

# **PART 7**

## **POLICY AREAS**





<b>PART 7 - POLICY AREAS</b>
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## PART 7 - POLICY AREAS

### 7.0 INTRODUCTION

In addition to the strategic management area based approach to resource management, the Plan recognises the existence of areas of particular significance, from a resource management viewpoint by identifying policy areas and linking the management process (including rules) to those areas specifically.

The policy areas are identified on the basis of a number of factors including:

- existing subdivision patterns
- existing development levels and types
- take up rates of development
- settlement and historical use patterns
- development limitations
- the need to relate existing infrastructure to future development
- land unit character and particular relationships to the factors set out above.
- the provision of reserve land for recreation, cultural heritage and conservation

The policy areas identified for the Outer Islands are:

- Tryphena
- Medlands Beach
- Claris
- Port Fitzroy.

The policy areas for the Inner Islands are:

- Oneroa
- Okahuiti - Ostend - Tahī
- Onetangi.
- Rangihoua Park

#### 7.0.1 GENERAL EXPLANATION

Policy areas are a means to achieve more effective management of special areas where appropriate and sustainable development may be better gained through more precise, area specific controls. In policy areas a somewhat more structured approach to physical development is taken by the integration of additional objectives, policies and rules into the control process in order that development and land

use activities are carefully managed to achieve desired outcomes.

For each policy area certain activities which may otherwise be permitted within a land unit are specified as being controlled activities. Controlled activities include the erection of buildings, removal of vegetation and earthworks. These activities are assessed against criteria specific to the policy area, in order to give effect to the objectives and policies for the policy area.

Permitted activities within policy areas are, therefore, limited to those activities which meet the standards for permitted activities for the relevant land units and which do not involve any of the activities specified as being controlled activities within the policy area. Discretionary activities within a policy area are determined by the rules for the relevant land unit.

The main outcome of using policy areas is to assess resource consent applications against additional criteria so that the objectives for the policy areas are achieved.

Any application for a resource consent within a policy area must be assessed against the objectives and policies for the policy area, as well as the objectives and policies for the relevant land unit. For any development within a policy area the rules for the policy area take precedence. Policy areas also provide a clear framework within which non-complying activities can be assessed.

#### 7.0.2 STRUCTURE OF PART 7

Each policy area includes the following:

- A description of the distinctive sub-areas within the policy area and a brief reason why these sub-areas require special management.
- A statement of objectives and policies which provide the basis upon which the area is appropriately managed.
- Specific rules which must apply when land use activities are assessed in a policy area.

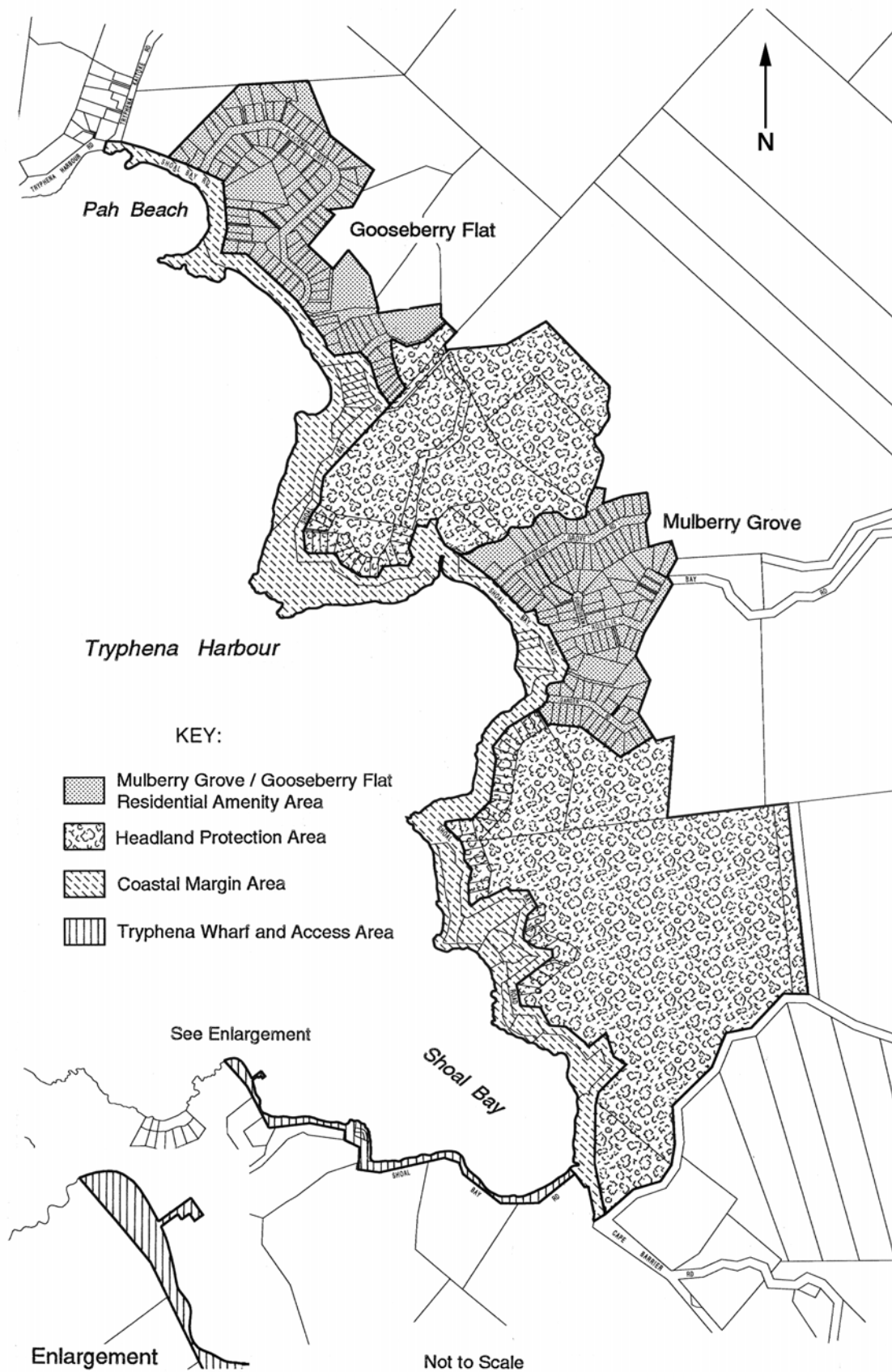
Each Policy Area is accompanied by a Policy Area map, which shows the boundaries of the Policy Area and the different sub-areas. The sub-areas represent identifiably different parts of a Policy Area resulting from variations in topography, environmental features, existing development and land use activities. The Policy Area maps outline in a flexible, indicative sense the most appropriate development patterns for an area in order to achieve the objectives and policies outlined in this Plan. A range of activities may be appropriate and in various localities in a sub-area, however the specific



characteristics of the area need to be recognised and taken into account as they may have significant implications for the sustainability of the sub-area and any future activities



## Policy Area Map 1 - Tryphena



## POLICY AREA 1 – TRYPHENA

### 7.1.1 EXPLANATION

The geographic boundaries of the Tryphena Policy Area are shown on Policy Area Map 1. The Policy Area includes the Tryphena Wharf at Shoal Bay, the main settlements of Mulberry Grove and Gooseberry Flat, and the coastal margins and headlands separating these areas.

The different parts or sub-areas of the Policy Area are identified on Policy Area Map 1 so that they can be specifically considered when assessing controlled or discretionary activities in those areas.

The policy area has different sub-areas with specific characteristics. These areas are:

#### A. Mulberry Grove/Gooseberry Flat Residential Amenity Area

Within the residential areas, Mulberry Grove and Gooseberry Flat, a significant amount of intensive subdivision and residential development has occurred. This has resulted in significant clearance of vegetation and modification of landscape, high demand on ground/stream water supplies, drainage difficulties and sedimentation problems in streams and coastal waters. To ensure these problems do not escalate as a result of further development within these areas, (shown as Residential Amenity Areas on Policy Area Map 1) all further buildings, earthworks and vegetation removal will be assessed as controlled activities against specific criteria. The desired outcome is increased amenity for each lot and the residential area in general, and as a consequence, reduced stormwater and drainage problems, and a decreased potential for sedimentation of water systems and coastal waters.

