

AUCKLAND CITY OPERATIVE DISTRICT PLAN
(Hauraki Gulf Islands Section)

Plan Change under Section 73 of the
Resource Management Act 1991

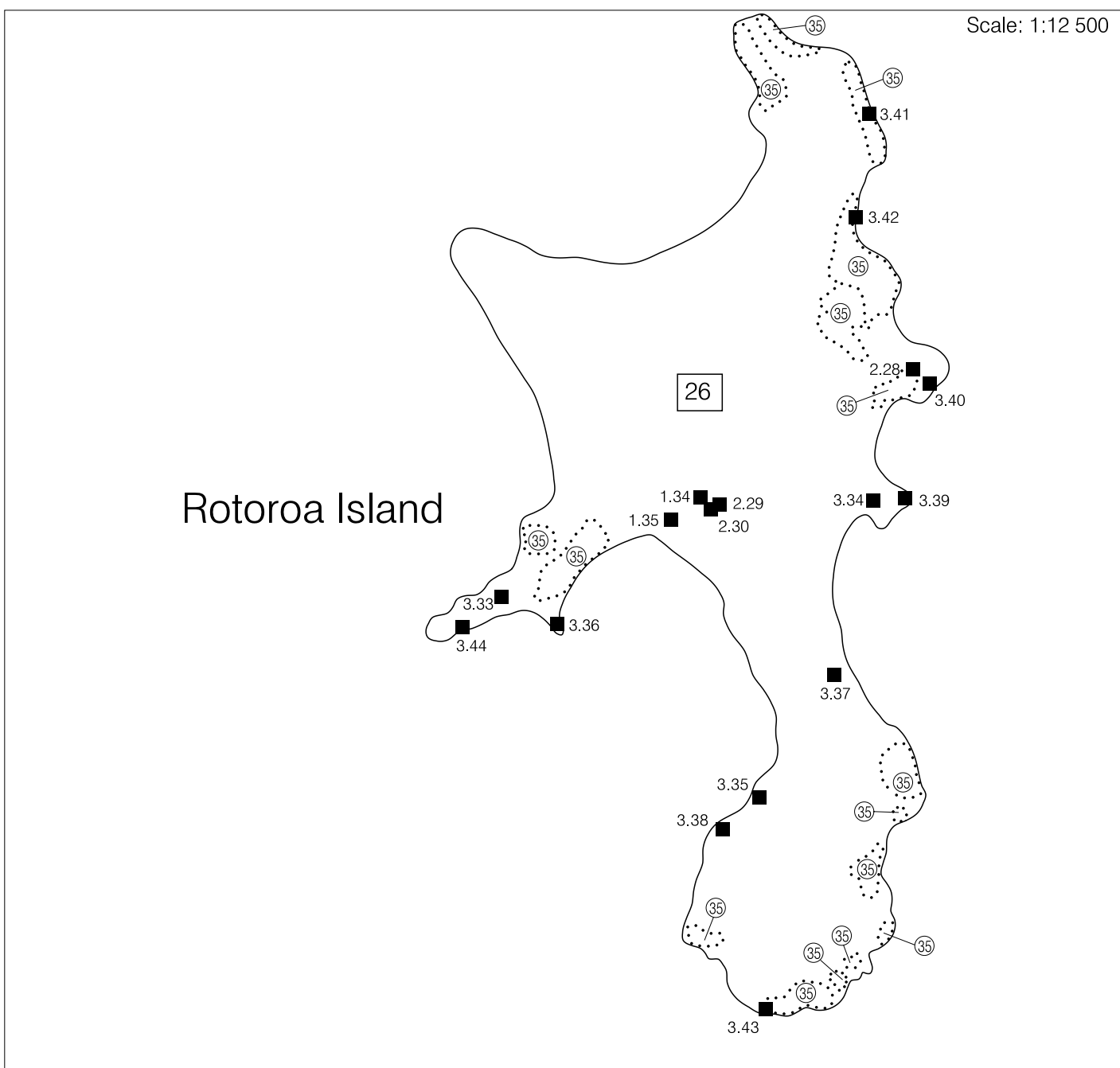
PLAN CHANGE: PLAN MODIFICATION No. 35
(Incorporating Variation 35a)

