





Appendix 9

Other additional limitations, controls and diagrams

Contents		Page
10-14	High noise area around Waiheke Dirt Track Club	3
11-15	Waiheke Airpark	3
41-15	Motairehe and Kawa concept plan	4
41-16	Orama concept plan	8

Plan modification annotations

-   indicates where content is affected by proposed plan modification x. refer to plan modification folder or website for details.
-   indicates where the content is part of plan modification x, which is subject to appeal.
- Underlined content to be inserted.
- ~~Struck through~~ content to be deleted.

10-14 High noise area around Waiheke Dirt Track Club

The land within the boundaries of the high noise area identified on the planning maps (map ref 10-14) will be affected by noise from the use of the Waiheke Dirt Track Club.

A resource consent was issued to the Waiheke Dirt Track Club in 1999 to use the dirt track located at O'Brien Road subject to a number of conditions including:

- "The operation of the track is to be confined to that part of the year that extends from the commencement of daylight savings to one month after daylight savings ends."
- "The operation of the track shall not occur outside of the hours of 10.30am to 7.00pm Saturdays, Sundays and public holidays, and every second Wednesday between the hours of 5.00pm to 7.00pm during the racing season".

11-15 Waiheke Airpark

1. No "touch and go" flight training shall be conducted from the airfield.
2. Flying shall be limited to between the hours of Civil Morning Twilight and Civil Evening Twilight, except for emergency (including search and rescue missions).
3. Aircraft shall approach from the south and depart to the south except when conditions make these movements unsafe. The use of the runway to and from the north by fixed wing aircraft noisier than a Britten Norman Islander or helicopters noisier than a Bell Long Ranger is prohibited.
4. Engine operation in association with engine testing at the airfield shall not exceed two minutes duration.
5. The use of the aerodrome shall be so conducted that the noise from any activity shall not exceed a day - night level (Ldn) of 40dBA at the northern boundary of the site (CT 778/205) when averaged over any consecutive seven day period and the noise generated on any one day shall not exceed an Ldn of 43 dBA. Such noise measurements shall be taken at the edge of the northern boundary of the site containing the aerodrome runway
6. All noise measurement shall be undertaken in accordance with NZS6805:1992 Airport Noise Management and Land Use Planning.
7. Aircraft approaching from or taking off to the north are prohibited from over-flying any of the existing residences accessed from Trig Hill Road or the land currently owned by the Royal Forest and Bird Protection Society, except in an emergency. In particular, take-offs and approaches on Vector 35 are not permitted except in an emergency.
8. No helicopter approaches or departures below an altitude of 300 metres above ground level (ag1) shall be permitted within a horizontal distance of 1,000 metres from any residential area.
9. The consent holder shall keep a logbook of all aircraft movements to and from the aerodrome, including a full and complete record of the direction of all take-offs and landings, times of movement and aircraft type and registration particulars.
10. The consent holder shall make the aerodrome log book available to the Council on request.
11. In the event that the Council receives complaints relating to aircraft movements to the north or aircraft noise to the north, the Council may request a noise survey to be undertaken at the cost of the consent holder by a suitably qualified acoustic engineer. The consent holder shall provide the Council with any such report within 20 working days of the request being made.
12. Access to the aerodrome from Trig Hill Road shall be prohibited to the public and may be used in times of an emergency by vehicles and persons authorised by the consent holder.

41-15 Motairehe and Kawa concept plan

1.0 Explanation

This concept plan applies to ancestral Maori land in and around Te Roto, Torehangina, Oruawharo, Moanauriuri and Nimaru Bays, which are accessed from Motairehe and Kawa Roads.

It seeks to recognise and provide for the use and development of Maori land for residential, cultural and community activities while protecting the landscape character and ecological values of the area. It does not provide for subdivision of land within the concept plan.

The characteristics of the area include:

- Low key settlement and housing.
- Extensive areas of regenerating bush.
- Pebble beaches with pohutukawa forest extending down to the beach.
- Small bays marking the location of areas of existing settlement.

The area provides a home for Ngati Rehua and Ngati Wai, and with an ageing largely Auckland-based population, it is likely that the number of people residing in this area may increase in the future. The location of the concept plan area is shown on [figure 41-15](#).