#### B. Headland Protection Area

Mulberry Grove and Gooseberry Flat are physically and visually separated by a predominantly bush clad steep headland. Similar headlands also exist on either side of these two village settlements. It is desirable that Gooseberry Flat and Mulberry Grove remain separated by the headland areas and that those headland areas remain as near as possible to their natural state, while permitting a minimum of development. This is necessary both visually and functionally in view of the dominant visual character of the headlands in terms of the Tryphena area as a whole, in terms of the amenity of Gooseberry Flat and

Mulberry Grove, and in view of the difficulties associated with development on steep vegetated areas, some of which show signs of instability.

To achieve protection of the headlands, buildings, earthworks and vegetation removal will be examined as controlled activities against criteria relevant to increasing amenity and to maintaining the ecological and hydrological functions of the area.

#### C. Coastal Margin Area

The coastal margin areas identified in Policy Area Map 1 are particularly important, in view of their sensitivity and proximity to existing relatively populated areas. These areas are also important in terms of occupying part of the coastal interface incorporating areas of strategically important roading. These areas are visually significant and perform vital water and soil conservation functions. It is important that the integrity of these areas in terms of their ability to undertake natural water and soil functions remains. To achieve protection of these functions and to ensure ongoing amenity of the area, buildings, earthworks and vegetation removal will be assessed as controlled activities against specific objectives, policies and criteria for the area.

#### D. Tryphena Wharf and Access Area

The Tryphena Wharf at Shoal Bay is strategically important as the primary entry point for visitors to the island, for transfer of freight, and for the local fishing industry. As a consequence and in view of the desirability for any future development to occur in a coordinated manner, sensitive in scale to the nature of the surrounding environment, buildings and earthworks within the Tryphena Wharf and Access Area will be assessed as controlled activities against specific objectives and policies for the area. The desired outcome is appropriate wharf management which increases the efficiency of passenger and freight movement, decreases passenger/freight conflicts, and at the same time ensures any buildings are of an appropriate scale and located at an appropriate location



## 7.1.2 OBJECTIVES AND POLICIES

### 7.1.2.1 OBJECTIVE

*To maintain and enhance the residential amenity within the Mulberry Grove and Gooseberry Flat Residential Amenity Areas.*

#### Policies

- A. By requiring all buildings, earthworks and vegetation removal within the Residential Amenity Areas to be assessed as controlled activities.
- B. By ensuring that all controlled activities within the Residential Amenity Areas are subject to specific controls relating to vegetation removal, earthworks, and the bulk and location of buildings.
- C. By facilitating maximum retention of indigenous vegetation in order that drainage, stormwater and sedimentation problems are reduced or avoided, and to ensure that residential amenity is retained and enhanced.
- D. By having particular regard to the potential for flooding and to ensure buildings are located in a manner that will minimise any potential problem from flooding.
- E. By requiring that where any subdivision takes place within the Policy Area any financial contributions shall be utilised to improve residential amenity, to improve access to the foreshore or to protect the natural environment.
- F. By utilising covenants or similar instruments as a means of protecting important areas of vegetation for amenity purposes, or for water and soil conservation purposes.
- G. By ensuring that buildings do not visually dominate any lot and that the natural landscape remains the dominant element, particularly where vegetation is the dominant element in terms of visual amenity.
- H. By providing for flexible subdivision options at densities appropriate to the amenity of the area.

### 7.1.2.2 OBJECTIVE

*To retain the high amenity value and important water and soil functions of the Headland Protection Area as a means of continuing the separation of Mulberry*

*Grove and Gooseberry Flat villages and increasing the consequential amenity of the Residential Amenity Areas.*

#### Policies

- A. By requiring all buildings, earthworks and vegetation removal as permitted activities within the Headland Amenity Area to be assessed as a controlled activity.
- B. By ensuring that no buildings are located on prominent ridgelines identified on the planning maps.
- C. By ensuring that any buildings are located and constructed in a manner which minimises disturbance to indigenous vegetation and maximises, where appropriate, use of existing cleared areas and where possible to ensure a continuity of vegetated land.
- D. By ensuring that the exterior finish of buildings is complementary to the surrounding natural landscape.
- E. By requiring all buildings to be of a scale and form that is sensitive to the character of the lot, including the nature of the landform.
- F. By requiring any building to be constructed in a location that ensures acceptable control of stormwater and in a position whereby sewage can be adequately disposed of.
- G. By ensuring appropriate indigenous landscape planting as a condition of approval where existing vegetation is cleared and where, as a result of development, cleared areas of land remain.
- H. By achieving protection of areas of vegetation through the use of covenants or similar instruments or by subdivisional reserve requirements where appropriate.
- I. By providing for flexible subdivision options at densities appropriate to the amenity of the area.

### 7.1.2.3 OBJECTIVE

*To maintain and enhance the coastal interface areas comprising the Coastal Margin area as important areas for visual amenity and as ecological buffer areas.*

#### Policies

- A. By requiring all buildings, earthworks and vegetation removal within the Coastal Margin Area to be assessed as a controlled activity so as to ensure protection of the coastal amenity.
- B. By ensuring that any earthworks, including any significant road maintenance or any road widening, is subject to a controlled activity assessment.





- C. By ensuring that any road widening or substantial road maintenance does not take place without investigating and, where appropriate, implementing alternative management options.
- D. By ensuring that buildings are not located on hazard prone land or land which is unstable.
- E. By ensuring that appropriate public access to the foreshore is achieved where the opportunity arises to obtain land through subdivisional reserve contribution or through the covenanting of land.
- F. By maintaining continuity of vegetation abutting the foreshore as a means of protecting amenity.

#### 7.1.2.4 OBJECTIVE

*To ensure the efficient movement of people and goods at the Tryphena Wharf and Access Area.*

##### Policies

- A. By ensuring that a Tryphena Wharf Management Plan is produced within one year of the relevant parts of the Plan becoming operative and that any subsequent land use activity complies with this Management Plan.
- B. By requiring all buildings and earthworks within the Tryphena Wharf and Access Area (on Policy Area Map 1) to be assessed as controlled activities and to conform to any Tryphena Wharf Management Plan.
- C. By initiating appropriate transport management strategies to achieve the efficient and safe transport of goods and people.

#### 7.1.2.5 OBJECTIVE

*To ensure that future development within the Tryphena Wharf and Access Area does not dominate or detract from the natural character or environmental quality of the coastline.*

##### Policies

- A. By requiring all buildings and earthworks within the Tryphena Wharf and Access Area to be assessed as controlled activities.
- B. By directing future development so that it does not dominate or detract from the natural character of the coastal environment.
- C. By protecting and enhancing the natural and physical amenities of the area by carefully controlling the design, bulk and location of buildings.

- D. By protecting adjoining coastal waters from degradation from stormwater, foulwater, effluent or impacts originating from development.

### 7.1.3 POLICY AREA 1 - RULES

#### 7.1.3.1 GENERAL RULES

- A. All activities in Policy Area 1 - Tryphena shall comply with the relevant land unit rules, and
- B. The erection, alteration of or addition to any buildings, removal of any vegetation or carrying out of any earthworks within Policy Area 1 - Tryphena are deemed to be controlled activities.

#### 7.1.3.2 PARTICULAR RULES

- A. All controlled activities shall meet the permitted activity standards in Part 6B, and
- B. Shall meet the assessment criteria in Rule 7.1.3.3 below.

#### 7.1.3.3 CONTROLLED ACTIVITY ASSESSMENT CRITERIA

The Council shall give consideration to the following criteria in assessing an application for a controlled

##### A. Buildings

- (a) The scale and form of buildings shall be low profile and low impact so that they:
  - (i) blend into the natural environment, and
  - (ii) do not individually or collectively create a situation where the buildings stand out more than the key elements of the natural environment.
- (b) The exterior finish of all buildings shall be such that buildings do not dominate the natural environment but complement it. Where necessary suitable landscaping may reduce the impacts of buildings.