PART A: Amendment to Planning Map No. 23

Operative Date: 14 March 2003

File No. 311/229035

Scale: 1:12 500



Plan Change 35 (incorporating Variation 35a) (as amended by Council decision on submissions)

Part A. **To amend Inner Hauraki Gulf Islands Planning Map No.23 by changing Land Unit 23 classification to Land Unit 26 as shown on attached Map - Proposed Plan Change Rotoroa Island.**

Part B: **Amendments to District Plan**

- 1. To amend Part 5 cl 5.20.2 by inserting new sentence after the fourth sentence of the first paragraph.**

Similarly, Rotoroa Island, which has been used by the Salvation Army since 1907 for the treatment and rehabilitation of people with addiction problems, is expected to continue in that role, whilst continuing to protect and conserve the physical and natural environment of the Island.

- 2. To amend Part 6A cl 6.23.0 by deleting 'Rotoroa' and to insert 'and' between Motuihe and Rakino.**
- 3. To amend Part 6A cl 6.23.4.2 B by deleting cl (b) "*Rehabilitation Facilities (on Rotoroa Island only) (i) Limited to provision for up to a maximum of 100 persons*".**

To renumber (c) "*Education Facilities*" to (b) Education Facilities.
- 4. To amend Part 6A cl 6.23.4.3 by deleting cl (c) "*Rehabilitation Facilities (on Rotoroa Island only) (i) Limited to provision for up to maximum of 150 persons*".**
- 5. To insert into Part 6A - Land Units new *Land Unit 26 ROTOROA ISLAND*.**
- 6. To amend Part 6B Table 1 Standards for Permitted Activities by inserting new column *Land Unit 26*.**
- 7. To amend Part 6C Table 2 Standards for Discretionary Activities by inserting new column *Land Unit 26*.**

LAND UNIT 26 - ROTOROA ISLAND

6.26.0 DESCRIPTION

This land unit is specific to Rotoroa Island. This is a relatively small (82.5 ha) island located to the east of Waiheke and between Pakatoa and Ponui islands. This island has been owned by the Salvation Army since 1907 and it has been developed and managed as a centre for the treatment and rehabilitation of people suffering from addiction problems.

The original natural vegetation was largely destroyed in the 1850's and the land converted to arable farming although some remnants of native bush remain. The original farm house (and a later tearooms) have been modified and additional buildings constructed for the treatment and rehabilitation centre and staff housing. The island has been used for farming, horticulture and woodlots ancillary to its principal purpose. However the beaches, cliffs and land within close proximity of the sea are relatively undisturbed.

Access to the island by the general public is restricted under the Trespass Act (1980) in order to protect the privacy and security of those under treatment and rehabilitation. A jetty provides boat access for the operations of the centre.

6.26.1 RESOURCE MANAGEMENT ISSUES

The major issue is to encourage the continued development, operation and management of Rotoroa Island for social and community services, whilst ensuring:

- Conservation of the natural character of the island and, in particular, its coastline;
- Protection of archaeological sites;
- Achieving a balance between open space and buildings to preserve the visual character of the land units as seen from the sea;
- Limiting the visual impact of buildings and other structures when seen from the sea and other islands in proximity to Rotoroa Island;
- On-going management of the island and its developed assets to meet the foreseeable social and community needs of future generations
- Protection of wildlife habitats and indigenous flora and fauna.

