

10a.27 Land unit - Rotoroa

10a.27.1 Introduction

Rotoroa is a relatively small (82.5ha) island located to the east of Waiheke between Pakatoa and Ponui. At its narrowest point, the island is 170m in width but it is over 2km long, dimensioned north to south.

Rotoroa is characterised by:

- A landscape with high visual amenity value because of the series of small bays, headlands, ridgelines, knolls and hill-slopes and pockets of pohutukawa on the coastal fringe.
- A variety of buildings congregated behind the main beach at Home Bay.
- Scattered dwellings around the northern portion of the island.
- Pockets of exotic forestry woodlots, which serve to screen the majority of built development when viewed from the sea.
- Heritage items including the Tea House, detention cells, the hulk of the SS Rimu, stands of phoenix palms and Norfolk Island pine.
- Archaeological and geological sites including middens, pa and coastal stacks.

Rotoroa was used as a rehabilitation centre for people suffering from addiction problems between 1908 and 2006-until 2005. Many of the the physical features of Rotoroa are a direct reflection of this past use. Now that the rehabilitation centre has closed, it is intended that ~~the majority of selected~~ existing buildings will be removed and the island redeveloped, primarily for conservation purposes but also for residential and visitor activities.

10a.27.2 Resource management issues

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

1. How to provide for conservation activities so that the natural character value of the island is enhanced.
2. How to provide for visitor and residential activities while protecting the landscape character and natural features of the island from the adverse effects of activities and buildings.
3. How to provide for recreation activities and to manage public access to suitable areas of around the island, particularly adjoining the coast.

10a.27.3 Objective

To ~~provide for~~ facilitate and manage the development of residential, conservation and visitor activities ~~to occur~~ while ensuring that the landscape character and natural features of the island are protected, and enhanced where appropriate.

Policies

1. By providing areas throughout the island for public access and recreation activities.
2. By ensuring that the scale, form, colour and location of residential buildings will not have an adverse effect on the natural character and heritage features or landscape character of the island.
3. By requiring revegetation to be undertaken ~~concurrently with the construction of residential buildings~~ so that the adverse effects of ~~those~~ residential buildings are mitigated and the natural character of the island enhanced.
4. By requiring buildings and activities for visitors to be planned and developed in a comprehensive and integrated manner so that the landscape character of the island is protected.
5. By ensuring that the nature and intensity of visitor activities will not detract from the amenity or character or natural features of the island.

10a.27.4 Resource management strategy

The resource management strategy for Rotoroa is to divide the land unit into two different areas that are cohesively designed and managed to maintain, and where appropriate, enhance the landscape and natural character. This approach recognises that each of these areas will be used and developed in different ways.

The areas are as follows:

1. Conservation / residential area

This area covers the majority of the island, including all of the coastal margins. The primary role of the area is to provide for conservation and public recreation activities.

As an adjunct to the conservation role, there is provision for up to ten dwellings to be located on the northern portion of the island. In order to mitigate any adverse effects of these dwellings on the landscape character of the island, the existing buildings will be removed (except caretakers' dwellings), revegetative planting will be undertaken, and buildings will be assessed to ensure that they are of an appropriate scale, form, colour and location.

2. Visitor area

This area is located behind the main beach and wharf at Home Bay on the western side of the island. The role of the area is to provide for visitor associated activities and the service infrastructure for the island.

Within this area, all buildings and activities will be assessed as part of one comprehensive application for integrated visitor development rather than as individual applications for various activities and buildings. This is to ensure that overall intensity of development and the scale, form and location of individual activities and buildings can be assessed in a comprehensive and integrated manner.

The existing buildings in the visitor area may also be used for temporary accommodation and amenity blocks for workers undertaking restoration and construction activities, provided that such accommodation does not involve external changes to the appearance of, or footprints to, existing buildings.

The location of each area is identified on [figure 10a.5: Rotoroa](#).

10a.27.5 Rules - activity tables

There is a separate activity table for each of the following areas:

- conservation / residential area
- visitor area.

10a.27.5.1 Conservation / residential area

| Activities | Status |
|---|----------|
| <u>Horticulture</u> | <u>P</u> |
| Multiple dwellings (up to a maximum of 10 - excluding the caretaker's residence permitted below) and associated residential accessory buildings, located within the areas identified as indicative house sites on figure 10a.5: Rotoroa | RD |
| One dwelling for use as a caretaker's residence | P |
| <u>Outdoor adventure activities</u> | <u>P</u> |
| Park furniture (including seats, rubbish bins, lighting, signs, BBQs and picnic facilities) | P |
| <u>Pastoral farming</u> | <u>P</u> |
| Planted areas and artworks, monuments and sculptures | P |
| Playgrounds (including playground apparatus) | P |
| Stormwater retention ponds | P |

| Activities | Status |
|---|--------|
| Visitor information centre | RD |
| Walking trails, observation areas, viewing platforms and related structures | P |