Note: Reference will be made to the document Colour of Structures in the Landscape, Heath, T for the interpretation of this criterion, (available at Auckland City Council Offices).



- (c) Buildings shall not be placed in positions where they:
  - (i) dominate key or significant landforms such as headlands, or
  - (ii) intrude into the coastal environment so that natural elements or visual attractiveness are reduced.
- (d) Any extension or alteration to an existing building shall:
  - (i) comply with (a)-(c) above, and
  - (ii) be sympathetic to the design and external appearance of the existing building.

**B. Earthworks**

- (a) All earthworks in the policy area shall be carried out so that:
  - (i) visual impacts and alteration to the predominantly natural landform is minimised.
  - (ii) physical impacts such as slippage, erosion, pollution of water systems and coastal waters, are avoided;
  - (iii) excavated material is disposed of so that (i) and (ii) above are achieved;
  - (iv) vegetation removal is minimised and revegetation with appropriate indigenous species is provided for where necessary to comply with (i)-(iii) above;
  - (v) topsoil is retained on the lot(s) affected.

**C. Vegetation**

- (a) All vegetation shall be retained other than that necessary to provide for the erection of buildings and their use.
- (b) No scheduled trees or bush listed in the Appendices shall be permitted to be removed or altered, other than where a discretionary resource consent is held.
- (c) No vegetation which is implicitly important for the stability of any land shall be removed or otherwise altered.
- (d) Where little or no vegetation is in existence, appropriate indigenous vegetation planting is required so that the visual amenities of the area and surface water control are enhanced.

**7.1.3.4 CONTROLLED ACTIVITY CONDITIONS**

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

- (a) The removal or retention of vegetation.
- (b) Landscaping, including earthworks, and planting of vegetation.
- (c) Drainage, stormwater control and effluent disposal.
- (d) The visual screening of buildings or yards by vegetation or any other means.
- (e) The orientation, cladding, scale, form and colour of buildings.
- (f) The location and disposition of buildings on a lot.
- (g) Accessway/driveways to and across a lot.

**7.1.3.5 DISCRETIONARY ACTIVITIES**

An activity which does not comply with the standards for controlled activities becomes a discretionary activity. All discretionary activities in the Policy Area shall comply with the discretionary activity standards for the relevant land units set down in Part 6C.

**7.1.3.6 NOTIFICATION**

Any subdivision to create lots which conform to the minimum area standards in Rule 8.5.2, and the financial consideration requirements in Rule 9, will be considered as a non-notified discretionary activity unless pursuant to Section 94 of the Act, the Council determines that there may be more than minor effects arising from the proposal and that it should be notified pursuant to Section 93 of the Act.

In all other cases applications will be assessed according to the requirements of the Act as to whether or not they need to be notified.

**7.1.3.7 OTHER REQUIREMENTS AND INFORMATION**

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



### **7.1.3.8 SUBDIVISION**

The rules for subdivision are contained in 8.5.4.1.

### **7.1.3.9 HERITAGE**

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



**CITY OF AUCKLAND - DISTRICT PLAN**  
**HAURAKI GULF ISLANDS SECTION - OPERATIVE 1996**  
*updated 10/03/11*



## POLICY AREA 2 – MEDLANDS

### 7.2.1 EXPLANATION

The geographic boundaries of the Medlands Policy Area are shown Policy Area Map 2. The policy area includes extensive beach, wetland and sand dune areas (including Sandhills Road), a central area inland from Sandhills Road, including extensive lots abutting Sandhills Road, the Department of Conservation campground and an area of land on the south-eastern side of the Oruawharo Stream. Medlands Quarry is also within the policy area.

The different parts of the policy area are identified on Policy Area Map 2 so that they can be specifically considered when assessing any controlled or discretionary activities in these areas or any subdivision.

#### A. Beach/Wetland/Riparian Conservation Amenity Area

This area includes Medlands Beach, Memory Rock, the wetland and sand dunes between the beach and the Claris/Medlands Road (excluding those lots abutting Sandhills Road), riparian areas abutting both streams at either end of Medlands Beach, and the area of steep land between the main road and the stream at the northern end of Medlands Beach. These areas have equally sensitive characteristics in terms of their carrying capacities and in terms of being sensitive to impacts from adjacent land use activities. The beach is an attraction for residents and visitors while the southern end is utilised for the launching of small boats. In addition, the area has particular wildlife importance. The desired outcome in terms of management of the beach/wetland/riparian conservation amenity area involves the recognition of the area as a particularly sensitive and dynamic area and one where the inherent carrying capacity must not be exceeded.

The consequential implementation of appropriate objectives and policies for particular land use activities is important in view of the area's proximity to the residential areas of Medlands, the Quarry, the Department of Conservation campground, and the recreational value of the area generally.

#### B. Residential Amenity Area

This area includes the existing ribbon development abutting Sandhills Road, and associated intensively subdivided, but undeveloped areas, and a centrally located flat area, inland from Sandhills Road. This

area also includes sand dunes which are intensively subdivided, limited sandy flat areas and areas subject to flooding. It is considered that most of the future development that will occur in Medlands will occur within this area. It is important that any development within this area should not detrimentally impact upon the adjoining beach/wetland/riparian conservation amenity area. As a general principle within this area, the sand dunes, open beach and low land areas must dominate the visual landscape and any buildings must be designed and located with this in mind. Because of the problems of reliance upon Sandhills Road for access to a large proportion of the lots in this area, and in view of the inherent resource management problems of locating a road on sand dunes, it will be necessary to investigate alternative roading options.

#### C. South Medlands Area

This area is characterised by moderate sloping land, which contains existing small lot subdivision, but with only a limited degree of development. The area is included within the Medlands Policy Area because of this subdivision and because of the existing unformed transport link with Sandhills Road. The area is important principally in terms of requiring the maintenance of amenity and in terms of potential for the adjoining Oruawharo Stream to be impacted upon through loss of water quality or a change of water volume from any land use activity within this area.

The small lot subdivision in the South Medlands Area and the potential for further subdivision in the future necessitate addressing the bridging of the Oruawharo Stream to provide access. The Oruawharo Stream and its grassy banks is a recognised wildlife habitat, of significance for the brown teal duck. Adjacent to this stream is a Department of Conservation campground, which due to increasing visitor numbers, requires assessment with a view to expansion and/or relocation. Rationalisation of the current access to residential properties abutting Sandhills Road and to the boat launching area is also necessary to enable impacts on the sand dunes to be minimised.

The desired outcome is the provision of access across the stream at a point where environmental impacts can be minimised and where an effective link can be made to the subdivision in the South Medlands Area. Maintenance of a buffer between the stream and stream banks and adjacent land use activities, including the campground is important to minimise impacts on the wildlife habitat. Access to a bridge



therefore must be routed so as to avoid the stream edge, will not cross or interfere with the campground and can be linked with a realigned Sandhills Road. The realignment of Sandhills Road to the rear of the residential properties currently abutting the road would enable the added traffic to be carried without further disturbance to the sand dunes. Potential exists for the undermining of the current access to the boat launching area by the natural stream actions. Minor alterations to this road location may therefore be necessary. Provision must be made for car parking for the bridge users and for those launching boats at the southern end of Medlands beach.

### 7.2.2 OBJECTIVES AND POLICIES

#### 7.2.2.1 OBJECTIVE

*To ensure the sand dune, sand areas and wetland areas of the Beach/Wetland/Riparian Conservation Amenity Area remain in their natural state and function properly.*

##### Policies

- A. By requiring all earthworks, buildings or vegetation removal to be assessed as controlled activities.
- B. By recognising the dynamic nature of sand dunes and wetland areas.
- C. By ensuring those areas are not detrimentally affected by adjacent land use activity and quarrying activities in particular.
- D. By monitoring water quality and sedimentation within the streams at both ends of Medlands Beach to determine impact sources and to instigate appropriate mitigation remedies.
- E. By rationalising public access where necessary to protect sand dune areas, wetlands and riparian areas.
- F. By recognising land use capabilities within this area when assessing any resource consent.
- G. By applying a comprehensive appraisal when examining applications for land use consents and imposing conditions, recognising that imperfect knowledge exists in terms of the natural functioning and dynamic nature of sand dunes, wetlands and river areas in the Medlands area.
- H. By restricting further widening of Sandhills Road, other than for minor maintenance prior to a full investigation of roading options.