6.26.2 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for Rotoroa Island is to provide for the continued use and development of the land unit for social and community purposes, and particularly the addiction treatment and rehabilitation programme undertaken by the Salvation Army. Whilst providing for these activities, recognition is also given to the need to protect the coastline, indigenous flora and fauna, and the visual character and amenity of the island. The method used to achieve this strategy is to adopt specific rules which manage the range of activities, their intensity, and the bulk and location of buildings. The strategy recognises that Rotoroa Island is unique amongst the other islands of the Inner Gulf in that it is the only island that is privately owned by a single entity whose purpose it is to provide social and community services in a private and secure environment to a particular section of the wider community. The treatment and rehabilitation centre is a Gazetted Institution under the Drug Addiction Act: 1966.

6.26.3 OBJECTIVES AND POLICIES

6.26.3.1 OBJECTIVE

To provide for the existing and future development of treatment and rehabilitation based facilities on the island in a manner which preserves the natural environment of Rotoroa Island

Policies

- A. By requiring all buildings and structures to be designed and located so as not to adversely affect the heritage, landscape and natural character values of the Island.
- B. By requiring indigenous revegetation and landscape planting:
 - To reduce the visual effect of buildings from the sea and other islands in proximity to Rotoroa Island.
 - To provide for indigenous revegetation where necessary as part of the overall development.

6.26.3.2 OBJECTIVE

To protect and enhance the amenity and environment values of the coastal environment and native vegetation of Rotoroa Island.

Policies

- A. By ensuring that development on the Island does not compromise the landscape and natural environment of the coastal marine area, adjacent coastline and native vegetation and indigenous fauna.
- B. By requiring the landward perimeter of Rotoroa Island to be undeveloped in order to maintain the amenity, landscape and environmental values of the coastline.
- C. By ensuring that development on the Island is designed and located to avoid the need for hazard protection works.
- D. By ensuring further development is clustered around the existing development at Home Bay, to reduce any potential adverse effects on the heritage, landscape and natural character on the Island.

6.26.4 LAND UNIT RULE

6.26.4.1 PERMITTED ACTIVITIES

Any activity shall be a permitted activity where it:

- (a) Conforms to the standards and terms contained in Part 6B (except for Rules 6B.1.0.1, 6B.1.1.2, 6B.1.1.4, 6B.1.1.5, 6B.1.2.2, 6B 1.2.3, which do not apply to LU 26) and
- (b) Provides for a maximum of 160 people (staff and clients) to reside on the Island,
- (c) Is subject to Part 10 Heritage controls,
- (d) Is consistent with any Rural Property Management Plan for the Island, and
- (e) Contributes to the treatment and rehabilitation work undertaken on the Island.

6.26.4.2 CONTROLLED ACTIVITIES

A. General Rules

An application is required for a resource consent for a controlled activity under the following circumstances:

- a) Where it is proposed to vary any of the standards for permitted activities contained in Part 6B (except lot coverage which is a restricted discretionary activity).

Assessment Criteria

The Council shall consider the following criteria in assessing an application for a controlled activity for development in Land Unit 26:

- a) The effect of granting consent on the natural and cultural environment of the island, in particular the coast;
- b) The effect on landscape values;
- c) The effect of granting consent on the visual appearance of development when seen from the sea;
- d) The degree by which any adverse effects can be mitigated by indigenous revegetation and landscaping;
- e) The extent to which the location, scale and form of buildings are integrated with and complementary to the surrounding natural landscape to avoid visual dominance;
- f) The extent to which buildings will be constructed in a manner which is complementary with the surrounding natural landscape; Note: Reference will be made to the document Colour for Structures in the Landscape, Heath, T. for the interpretation of this criterion, (available at Auckland City Council Offices).
- g) The extent to which any extension or alteration to an existing building is designed to be sympathetic with the external appearance of any existing building;
- h) Whether the location is likely to result in a hazard, in particular along the coast;
- i) The extent to which development mitigates any disturbance to wildlife of isolated coastal areas;
- j) The effect of granting the consent on items identified in Part 10 Heritage controls.

