwellings

An application for multiple dwellings will only be considered as a discretionary activity where one or more of the following criteria are met:

1. The resulting number of dwellings on the site will be no more than that which would occur if the site were subdivided in accordance with the rules in [part 12 - Subdivision](#) applying to this land unit (with one dwelling per site).
2. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.
3. The dwellings are for papakainga housing.
4. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

Proposals which do not meet these standards are a non-complying activity.

10a.3.7 [Rules – standards and terms for domestic firewood harvesting](#)

[Domestic firewood harvesting will only be considered as a permitted activity where all of the following standards are met:](#)

1. [No more than 5m³ of firewood is harvested per site, per 12 month \(January to December\) period is generated.](#)
2. [For Waiheke, indigenous vegetation up to 3m in height and exotic vegetation up to 8m in height is used.](#)
3. [For Great Barrier, indigenous vegetation up to 6m in height is used. Exotic vegetation can be used for domestic firewood on an 'unlimited basis' \(i.e. there are no restrictions on height or volume\)](#)

[Proposals which do not meet these standards are a discretionary activity.](#)

10a.3.8 Rules - development controls

Refer to **part 10c - Development controls for land units and settlement areas** for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise 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**.

10a.3.89 Assessment matters

For applications for resource consent refer to **part 11 - Assessment matters** for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.
- Assessment criteria for discretionary activities.

10a.3.910 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