Legend

P = Permitted

RD= Restricted discretionary

Notes:

1. 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.27.5.2 Visitor areas A and B

| Activities | Status |
|---|--------|
| Accommodation for workers within existing buildings (temporary) | P |
| Boat launching ramps and jetties | RD |
| Horticulture | P |
| Integrated visitor development | D |
| Park furniture (including seats, rubbish bins, lighting, signs, BBQs and picnic facilities) | P |
| Pastoral farming | P |
| Planted areas and artworks, monuments and sculptures | P |
| Playgrounds (including playground apparatus) | P |
| One <u>Two</u> dwellings for use as a caretaker's residences | P |
| Walking trails, observation areas, viewing platforms and related structures | P |
| Wharf administration and freight handling activities | P |

Legend

P = Permitted

D = Discretionary

Notes:

1. 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.27.6 Rules - development controls

Refer to [part 10c - Development controls for land units and settlement areas](#) for the development controls applying to 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.27.7 Assessment matters

10a.27.1 Matters of discretion

When considering an application for multiple dwellings and associated residential accessory

buildings, or for a visitor information centre, the council has restricted its discretion to considering the following matters:

- scale
- form (design)
- colour
- location
- accessways and tracks
- landscaping and revegetation
- removal of existing buildings
- public access.

The council's assessment will consider the matters in [clause 10a.27.7.2](#) below.

10a.27.7.2 Assessment criteria for restricted discretionary activities

1. The extent to which the proposed building(s) is integrated with the natural landscape by:
 - Being of a scale, form and location that are not visually prominent.
 - Having an external colour that is integrated with the surrounding natural landscape
 - Being of a scale, form and location so that it maintains the visual coherence of the landscape character by not breaking the expanses of indigenous vegetation, or the pattern of any natural features such as coastal escarpments, ridges or prominent slopes.
 - Being located so that it does not dominate or detract from ~~public or private views which are characterised by~~ natural landscapes, natural features (such as beaches) and the coastal character of the island.
 - Being of a scale, form, colour and location that does not give rise to cumulative effects within the natural landscape.
2. The extent to which ~~landscaping including revegetation will be undertaken to integrate built development and to enhance the natural landscape character of the island~~ a revegetation plan has been prepared which demonstrates that:
 - the revegetation planting will offset and integrate the built development and will enhance the natural landscape character of the island
 - the revegetation planting is to be undertaken in accordance with best practice including (but not limited to) sourcing plant stock from within the island to maintain genetic purity where possible
 - the plants used in the revegetation programme are native and that new or exotic species have only been used where no native species are appropriate for the circumstance
 - where appropriate, exotic species such as pine trees, will be removed
 - methods are proposed for the control and management of weeds and animal pests
 - legally binding mechanisms have been proposed which ensure that domestic cats cannot be kept on the island
3. The extent to which any accessway or track to the proposed building(s) will have adverse effects on the landscape character or natural features of the island.
4. The extent to which existing buildings will be removed before or concurrently with the construction of the new building(s).
5. The extent to which public access will be provided for ~~throughout~~ within the island, particularly adjoining the coast.

10a.27.7.3 Assessment matters for integrated visitor development

Information requirements

An application for integrated visitor development must include (but is not limited to) the following:

- Plans showing the location and scale (footprint and height) of all buildings and vehicle access (including tracks).
- A detailed description of all activities and buildings to be undertaken.
- A detailed description of all ancillary activities and buildings to be undertaken.
- A detailed description of the regenerative planting to be undertaken.
- A detailed description of the staging of development eg existing buildings which will be removed either before the new buildings are constructed or at the time of construction

Assessment criteria

The council's assessment of an application for an integrated visitor development will include consideration of the following matters:

1. The assessment criteria set out in [clause 10a.27.7.2](#) above.
2. The extent to which the scale and intensity of the proposed activities will detract from the amenity and the landscape and coastal character of the island.
3. The extent to which the scale and intensity of the proposed activities can be serviced in terms of water supply and wastewater disposal without adverse effects on the natural features and resources on the island.
4. The extent to which a conservation strategy has been prepared which:
 - describes the ecological value of the islands, including the ecological values of the SES areas
 - details how the threats to the ecological values of the island will be addressed, including detailing weed and pest management
 - details how the ecological values of the island will be enhanced, including the areas to be replanted, the species to be used and any vegetation to be removed
 - addresses how the conservation works will inter-relate with any revegetation planting that has occurred as a result of the dwellings at the northern end of the island
 - addresses how public access will be provided around the island while ensuring that the conservation values are protected
 - addresses the bullet points of the revegetation plan assessment criteria above

10a.27.8 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