- I. By rationalising access within and beyond the policy area, including the access links to the north-east and south of the policy area.

#### 7.2.2.2 OBJECTIVE

*To maintain and enhance the amenity and natural functions of the sand dune and beach areas within the Residential Amenity Area.*

##### Policies

- A. By ensuring any buildings are not visually intrusive, both individually or cumulatively and that they take into account the scale of surrounding sand dunes and remain a minor element within the sand dune landscape.
- B. By rationalising public access where necessary in order to prevent progressive degradation of the sand dune area.
- C. By planting indigenous vegetation where necessary for stabilisation purposes in association with the Department of Conservation.
- D. By preventing planting of exotic vegetation on the sand dunes except where considered necessary by the Department of Conservation.
- E. By recognising the dynamic nature and particular carrying capacities of sand dunes when assessing any resource consent.

#### 7.2.2.3 OBJECTIVE

*To manage land use activity in the vicinity of wetland and river areas in a way that will preserve and protect the natural character and functions of wetland and river systems within the Medlands area.*

##### Policies

- A. By ensuring that land use activity in the vicinity of wetlands and rivers does not detrimentally impact upon, alter or affect the water quality or quantity of those areas.
- B. By ensuring adequate conditions are imposed upon resource consents so that there are no detrimental impacts on water quality or quantity.
- C. By securing protection of important wetland, dune and riparian areas through covenants, reserve requirements or through alternative means.
- D. By establishing and implementing an ongoing water quality monitoring scheme in association with relevant public bodies for the wetland and river areas



of the Medlands Policy Area to monitor any impact from land based activity.

- E. By rationalising public access in the vicinity of wetlands and rivers where necessary, to ensure that no significant or long term detrimental impact occurs within these areas.

#### 7.2.2.4 OBJECTIVE

*To maintain and enhance the amenity of the Residential Amenity Area and to ensure it does not detrimentally impact upon the adjoining beach/wetland/riparian conservation amenity area.*

##### Policies

- A. By requiring buildings, earthworks and vegetation removal within the Residential Amenity Area to be assessed as controlled activities.
- B. By ensuring any buildings are located, designed and of a scale that does not visually dominate the natural sand dune and lowland environment.
- C. By considering the dynamic and sensitive nature of sand dunes when assessing any resource consent and imposing conditions on buildings, earthworks and vegetation removal accordingly.
- D. By requiring any building to be constructed in a location that provides for acceptable control of stormwater and in a position where sewage is appropriately disposed of.
- E. By utilising indigenous vegetation within resource consent conditions where necessary to mitigate the detrimental impact of erosion and instability.
- F. By ensuring that buildings, either individually or cumulatively, have a low profile and are of a scale and character, suitable in terms of maintaining the dominant natural landscape of the policy area.
- G. By ensuring that public access is rationalised to minimise any detrimental impact upon sensitive sand dune areas.
- H. By investigating alternative means of providing access to those lots abutting Sandhills Road and where appropriate to close Sandhills Road and ensure its return to a natural state.
- I. By ensuring that where dwellings are located in flood sensitive areas they are constructed with an appropriate flood height, while retaining a low visual profile.
- J. By providing for flexible subdivision options and densities appropriate to the amenity of the area.

#### 7.2.2.5 OBJECTIVE

*To maintain and enhance the amenity of the South Medlands Area and to protect the adjacent Oruawharo Stream from any detrimental impacts arising from this area.*

##### Policies

- A. By requiring that all buildings, earthworks and vegetation removal within the South Medlands Area are to be assessed as controlled activities.
- B. By ensuring that all buildings are located and are constructed in a manner which minimises disturbance to indigenous vegetation and maximises, where appropriate, use of cleared areas.
- C. By rationalising public access to South Medlands Area while protecting the natural functions and ecological value of the Oruawharo Stream.
- D. By ensuring that land use activity involving buildings, earthworks or vegetation removal does not detrimentally impact upon or modify the Oruawharo Stream or its riparian areas, and will not result in a reduction of the ecological value of the stream.
- E. By ensuring buildings, either individually or cumulatively, are of a scale and form that is sensitive to the character of the lot and surrounding area, and does not dominate the landform.
- F. By ensuring that buildings are not located on prominent ridgelines identified on the planning maps.
- G. By minimising the volume of earthworks undertaken on each lot and to ensure that any detrimental impacts are mitigated.
- H. By providing for subdivision opportunities only where other policies for the policy area are satisfied.

### 7.2.3 POLICY AREA 2 - RULES

#### 7.2.3.1 GENERAL RULES

- A. All activities in Policy Area 2 - Medlands shall comply with the relevant land unit rules, and
- B. The erection, alteration of or addition to any buildings, removal of any vegetation or carrying out of any earthworks within Policy Area 2 - Medlands is deemed to be a controlled activity.



### 7.2.3.2 PARTICULAR RULES

- A. All controlled activities shall meet permitted activity standards in Part 6B, and
- B. Shall meet the assessment criteria specified in Rule 7.2.3.3 below.

### 7.2.3.3 CONTROLLED ACTIVITY CRITERIA

The Council shall give consideration to the following criteria in assessing an application for a controlled activity.

#### A. Buildings

- (a) The scale and form of buildings shall be low profile and low impact so that they:
- (i) blend into the natural environment, and
  - (ii) do not individually or collectively create a situation where the buildings stand out more than the key elements of the natural environment such as the sand dune landform.
- (b) The exterior finish of all buildings shall be such that buildings do not dominate the natural environment, but complement it. Where necessary, suitable landscaping may reduce the impacts of buildings.
- Note: Reference will be made to the document Colour of Structures in the Landscape, Heath, T for the interpretation of this criterion, (available at Auckland City Council Offices).
- (c) Buildings shall not be placed in positions where they:
- (i) dominate key or significant landforms such as sand dunes.
  - (ii) intrude into the coastal environment so that natural elements of visual attractiveness are reduced.
- (d) Any extension or alteration to an existing building shall:
- (i) comply with (a)-(c) above,
  - (ii) be sympathetic to the design and external appearance of the existing building.

#### B. Earthworks

- (a) All earthworks in the policy area shall be carried out so that:
- (i) visual impacts and alteration to the predominantly natural landform are minimised;
  - (ii) physical impacts such as slippage, erosion, pollution of water systems and coastal waters, are avoided;
  - (iii) excavated material is disposed of so that (i), (ii) above are achieved.
  - (iv) vegetation removal is minimised and revegetation with appropriate indigenous species provided for where necessary to comply with (i) - (iii) above.
  - (v) topsoil is retained on the lot(s) affected.

#### C. Vegetation

- (a) All vegetation shall be retained other than that necessary to provide for the erection of buildings and their use.
- (b) No scheduled trees or bush shall be permitted to be removed or altered other than where a discretionary resource consent is held.
- (c) No vegetation which is implicitly important for the stability of any sand dune shall be removed or otherwise altered.
- (d) Where little or no vegetation is in existence, appropriate indigenous vegetation planting shall be required so that the visual amenities of the area and surface water control are enhanced, and so that sand dune stability is appropriately enhanced.

#### D. Waste Disposal

- (a) All residential dwellings shall provide adequate waste water disposal to accommodate the ratio of maximum number of persons to bedrooms as stated in the Auckland City's "Guidelines for Waste Disposal - Hauraki Gulf Islands" (available at Auckland City's offices).
- (b) Any residential dwelling located within the coastal hazard and/or flood hazard area (as indicated on Foil 4 of the Medlands aerial map and overlays which accompany Auckland City's District Plan) shall be fitted with water conserving devices as specified in Auckland City's "Guidelines for Waste Disposal - Hauraki Gulf Islands".





- (c) Alternative methods of treatment of wastewater, such as composting toilets, water recycling, and evapotranspiration, are required for residential dwellings located within the coastal hazard and/or flood hazard areas. Deep soak holes are not permitted in the Medlands Policy Area.