2.0 Resource management issues

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

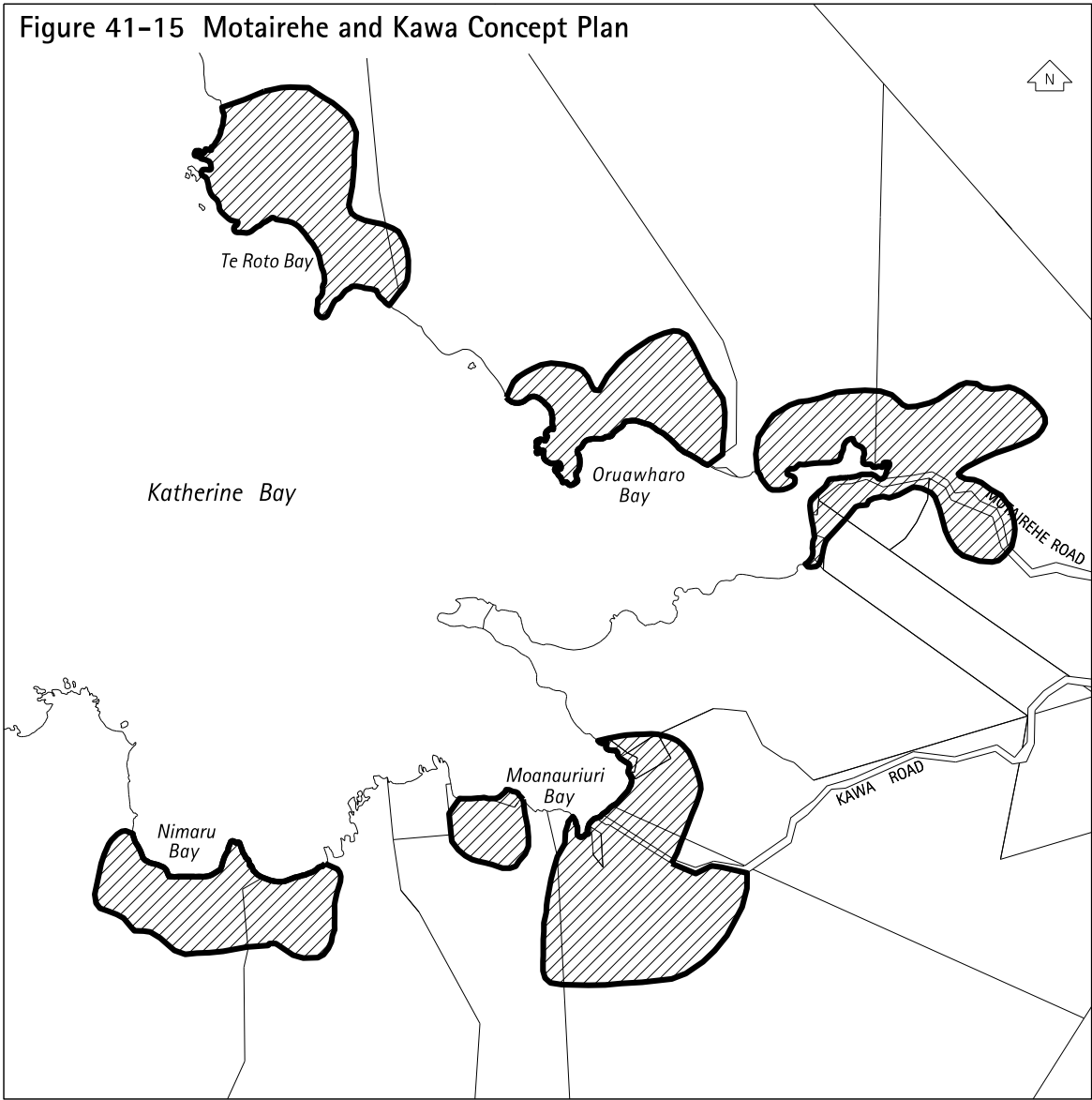
1. How to facilitate the use and development of the land for residential, cultural and community activities.
2. How to protect the landscape character and ecological values of the area from the adverse effects of development.

3.0 Objective

To establish a resource management framework whereby tangata whenua can provide for the sustainable use of ancestral land.

Policies

1. By providing for residential, cultural and community activities to establish and operate in the concept plan area.
2. By limiting the adverse visual effects of buildings through standards on colour, and ensuring that the natural landscape remains the dominant element in terms of visual amenity.
3. By ensuring that development is subject to bulk, coverage and location controls, and where that where these standards are exceeded only minor adverse effects occur.
4. By protecting riparian areas around streams to maintain or enhance water quality.
5. By limiting the removal of indigenous vegetation in order that drainage, stormwater and sedimentation problems are reduced or avoided and landscape values are maintained.
6. By designing and locating buildings to minimise any potential impact from flooding.
7. By ensuring that development protects the ecological values of ecologically significant areas.



