

## **10a.7 Land unit - Landform 6 (regenerating slopes)**

### **10a.7.1 Introduction**

This land unit is applied to extensive areas of regenerating bush where kanuka and manuka are the predominant vegetation.

Regenerating slopes is characterised by:

- High natural character and visual amenity value, as a result of its visual prominence (in both coastal locations and as a backdrop to settlement areas) and its unbroken expansive qualities.
- Varying rates of regeneration due to differences in factors such as soil quality and stability, aspect and exposure.
- High ecological values, especially in areas where the regenerating vegetation has been long established and consequently there is an increased diversity of podocarp and broadleaf species and wildlife habitats.
- Small, scattered and unobtrusive buildings, if there are buildings at all.
- Isolated pockets of erosion particularly on north facing slopes.

Overall, regenerating slopes makes a significant contribution to the natural character, ecological and the visual amenity value of the islands.

### **10a.7.2 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 regenerating slopes from the adverse effects of activities and buildings.

### **10a.7.3 Objective**

To protect the natural character, ecological and visual amenity value of the regenerating slopes from the adverse effects of activities and buildings.

#### **Policies**

1. By limiting the activities that can occur to those which avoid adverse effects on the natural character, ecological and visual amenity value of the land unit.
2. By ensuring that the scale, form, colour and location of new buildings does not have adverse effects on the natural character, ecological and visual amenity value of the land unit.
3. By requiring new sites to be of a size and nature that protects the natural character, ecological and visual amenity value of the land unit.

### **10a.7.4 Resource management strategy**

The resource management strategy is to limit activities to those of a low intensity and to require buildings to be assessed to ensure that there will be no adverse effects on the natural character, ecological and visual amenity value of the land unit.

## 10a.7.5 Rules - activity table

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	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 <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
<a href="#">Camping Facilities</a>	<a href="#">D</a>
<a href="#">Domestic Firewood Harvesting</a> <sup>2</sup>	<a href="#">P</a>
Dwelling (one per site)	P
Home occupations	P
Homestay	P
Horticulture	P
Multiple dwellings	D
Residential accessory buildings	P
Rural property management plan	D
Visitor accommodation for up to 10 people	P
Visitor accommodation for more than 10 people	D

### 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 6\*\*.](#)
3. [The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.](#)

## 10a.7.6 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.7.7 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 5m<sup>3</sup> 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.7.8 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.7.89 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.7.910 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**