

## 10a.26 Land unit - Pakatoa

### 10a.26.1 Introduction

This land unit is specific to Pakatoa Island, a small 24ha island which lies off the eastern end of Waiheke. It is the northern most of a chain of islands that extends from Man O' War Bay down to the Clevedon Coast.

The island is characterised by:

- Relatively intense land use confined to the northern half of the island.
- An historical use as a tourist complex.
- Development consisting of small scale distinct visitor units, with a main hotel area.
- Sandy white beaches with a low coastal escarpment.
- Open space, pohutukawa forest, and remnant bush in the south of the island.
- The only population of weka in the inner islands.

Overall, the island provides for a mix of uses that support the potential for a small residential community combined with a tourist complex activity, while recognising limits to the physical and visual carrying capacity for a small island and the sensitive nature of the coastal environment.

The Pakatoa land unit has been divided into three sub-areas as follows:

- tourist complex area
- residential area
- landscape protection area.

The location of each area is identified on **figure 10a.4: Pakatoa**.

### 10a.26.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to conserve and where appropriate restore the natural character of the island and, in particular, its coastline.
2. How to achieve a balance between open space and buildings to preserve the visual character of the land unit as seen from the sea and eastern Waiheke when identifying appropriate future uses.
3. How to enable continued use of the island for visitor and residential purposes, while avoiding, remedying or mitigating adverse limiting the visual impacts of buildings and other structures when seen from the sea and other islands in proximity to Pakatoa and maintaining landscape values.
4. How to enable opportunities for public access to the island and recreational opportunities on the island as part of the sustainable development of the island.
5. How to protect wildlife habitats and indigenous flora and fauna.

### 10a.26.3 Objectives and policies

#### 10a.26.3.1 Objective - tourist complex area

To provide for a high quality environment accommodating a mix of visitor related activities (including public open space) that is consistent with existing development in this area.

#### Policies

1. By controlling the scale, form, colour and location of new buildings or modification of existing buildings in order to maintain or enhance visual amenity and character.
2. By providing for a range of activities that support the visitor and residential activities located on the island.
3. By requiring landscape planting, including revegetation as part of any development

proposal where this will enhance landscape and environmental qualities and is necessary to reduce the visual impact of buildings and land use activities.

### 10a.26.3.2 Objective - residential area

To provide for limited residential and visitor activities that integrate with the island's landscape setting.

#### Policies

1. By controlling the scale, form, colour and location of new buildings or modification or additions to existing buildings in order to maintain or enhance visual amenity and character.
2. By enabling the clustering of buildings at specified densities at the northern end of the island, or the dispersal of buildings at lower densities across the island, as a means of reducing impact on the small island character.

### 10a.26.3.3 Objective - landscape protection area

To preserve and enhance the coastal margins and open rural landscape character of the island.

#### Policies

1. By protecting, and where appropriate, enhancing open space and natural areas on the island by restricting buildings, indigenous vegetation removal and earthworks in these areas.
2. By requiring pest and weed management in the landscape protection area as part of any subdivision application for the island.

### 10a.26.4 Resource management strategy

The resource management strategy for Pakatoa is to provide for the continued use and development of the island for visitor and residential activities within a management framework which recognises the need to protect the visual character and amenity of the island. The strategy is to use specific rules that manage the density, location, design and appearance of buildings. Land use activities relate to those needed to support residential or visitor activities.

The strategy recognises ~~that~~ the existing scale and intensity of development ~~is quite high. The strategy recognises this existing use~~ by continuing to provide for a similar scale and intensity of activity. Pakatoa is managed through the use of an area plan which set out areas where different development or protection controls apply.

As noted above, these areas are:

- tourist complex area
- residential area
- landscape protection area.

### 10a.26.5 Rules - activity table

Activities	Tourist complex area	Residential area	Landscape protection area
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD	RD	NC
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 <b>part 14 - Definitions</b> <sup>1</sup>	RD	RD	NC

<u>Boat launching ramps and jetties</u>	<u>P</u>	<u>NC</u>	<u>NC</u>
Camping facilities	P	D	NC
<u>Educational facilities</u>	<u>P</u>	<u>D</u>	<u>NC</u>
Entertainment facilities	P	NC	NC
Function facilities	P	NC	NC
Home occupations	P	P	NC
<u>Marine fuelling services</u>	<u>P</u>	<u>NC</u>	<u>NC</u>
Multiple dwellings	P	P	NC
Offices	P	NC	NC
<u>Outdoor adventure activities</u>	<u>RD</u>	<u>RD</u>	<u>NC</u>
Restaurant, cafe and other eating places	P	NC	NC
Retail premises	P	NC	NC
Tavern	D	NC	NC
<del>Tourist complex</del>	<del>D</del>	<del>NC</del>	<del>NC</del>
Visitor accommodation	P	P	NC
<u>Wharf administration and freight handling activities</u>	<u>P</u>	<u>NC</u>	<u>NC</u>

### Legend

P = Permitted

RD= Restricted discretionary

D = Discretionary

NC= Non-complying

### 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. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

## 10a.26.6 Rules - development controls

The development controls listed below 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.

As well as the specific controls set out below, there are additional controls set out in **part 10c - Development controls for land units and settlement areas** which also apply to this land unit.

### 10a.26.6.1 Maximum number of dwellings or visitor accommodation units

1. The maximum number of dwellings and/or visitor accommodation units permitted on Pakatoa is 50 in total.
2. Of the 50 dwellings and/or visitor accommodation units provided for in (1) above, the maximum number that can be located in the residential area of the land unit is either:

- a. 30 - where the dwellings and/or visitor accommodation units are clustered to the northwest of line AB (refer **figure 10a.4: Pakatoa**); or
- b. 15 - where the dwellings and/or visitor accommodation units are located in a dispersed pattern across the entire residential area.

## **10a.26.7 Assessment matters**

### **10a.26.7.1 Buildings and other activities**

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.26.7.2 Outdoor adventure activities**

When considering an application for outdoor adventure activities the council has restricted its discretion to considering the following matters:

- Screening
- Noise.

## **10a.26.8 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**