4.0 Rules - activity table

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table ¹	P
Alterations and additions to the exterior of existing buildings, including buildings used for any of the other activities listed in this table ¹	P
Accommodation for care	P
Accommodation for retired, elderly or disabled people	P
Art galleries and museums	P
Boarding kennels and catteries	D
Camping facilities	D
Dwelling(s)	P
Entertainment facilities	D
Function facilities	D
Home occupations	P
Homestay	P
Marae including associated care centres, community facilities, educational facilities and healthcare services	P
Offices	D
Papakainga housing	P
Residential accessory buildings	P
Restaurant, cafe and other eating places	D
Retail premises	D
Tourist complex	D
Visitor accommodation	D

Legend

P= Permitted

D= Discretionary

Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

Explanation

The activities in the residential amenity areas are intended to provide for low impact small scale activities to ensure that the level of residential amenity in the concept plan area is maintained.

5.0 Rules - Development controls

The development controls for the underlying land unit apply. Refer to [part 10c - Development controls for land units and settlement areas](#).

6.0 Assessment matters

For applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

7.0 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 10a - Land units: objectives, policies and activity tables](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

41-16 Orama concept plan

1.0 Introduction

The Orama concept plan applies to the land identified in [figure 41-16](#) which is owned and operated by the Orama Christian Fellowship Trust ('the Trust'). It seeks to recognise and provide for a range of activities at Orama that are consistent with the Trust's purpose and philosophy. It does not provide for subdivision of the land within the concept plan. The Trust also owns adjoining land which is located outside of the concept plan area. That land is not subject to the Orama concept plan.

The area has been used for purposes relating to the Trust since 1963. The current and anticipated future uses are as follows:

- To provide a fully integrated, economically viable and functioning community of likeminded people serving on a voluntary basis for the purpose of rehabilitating and recuperating some of society's troubled people.
- To use the amenities for conventions, corporate retreats, eco-tourism, recreational camps and as a holiday retreat.
- To undertake trades, cottage industries and some light industry (for example printing and publishing) and small scale retail that would help the community's economy and provide finance for other non-profit organisations.
- To continue to use land for farming where suitable and to use other areas as reserves, recreational areas and social service areas.
- To continue to run a Christian educational and vocational training institute.
- To provide staff, visitor and student accommodation.

The centre has developed over the years and there are a number of buildings located within the concept plan area which provide residential and visitor accommodation, office, retail, conference facilities, recreational areas, ablutions and a kitchen. There is also a garage and workshop and a number of sheds. Vehicle access is via Karaka Bay Road and a wharf provides boat access.

Future development will focus on the central part of the bay where most of the buildings currently exist, which is denoted as Main Bay, area A. Limited development will be provided for in areas B and C (Arthurs Bay and BBQ Bay respectively) as identified on [figure 41-16](#). The intention is that the Karaka Bay area will continue to be used for a range of activities that are consistent with the Trust's purpose and philosophy.

2.0 Resource management issues

The significant resource management issues that need to be addressed in the Plan are as follows:

1. How to provide for activities that are consistent with the purpose and philosophy of the Orama Christian Fellowship Trust.
2. How to protect the natural character and landscape values of the area from the adverse effects of buildings and activities.

