

10a.21 Land unit - Rural 3 (Rakino amenity)

10a.21.1 Introduction

Rakino is a small island of approximately 146ha located northeast of Motutapu. The island is 2.4km long and approximately 1.2km wide.

Rakino is characterised by:

- Its location, small size and undulating topography.
- The small permanent population (approximately 16) and high proportion of holiday homes, (there are approximately 76 dwellings in total on Rakino).
- Its two distinctive forms of residential subdivision pattern are recognised by applying this rural 3 (Rakino amenity area) land unit and the island residential 1 (traditional residential) land unit.
- Its popular beaches and bays for recreational boaties, residents and holiday homeowners.
- The location of the wharf and mooring areas at Sandy Bay.
- A general private ownership pattern with limited Department of Conservation and council ownership.
- This land unit is characterised by:
 - Sites of generally 4-5ha in size.
 - Most of the sites have coastal frontage.
 - Most of the coastline of Rakino being within this land unit.
 - Limited existing indigenous vegetation with large portions of sites being grass covered, although coastal frontages of sites generally contain remnants of indigenous vegetation, including regenerating and mature pohutakawa.
 - The high amenity, character and ecological value of the coastline.
 - Sites which generally contain dwellings and operate as 'lifestyle blocks' with holiday homes or permanent dwellings, although some are vacant.
 - Undulating topography with a general downwards slope towards the coastline.

Overall, the land unit has a unique coastal character which has high amenity values.

10a.21.2 Resource management issues

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

1. How to provide for residential 'lifestyle' activity on larger blocks of land on Rakino in a manner which protects the character and coastal amenity of the island.
2. How to ensure the protection of existing indigenous vegetation and encourage the replanting of indigenous vegetation on sites in order to enhance the ecological and visual amenity values of the island and allow for effective stormwater and wastewater disposal.
3. How to acknowledge that certain non-residential activities like small scale visitor accommodation may be appropriate.

10a.21.3 Objectives and policies

10a.21.3.1 Objective

To provide for residential buildings and small scale visitor accommodation in a manner which protects the unique coastal character and amenity of the land unit.

Policies

1. By controlling the scale, form, colour and location of new buildings to ensure that they are visually compatible with, and do not dominate, the coastal environment.
2. By restricting the type and size of visitor accommodation within the land unit.

10a.21.3.2 Objective

To encourage the replanting of indigenous vegetation on sites in order to enhance the ecological and visual amenity values of the island and allow for effective wastewater disposal.

Policy

1. By requiring the planting of sites for ~~amenity and~~ wastewater disposal ~~and ecological enhancement~~ purposes.

10a.21.4 Resource management strategy

The resource management strategy for the land unit is to provide for predominantly residential uses and to manage the environmental and visual impacts of such activities.

The coastal environment within Rakino is particularly sensitive to the impact of development and this is recognised within the land unit. The objectives and policies also recognise that revegetation would improve the amenity and ecological value of the island.

10a.21.5 Rules - activity table

Activities	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
Dairy	D
Dwellings (one per site)	P
Home occupations	P
Homestay	P
<u>Horticulture</u>	<u>P</u>
<u>Pastoral farming</u>	<u>P</u>
<u>Residential accessory building</u>	<u>P</u>
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. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

10a.21.6 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.21.6.1 Planting of front yards~~

~~On sites other than rear sites, not less than 60 per cent of the 6m front yard must be planted with indigenous species (ecosourced where practicable).~~

10a.21.6.2 Planting of wastewater disposal areas

On all sites, planting of the wastewater disposal area must be undertaken. **Appendix 13 - Planting guide**, identifies vegetation that is appropriate for planting of effluent disposal fields.

10a.21.7 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.21.8 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