#### **E. Landscaping**

- (a) Landscaping within the Policy area is to be in accordance with any operative Medlands Beach landscape management plan.
- (b) Landscaping and revegetation within the dune systems should, where appropriate, utilise those indigenous species identified in the *Dune Care on Great Barrier Island* brochure (1998) (published by Auckland City and available at Auckland City offices).

#### **F. Quarrying**

- (a) All quarries are required to operate in accordance with a site-specific Quarry Management Plan, which has been approved by Auckland City.
- (b) All quarrying activities and restoration must be in accordance with the relevant Quarry Management Plan.

#### **7.2.3.4 CONTROLLED ACTIVITY CONDITIONS**

In granting consent to a controlled activity in Policy Area 2 - Medlands, the Council may impose conditions relating to any or all of the following matters:

- (a) The removal, retention and/or replanting of vegetation.
- (b) Landscaping
- (c) Drainage, stormwater control and/or effluent disposal.
- (d) The visual screening of buildings or yards by vegetation or any other means.
- (e) The orientation, cladding, scale, form and colour of buildings.
- (f) The location, form, bulk and disposition of buildings on a lot.
- (g) Accessway/driveways to and across a lot.
- (h) Extent and nature of earthworks.

- (i) Flood hazard and/or coastal hazard protection measures for buildings.

#### **7.2.3.5 DISCRETIONARY ACTIVITIES**

An activity which does not comply with the standards for controlled activities becomes a discretionary activity. All discretionary activities in the Policy Area shall comply with the discretionary activity standards for the relevant land units set down in Part 6C.

#### **7.2.3.6 NOTIFICATION**

Any subdivision to create lots which conform to the minimum area standards in Rule 8.5.2, and the financial consideration requirements in Part 9 will be considered as a non-notified discretionary activity unless pursuant to Section 95D of the Act, the Council determines that the activity will have, or is likely to have, adverse effects on the environment that are more than minor and that it should be notified pursuant to Section 95A of the Act. In all other cases applications will be assessed according to the requirements of the Act as to whether or not they need to be notified.

#### **7.2.3.7 OTHER REQUIREMENTS AND INFORMATION**

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

#### **7.2.3.8 SUBDIVISION**

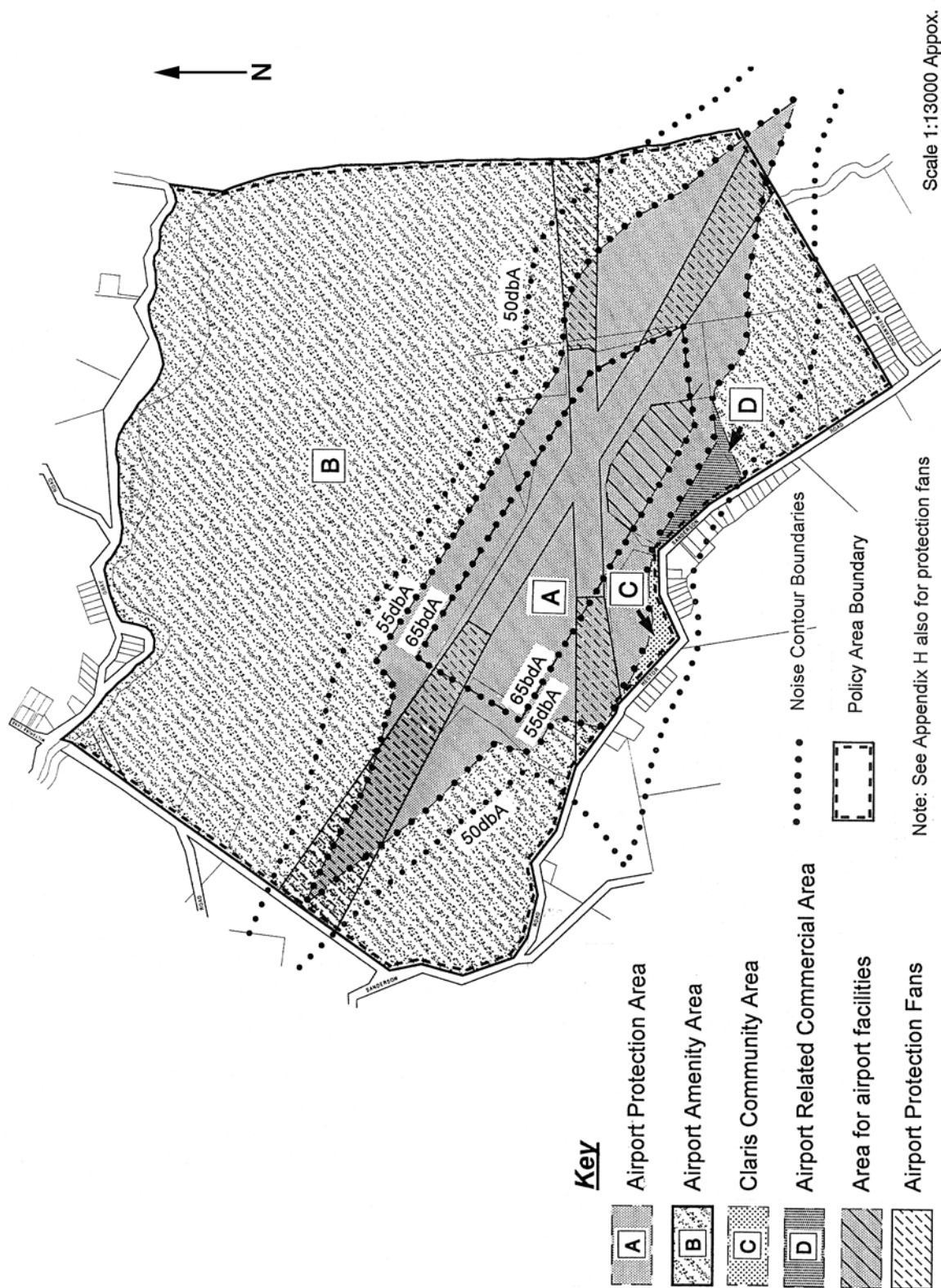
The rules for subdivision are contained in 8.5.4.1.

#### **7.2.3.9 HERITAGE**

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



## Policy Area Map 3 - Claris



## POLICY AREA 3 – CLARIS

### 7.3.1 EXPLANATION

The geographic boundaries of the Claris Policy Area are shown on Policy Area Map 3. The Policy Area includes the adjacent local purposes reserves, the airport and runways of the Claris Airport owned by Council, and Department of Conservation land surrounding the airport north of the Hector Sanderson road including the Claris "Grandstand" to the west of the runways. The differing parts of the Policy Area have been established based on providing for the airport and community needs whilst protecting activities from unacceptable levels of aircraft noise. Noise contours based on the projected use of the airport of an average of 30 movements per day (15 flights in and 15 flights out) have been used to determine the most appropriate activities in the different parts of the Policy Area. The summer peaks and winter lows are allowed for.

The different parts of the Policy Area are identified on Policy Area Map 3 so that they can be specifically considered when assessing any controlled, discretionary or non-complying activities in those areas.

Sand dune stabilisation and other conservation activities, excluding buildings, which are in accordance with the Department of Conservation's Management Strategy or their operative management plans will be permitted activities throughout the Policy Area.

Dwellings are a non-complying activity within the Policy Area.

Airport protection fans (airport height protection plane) extend out from the ends of the airport runways within the Policy Area. These fans are provided in compliance with the Civil Aviation Authority's Aerodrome Design requirements for day operations.

To ensure public safety, there is no provision for buildings under an appropriate fans in the Policy Area.

Appendix H in the Plan shows for information purposes only the full extent of the protection fans outside of the Policy Area. The limitations of no buildings only applies to the affected land within the Policy Area as shown on Policy Area Map 3.

#### A. Airport Protection Area

The Airport Protection Area consists of runways and hardstand areas and land within the Ldn 55dBA noise contour as shown on Policy Area Map 3. This area provides for the present and anticipated needs of

Claris Airport, and airport facilities. This Area must be protected from inappropriate development that would compromise the ability to provide for increasing levels of use of the airport in the future, or affect the safety of the airport. The Area includes the primary runway orientated west-north-west to east-south-east, and the short runway orientated east to west. In addition this Area provides for the future possibility of minor runway realignment, widening or lengthening and for taxiways.