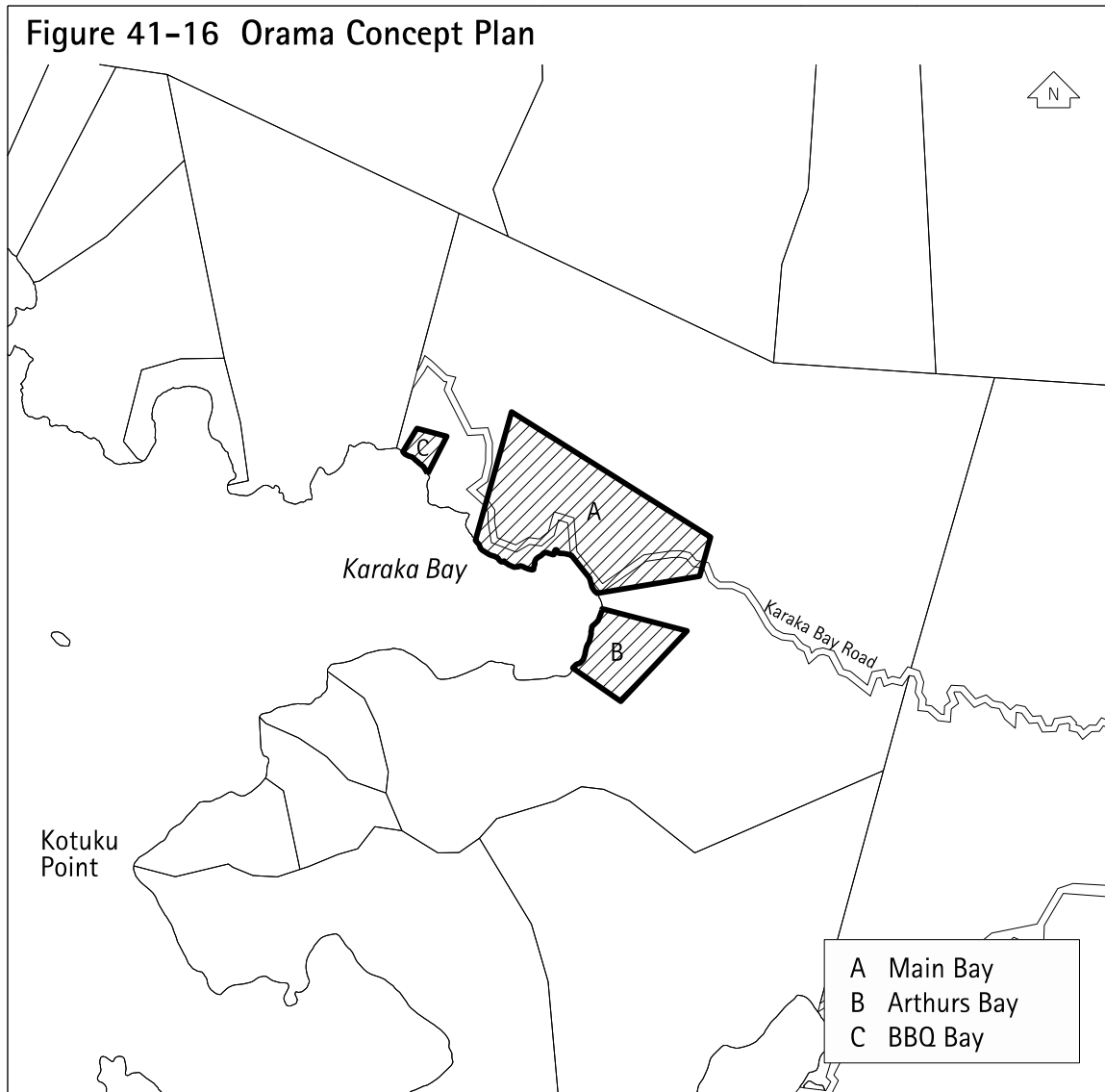
3.0 Objective

To provide for activities which are consistent with the Trust's purpose and philosophy while protecting the natural character and landscape values of the area.

Policies

1. By providing for a range of land uses to establish and operate within the concept plan area.
2. By ensuring that the scale, form, colour and location of new buildings will not adversely affect the natural character and landscape values of the area.

3. By limiting the scale of development in areas B and C so that it is integrated with the natural environment.
4. By ensuring there is sufficient infrastructure to accommodate the number of visitors to Karaka bay and the Trust's facilities.



4.0 Rules - activity table

Activity	Status
The construction and relocation of buildings, including buildings used for any of the 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 additions and alterations as defined in part 14 - Definitions ¹	RD
Accommodation for care	P
Accommodation for retired, elderly or disabled people	D
Art galleries and museums	P
Boarding house or hostel	P
Boarding kennels and catteries	D
Camping facilities	P
Care centres	P
Community facilities	P
Dairy	P
Dwelling (one per site)	P
Educational facilities	P
Entertainment facilities	D
Function facilities	P
Healthcare services	P
Home occupations	P
Horticulture	P
Industry within area A identified on figure 41-16	P
Industry within areas B and C identified on figure 41-16	D
Integrated visitor development	D
Multiple dwellings	D
Offices	P
Outdoor adventure activities	P
Pastoral farming	P
Residential accessory buildings	P
Restaurant, cafe and other eating places	P
Retail premises	P
Tourist complex	D
Visitor accommodation	P

P= Permitted

RD= Restricted discretionary

D= Discretionary

Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

Explanation

The Orama concept plan area seeks to provide for a range of activities consistent with the Trust's purpose and philosophy and to ensure that the natural character and landscape values of the area are maintained.

5.0 Rules - Development controls

Building coverage 5000m² for area A - Main Bay

1000m² for area B - Arthurs Bay

500m² for area C - BBQ Bay

6.0 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.

7.0 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 10a - Land units: objectives, policies and activity tables](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)