B. Controlled Activity Conditions

In granting consent to a controlled activity in Land Unit 26 the Council may impose conditions relating to any or all of the following matters:

- a) Removal or retention of vegetation including pest and weed management;
- b) The protection of wildlife along coastal areas;
- c) The location of development and structures in order to avoid creating a hazard or the need for coastal protection works;
- d) The protection of coastal water quality;
- e) Landscaping with indigenous vegetation (eco-sourced where appropriate);
- f) Visual screening of buildings, structures, yards or outdoor activities;
- g) The exterior finish of buildings;
- h) The location, scale and form of buildings;
- i) Limiting the extent or location of earthworks.

6.26.4.3 RESTRICTED DISCRETIONARY ACTIVITIES

An application where the lot coverage is between 1.5% to 3% is required for a resource consent for a restricted discretionary activity.

Council may grant or refuse consent, and (if granted) may impose conditions under Section 108 of the RMA in respect of the following matters over which it has restricted the exercise of its discretion:

- i) The protection, enhancement or conservation of environmental and heritage values,
 - ii) The location of activities and buildings are such that they create minimum disturbance to wildlife of isolated coastal areas,
 - iii) The location of activities and buildings are such that existing stormwater and effluent disposal infrastructure are utilised,
 - iv) The retention and enhancement of the visual amenity through indigenous landscape planting (eco-sourced where appropriate),
 - v) Minimising the disturbance to the landforms and character of the Island,
 - vi) Ensuring any runoff, including discharge to land or stormwater, resulting from the activity or development does not lead to reduced water quality in the coastal marine area,
 - vii) The cumulative effects of additional development considered together with existing development,
 - viii) The design, scale, location and exterior finish of buildings are complementary to, and provide for better integration between the built environment and the surrounding landscape,
- Note: reference to the document 'Colour for structures in the landscape'.

Non-Notification of Restricted Discretionary Activities

Except as provided for by section 94(5) of the Act, restricted discretionary activities will be considered without notification or the need to obtain the written approval of affected persons. The Council will restrict the exercise of its discretion to the matters specified in the Plan.

6.26.4.4 DISCRETIONARY ACTIVITIES

A. General Rule

An application is required for a resource consent for a discretionary activity under the following circumstances:

- a) Where activities do not contribute to the treatment and rehabilitation work undertaken on the island;
- b) Helipads;
- c) Where the number of people (staff and clients) residing on the Island is more than 160 but less than 200.

B. Consideration of Application

- a) An application for a discretionary activity will be assessed in terms of the criteria contained in Part 6E and, in the case of activities, in terms of Part 6F,

6.26.5 OTHER REQUIREMENTS AND INFORMATION

The information requirements outlined in Parts 6B - 6G shall be referred to prior to making an application for any resource consent.

6.26.6 SUBDIVISION

Subdivision is a non-complying activity in Land Unit 26.

6.26.7 HERITAGE

The rules relating to heritage protection are contained in Part 10 of the Plan.

TABLE 1 STANDARDS FOR PERMITTED ACTIVITIES**Add new column for Land Unit 26 in Sections 6b****1. Infrastructure and Services**

1.3 Vehicle Access	1 in 6
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2. Bulk & Location of Buildings

2.1 Height	8m	
2.3 Front Yards	-	-
Side/Rear Yards	-	-

2.4 Lot Coverage	up to 1.5% of the Island
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2.5 Gross Dwelling Area	10% of lot < 2000 sq.m
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3. Conservation & Amenity

3.3	Indigenous Vegetation Clearance	no clearance as a permitted activity
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3.5	Noise (L10 levels) 7am to 10pm Monday to Saturday and 9am to 6pm Sunday	50 dBA
	all other times	40 dBA

3.6	Earthworks	50 cu m
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3.7	Protection Yard	
	Coastal (MHWS)	40m
	Wetlands/Water systems	20m

TABLE 3 STANDARDS FOR DISCRETIONARY ACTIVITIES**add new column for Land Unit 26 in Sections 6c**