As this Area provides the most significant infrastructure for air transport on Great Barrier Island its maintenance must be assured. Use, construction and maintenance of runways, taxiways and drains are permitted activities. Airport related buildings and activities and the storage of aviation fuels and hazardous substances will be controlled activities. Any earthworks in the Area and existing indigenous vegetation removal within the 65dBA noise contour line will be assessed as a controlled activity. Vegetation removal and earthworks between the 55dBA and 65dBA noise contour lines will be assessed as discretionary activities excluding the construction and maintenance of runways, taxiways and drains and the removal of trees in excess of height controls to take off/approach protection fans which will be permitted. The vegetation between the 55dBA and 65dBA contour lines provides an important noise and visual amenity buffer for the airport.

#### B. Airport Amenity Area

The Airport Amenity Area borders the airport. It comprises land owned principally by the Crown. Airport approach/take-off fans/height planes at the end of every runway are included within this Area.

The important function of the Airport Amenity Area is to protect airport operations from activities that may compromise its safety and operation.

The existing amenity values must also be maintained and enhanced, recognising that the surroundings to the primary entrance point to the island, the airport, are important to visitors first impressions.

Any buildings, earthworks or indigenous vegetation clearance, except the removal of trees in excess of height controls in take off/approach fans and the construction and maintenance of runways, taxiways and drains, within this area will be assessed as discretionary activities to minimise any impact on the



natural character of this Area and to preserve its buffer function.

### C. Claris Community Area

This Area is set aside as a local purpose (community building) reserve to provide for the future community development of the Claris area, such as the Claris Health Centre. The Area is located outside of the Ldn 55dBA noise contour lines to minimise the effects of aircraft noise.

Any activity, including the erection, alteration or addition to buildings, excluding dwellings, earthworks and vegetation removal in this area will be controlled activities to ensure all activities maintain and enhance the natural character of the Area and do not compromise the safe operation of the airport. Dwellings are not provided for in this Area.

### D. Airport Related Commercial Area

The Airport Related Commercial Area is land set aside to provide for the establishment of facilities and services which reinforce the role of the area as a gateway to the island and meet the needs ancillary to use of the airport.

Any activity, including the erection, of or addition to buildings, except dwellings, earthworks and vegetation removal in this area will be controlled activities. Dwellings are not provided for in this Area.

## 7.3.2 OBJECTIVES AND POLICIES

### 7.3.2.1 OBJECTIVE

*To maintain and protect the function of the Airport Protection Area as the principle air transport link on the Island and to ensure its ongoing viability and safe functioning.*

#### Policies

- A. By providing for the use, construction and maintenance of runways, taxiways and drains as permitted activities.
- B. By preventing any building activity which may compromise the future operation of the airport with regards to noise and safety.
- C. By not providing for the erection, alteration of, or addition to, any building under a protection fan.

- D. By limiting activities, including buildings to those which are necessary or have a direct link with the safe and viable functioning of the airport.
- E. By providing, as a permitted activity for the removal of trees in excess of the height controlled by protection fans.
- F. By protecting existing vegetation between the Ldn 65dBA and Ldn 55dBA noise contour lines to provide a noise and visual amenity buffer.
- G. By ensuring that the runways are maintained to appropriate safety standards and to any relevant regulatory standards.
- H. By providing for sand dune stabilisation and other conservation activities, excluding buildings, as permitted activities.
- I. By not providing for dwellings in the Airport Protection Area.

### 7.3.2.2 OBJECTIVE

*To maintain the Airport Amenity Area in a natural state as a visual and noise separation buffer around the airport protection area.*

#### Policies

- A. By requiring all buildings, earthworks and vegetation removal to be assessed as discretionary activities, except the removal of trees for aircraft safety and the construction and maintenance of runways, taxiways and drains.
- B. By not providing for dwellings in the Airport Amenity Area.
- C. By providing for sand dune stabilisation and other conservation activities, excluding buildings, as permitted activities.

### 7.3.2.3 OBJECTIVE

*To provide for the establishment of community facilities and services in the Claris Community Area in a manner that maintains and enhances the natural character of the area, while not compromising the safe operation of the airport.*

#### Policies

- A. By providing for activities including the erection, alteration of, or addition to, buildings for community purposes.



- B. By requiring assessment of the design, appearance, and scale of all buildings in the Community Area.
- C. By ensuring appropriate conditions such as vegetation planting are imposed on resource consent to enhance amenity, stability and other related functions.
- D. By minimising the clearance of any existing vegetation.
- E. By ensuring buildings are not visually intrusive, either individually or cumulatively, and that they take into account the scale and nature of the surrounding landscape.
- F. By directing future development away from the airport protection fans and ensuring it does not dominate or detract from the natural character of the area.
- G. By not providing for dwellings in the Community Area.

#### 7.3.2.4 OBJECTIVE

*To facilitate the establishment of airport related commercial activities in the Airport Related Commercial Area in a manner which ensures the safe and viable functioning of the airport and protects the amenity of the adjacent residential areas.*

##### Policies

- A. By providing for retail premises as defined in this Plan which reinforce the role of the area as a gateway to the island and meet the needs ancillary to use of the airport.
- B. By requiring all activities, including the erection, alteration or addition to buildings, except dwellings, to be assessed as controlled activities.
- C. By not providing for dwellings in the Airport Related Commercial Area.
- D. By ensuring appropriate conditions such as vegetation planting are imposed on resource consents to enhance amenity, stability and other related functions.
- E. By minimising the clearance of any existing vegetation.
- F. By ensuring buildings are not visually intrusive, either individually or cumulatively, and that they take into account the scale and nature of the surrounding landscape.

### 7.3.3 POLICY AREA 3 - RULES

#### 7.3.3.1 GENERAL RULES

- A. All activities in Policy Area 3 - Claris shall comply with the relevant land unit rules, as well as the rules of this policy area, except for:
  - (i) all aircraft movements within the Airport Protection Area which shall be excluded from the requirements of 6B.1.3.5.
- B. All controlled activities shall meet the permitted activity standards in Part 6B; and
- C. All controlled activities shall meet the assessment criteria specified in Rule 7.3.3.3 below.

#### 7.3.3.2 PARTICULAR RULES

- A. Use, construction and maintenance of runways, taxiways and drains and removal of trees in excess of height controls under protection fans shall be permitted activities; and
- B. Sand dune stabilisation and other conservation activities (excluding the erection, alteration or addition of any buildings) which are in accordance with the Department of Conservation's Management Strategy or any operative management plans shall be permitted activities; and
- C. Any activities, including the erection, alteration of, or addition to any building, (except dwellings), removal of existing vegetation or carrying out of any earthworks within Policy Area 3 are deemed to be controlled activities, except where otherwise provided for in the rules as a permitted discretionary or non-complying activity; and
- D. The erection, alteration of, or addition to any building under a protection fan (airport height protection plane) shall be a non-complying activity; and
- E. Dwellings shall be a non-complying activity.

#### 7.3.3.3 CONTROLLED ACTIVITY CRITERIA

The Council shall give consideration to the following criteria in assessing an application for a controlled activity.



**A. Buildings in the Claris Community Area**

- (a) Any activity, including the erection, alteration of or addition to buildings, shall be for the purposes consistent with the objectives and policies for this Area.
- (b) The scale and form of buildings shall be low profile and low impact so that they:
  - (i) blend into the natural environment, and
  - (ii) do not individually or collectively create a situation where the building stand out more than the key elements of the natural environment such as the sand dune landform.

- (c) The exterior finish of all buildings shall be such that buildings do not dominate the natural environment but complement it. Where necessary, suitable landscaping may reduce the impacts of buildings.

Note: Reference will be made to the document Colour for Structures in the Landscape, Health, T. for the interpretation of this criterion, (available at Auckland City Council Offices).