1. Infrastructure and Services		
1.3 Vehicle Access		1 in 4
2. Bulk & Location of Buildings		
2.1 Height	Not specified – refer Rule 6C.1.2.2 –assessed in accordance with the criteria in Part 6E	
2.3 Front Yards		-
Side/Rear Yards		-
2.4 Lot Coverage	1.5%-3% of the Island ** 3% of lot area *	
2.5 Gross Dwelling Area		
3. Conservation & Amenity		
3.3 Indigenous Vegetation Clearance	Not specified – refer to Rule 6C.1.3.3 – assessed in accordance with the criteria in Part 6E.	
3.5 Noise (L10 levels) 7am to 10pm Monday to Saturday and 9am to 6pm Sunday all other times	Not specified – refer to the requirements of 6C.1.3.5 and the assessment criteria in Part 6E and 6F.1.1.2 and 6F.1.1.7.	
3.6 Earthworks	Not specified – refer to the requirements of 6C.1.3.6 and to the assessment criteria in Part 6E.	
3.7 Protection Yard		
Coastal (MHWS)		15m
Wetlands/Water systems		10 m

** Restricted Discretionary Activity

8. **NOTABLE TREES AND BUSH - INNER ISLANDS**

To add to Part 12 Appendix B1.

Tree/Bush		Legal Description	Criteria for Scheduling	Planning Map Ref
Phoenix Palms (an avenue of 12)	Phoenix canariensis	All that land contained on Certificate of Title 753/130	Visual Amenity/ Historic	1.34
Norfolk Pines (an avenue of 11)	Araucaria heterophylla	All that land contained on Certificate of Title 753/130	Visual Amenity/ Historic	1.35

9. **BUILDINGS, OBJECTS, AREAS OR PLACES OF SPECIAL VALUE INNER ISLANDS**

To add to Part 12 Appendix B2

Item	Legal Description	Criteria for Scheduling	Planning Map Ref
Cemetery	All that land contained on Certificate of Title 753/130	Historic	2.28
Detention Cells	All that land contained on Certificate of Title 753/130	Historic	2.29
Tea House	All that land contained on Certificate of Title 753/130	Historic	2.30

10. **ARCHAEOLOGICAL AND MAORI HERITAGE SITES - INNER ISLANDS**

To add to Part 12 Appendix B3 Rotoroa Island

Site	Legal description	Planning Map Ref
Rotoroa Island		
32. Pa (Headland)	All that land contained on Certificate of Title 753/130. NZAA reference number S11/800	3.33
33. Pa (Headland)	All that land contained on Certificate of Title 753/130. NZAA reference number S11/808	3.34
34. Midden	All that land contained on Certificate of Title 753/130. NZAA reference number S11/817	3.35

35. Hulk of SS Rimu	All that land contained on Certificate of Title 753/130. NZAA reference number ARC-409	3.36
36. Midden	All that land contained on Certificate of Title 753/130. NZAA reference number S11/814	3.37
37. Midden	All that land contained on Certificate of Title 753/130. NZAA reference number S11/816	3.38
38. Coastal stack	All that land contained on Certificate of Title 753/130	3.39
39. Fold locality	All that land contained on Certificate of Title 753/130	3.40
40. Extensive unweathered greywacke platform	All that land contained on Certificate of Title 753/130	3.41
41. Lozenges and conjugate faulting	All that land contained on Certificate of Title 753/130	3.42
42. Box-work weathering	All that land contained on Certificate of Title 753/130	3.43
43. Coastal Sea Stack	All that land contained on Certificate of Title 753/130	3.44

11. **INNER ISLANDS SITES OF ECOLOGICAL SIGNIFICANCE**

To add to Part 12 Appendix C

Site	Principal Trees, Bush and Wildlife	Legal description
35. Rotoroa Island	Coastal Shrub and Pohutukawa forest. Variable oystercatcher and reef heron.	All that land contained on Certificate of Title 753/130