- (d) Buildings shall not be placed in positions where they:
  - (i) dominate key or significant landforms such as sand dunes,
  - (ii) intrude into the coastal environment so that natural elements of visual attractiveness are reduced, or
  - (iii) Compromise the ability to maintain a visual, noise and physical separation buffer between the airfield and residential areas.
- (e) Any extension or alteration to an existing building shall:
  - (i) comply with (a)-(d) above,
  - (ii) be sympathetic to the design and external appearance of the existing building.
- (f) Buildings shall be limited to a gross floor area of 10% of the lot size, to ensure an adequate area of land for effluent disposal.

**B. Buildings in the Airport Related Commercial Area**

- (a) Retail premises shall:
  - (i) comply with A. (b)-(e) above,

- (ii) not impede the viable functioning and safe operation of the airport,
- (iii) be limited to a gross floor area of 10% of the lot size, to ensure an adequate area of land for effluent disposal,
- (iv) reinforce the role of the area as a gateway to the island,
- (v) provide facilities and services which meet the needs ancillary to use of the airport.

**C. Buildings in the Airport Protection Area**

- (a) Any activity, including the erection, alteration of or addition to buildings shall be for purposes consistent with the objectives and policies for the Airport Protection Area.
- (b) Buildings shall not exceed 8 metres in height and shall be constructed so that they do not detract from the physical character of the landscape.
- (c) The scale and form of buildings, particularly those buildings located in prominent positions, shall be sympathetic to and where possible, complement the surrounding natural features and land forms.
- (d) The external claddings and colours of buildings shall be sensitive to the natural environment.

**D. Earthworks**

- (a) All earthworks shall be carried out so that:
  - (i) visual impacts and alteration to the predominantly natural landform are minimised;
  - (ii) physical impacts such as slippage, erosion, pollution of water systems are avoided;
  - (iii) excavated material is disposed of so that (i), (ii) above are achieved;
  - (iv) vegetation removal is minimised and revegetation with appropriate indigenous species is provided for where necessary to comply with (i)-(iii) above;
  - (v) topsoil is retained on the lot(s) affected;
  - (vi) the safety of the Claris Airport is not affected.



**E. Vegetation**

- (a) All indigenous vegetation shall be retained other than that necessary to provide for the erection of buildings and their use, or the safe operation of the airport.
- (b) No scheduled trees or bush shall be permitted to be removed or altered other than where a discretionary resource consent is held.
- (c) No vegetation which is implicitly important for the stability of any sand dune shall be removed or otherwise altered.
- (d) Where little or no vegetation is in existence, appropriate indigenous vegetation planting is required so that the visual amenities of the area and surface water control are enhanced, and so that sand dune stability is appropriately enhanced.

### 7.3.3.4 CONTROLLED ACTIVITY CONDITIONS

In granting consent to a controlled activity in Policy Area 3, Claris, the Council may impose conditions relating to any or all of the following matters:

- A. The removal or retention of vegetation.
- B. Landscaping, including earthworks and planting of vegetation.
- C. Drainage and stormwater management.
- D. The visual screening of buildings or yards by vegetation or any other means.
- E. The orientation, height, cladding, scale, form and colour of buildings.
- F. The location, form, bulk and disposition of buildings on a lot.
- G. The construction of buildings to which the public has regular access to reduce noise exposure within the building.
- H. Location and construction of vehicle accessways and driveways, manoeuvring and parking areas.
- I. Extent and nature of earthworks.

### 7.3.3.5 DISCRETIONARY ACTIVITIES

**A. General Rules**

Application must be made for a resource consent for a discretionary activity under the following circumstances:

- (a) Where an activity does not comply with the standards for controlled activities.
- (b) Where vegetation removal and earthworks are proposed in the Airport Protection Area between the 55dBA and 65dBA noise contour lines, except the removal of trees within the approach/take-off fans and the construction and maintenance of runways, taxiways and drains which meet the standards for the land unit in Part 6B.
- (c) Where vegetation removal and earthworks are proposed in the Airport Amenity Area, except the removal of trees within the approach/take-off fans and the construction and maintenance of runways, taxiways and drains which meet the standards for the land unit in Part 6B.
- (d) Where it is proposed to erect, alter or add to a building in the Airport Amenity Area.

**B. Assessment Criteria**

The Council shall give consideration to the following in assessing an application for a discretionary activity:

- (i) the discretionary activity standards for the relevant land units set down in Part 6C; and
- (ii) the General Assessment Criteria in Part 6E; and
- (iii) the objectives and policies for the policy area; unless a rule for the policy area specifies otherwise.

### 7.3.3.6 NOTIFICATION

Any subdivision to create lots which conform to the minimum area standards in Rule 8.5.2, and the financial consideration requirements in Part 9 will be considered as a non-notified discretionary activity unless pursuant to Section 95D of the Act, the Council determines that the activity will have, or is likely to have, adverse effects on the environment that are more than minor and that it should be notified pursuant to Section 95A or the Act.

In all other cases applications will be assessed according to the requirements of the Act as to whether or not they need to be notified.



### **7.3.3.7 OTHER REQUIREMENTS AND INFORMATION**

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

### **7.3.3.8 SUBDIVISION**

The rules for subdivision are contained in 8.5.4.1.

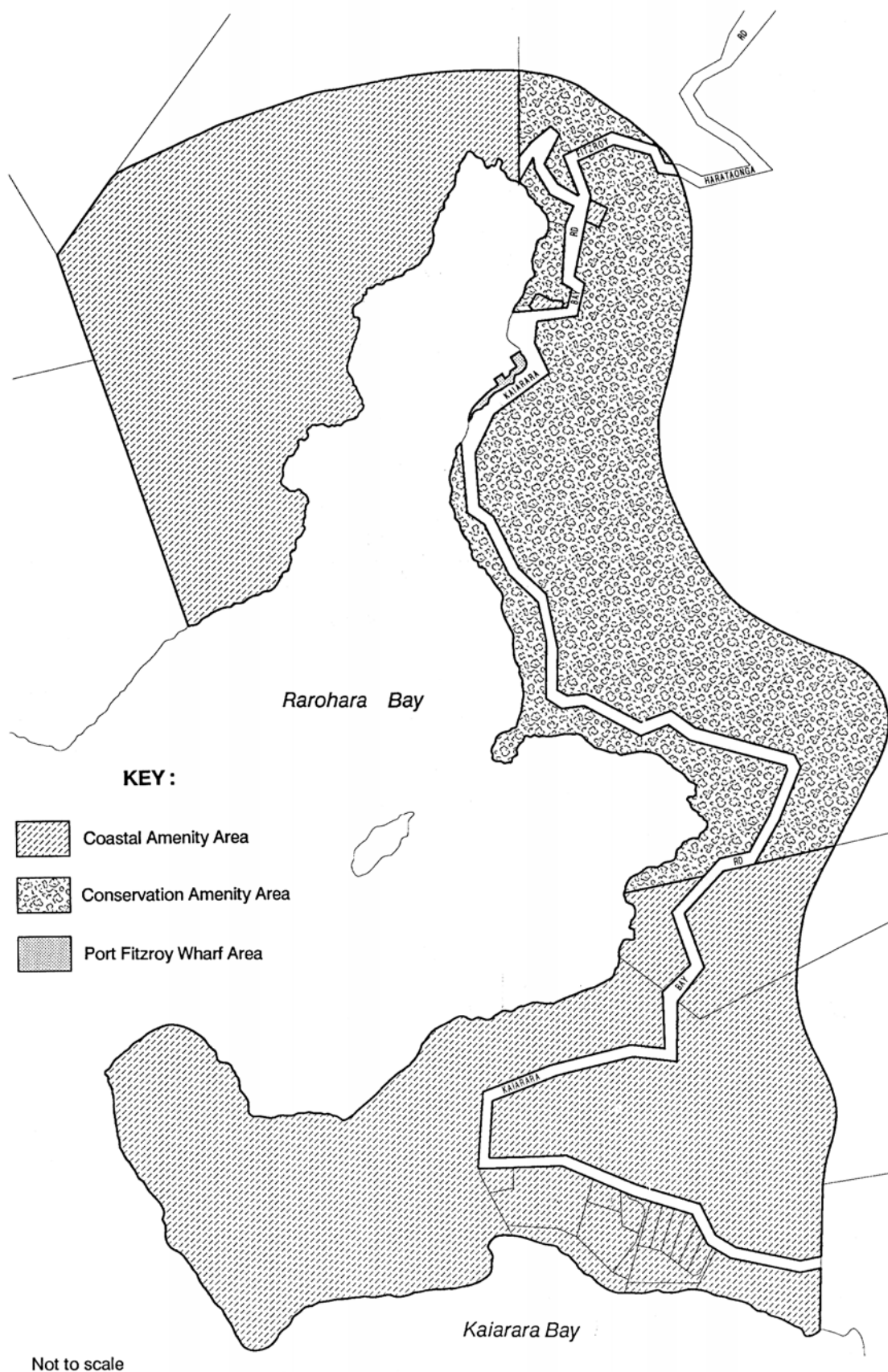
### **7.3.3.9 HERITAGE**

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





# Policy Area Map 4 - Port Fitzroy



## POLICY AREA 4 - PORT FITZROY

### 7.4.1 EXPLANATION

The Port Fitzroy area is characterised by steep slopes running down to the waters edge with limited areas of flat land. The topography of the area presents some difficulties for development due to the steepness of slopes, problems of access and the modifications required to the natural landscape in order to facilitate development. It is, therefore, essential that developments make the best use of available land and do not lead to offsite impacts. The Port Fitzroy Policy Area has been identified as an area needing a more detailed management approach in order to maintain and enhance the existing character and amenity value of the coastal environment and adjacent marine area within Rarohara Bay.

The Port Fitzroy Policy Area extends over the area shown on Policy Area Map 4. The boundaries of the Policy Area are defined to include the Port Fitzroy Wharf Area, the coastal margins of Rarohara Bay and the main areas of settlement. The Port Fitzroy Policy Area is divided into three parts which recognise the characteristics of various localities within the Policy Area. The three parts are the Port Fitzroy wharf locality; a coastal amenity area which includes private land around Fitzroy House and on the peninsula between Rarohara and Kaiarara Bays; and a conservation area incorporating land within the Department of Conservation Protected Areas.

#### A. Port Fitzroy Wharf Area

Port Fitzroy is a significant entry point for visitors to Great Barrier Island and a focus for residents in the northern portion of the island. The wharf is utilised by passenger ferries, freight, recreational craft and local boat users and the area is the main marine service centre for the northern portion of Great Barrier Island. These activities place significant demands on the existing facilities and infrastructure of Port Fitzroy, particularly as there are only limited areas of land available in the vicinity of the wharf. The policy area rules seek to ensure that future development of the wharf area and facilities for the movement of visitors and freight is managed in an efficient manner, and integrated with other marine service activities, to avoid any adverse effects on the character and amenity of the area. Any increase in the available area of land in the wharf locality is likely to require further reclamation of the bay. The plan seeks to avoid or minimise the need for further reclamation, by carefully managing development of the existing

land and buildings adjacent to the wharf. Any buildings in the wharf area must demonstrate a need to be located on that land or be of significant public benefit. Accordingly, all buildings within the wharf area require a resource consent for a controlled activity.

#### B. Conservation Amenity Area

The natural environment of the Port Fitzroy area is a significant factor contributing to the high amenity values of the area. Large areas of native vegetation extend from the waters edge to the rugged inland peaks. The forested coastal headlands and small enclosed bays are characteristic of the Port Fitzroy area. Some of these areas are within the Department of Conservation Protected Area and are treated as a separate part of the Policy Area - the Conservation Amenity Area. The prime purpose of the area is to ensure the conservation of natural and historic resources and any development within this area must be consistent with the Conservation Management Strategy (CMS) for the DOC protected areas.

#### C. Coastal Amenity Area

The third part of the Port Fitzroy Policy Area is the Coastal Amenity Area. Maintenance of the existing coastal forest and shrubland areas is critical to the preservation of the natural character of the coastal environment and the protection of the high amenity value of the area. The policy area rule, therefore imposes strict limitations on vegetation removal and earthworks to minimise off-site impacts of development and to maintain water quality in the adjacent marine area. Within those areas of existing cleared land the policy area rules seek to enhance the environmental qualities and to ensure development is in accordance with the environmental capacity of the area. The policy area rules also control the bulk and location of buildings to ensure that they are compatible with the site and are of a scale that is consistent with the surrounding environment. All buildings within the coastal amenity area shown on Policy Map 4 require a resource consent for a controlled activity.



## 7.4.2 OBJECTIVES AND POLICIES

### 7.4.2.1 OBJECTIVE

*To ensure management of activities within the Port Fitzroy Wharf Area leads to the safe and efficient functioning of the wharf and associated facilities.*

#### Policies

- A. By minimising conflict between passenger and freight movements.
- B. By ensuring that development proposals do not compromise the efficient movement of traffic, passengers or freight, or the needs of local boat users.
- C. By limiting activities within the wharf locality to those that provide a service to or have a direct link with maritime transport or other marine based activities.
- D. By ensuring the provision of facilities to service recreational boating needs and local boat users.

### 7.4.2.2 OBJECTIVE

*To ensure that future development within the Port Fitzroy Wharf Area does not dominate or detract from the natural character of the coastal environment.*

#### Policies

- A. By requiring all buildings and earthworks within the Port Fitzroy Wharf Area to be assessed as controlled activities.
- B. By protecting and enhancing the natural and physical environment and amenity value of the area by carefully controlling the design, bulk and location of buildings.
- C. By opposing further reclamation of the harbour except where it can be demonstrated that there is no alternative and that there will be significant public benefits, that outweigh the need to protect the natural environment.
- D. By protecting adjoining coastal waters from adverse impacts due to stormwater or effluent discharges associated with development or activities within the vicinity.

### 7.4.2.3 OBJECTIVE

*To protect and enhance the environment and amenity values of the coastal margins and prominent headlands of the Coastal Amenity Area.*

#### Policies

- A. By requiring all buildings, earthworks and vegetation removal within the Coastal Amenity Area to be assessed as controlled activities.
- B. By ensuring appropriate public access to the foreshore through strict implementation of policies and rules relating to esplanade reserves.
- C. By ensuring that no buildings are located on significant ridgelines identified on the planning maps.
- D. By ensuring that any buildings are located and constructed in a manner that minimises disturbance to indigenous vegetation and maximises, where appropriate, use of existing cleared areas and where possible to ensure a continuity of vegetated land.
- E. By ensuring that the exterior finish of buildings is complementary to the surrounding natural landscape.
- F. By requiring all buildings to be of a scale and form that is sensitive to the character of the lot, including the nature of the landform.
- G. By requiring any building to be constructed in a location that provides for acceptable control of stormwater and in a position whereby sewage can be adequately disposed of.
- H. By ensuring, where necessary, that appropriate landscape planting is a condition of approval to achieve mitigation of the effects of any vegetation clearing and development.
- I. By achieving protection of areas of vegetation through the use of covenants or similar instruments or by subdivisional reserve requirements where appropriate.
- J. By retaining vegetation within the coastal protection yard as a means of protecting amenity.

### 7.4.2.4 OBJECTIVE

*To preserve and protect the natural character of the Conservation Amenity Area shown on Policy Area Map 4.*



## PART 7 - POLICY AREAS

### Policies

- A. By requiring buildings, earthworks and vegetation removal within the Conservation Amenity Area to be assessed as controlled activities.
- B. By ensuring that the environmental values of the Conservation Amenity Area are not compromised or adversely affected by any activities, either within or adjacent to the area.
- C. By ensuring public access to the foreshore is provided where appropriate.
- D. By ensuring that public use of the Conservation Amenity Area does not detrimentally impact on the intrinsic values or natural character of the area.

### 7.4.3 POLICY AREA 4 - RULES

#### 7.4.3.1 GENERAL RULES

- A. All activities in Policy Area 4 - Port Fitzroy shall comply with the relevant land unit rules, and
- B. The erection, alteration of or addition to any buildings, removal of any vegetation or carrying out of any earthworks within Policy Area 4 - Port Fitzroy is deemed to be a controlled activity.

#### 7.4.3.2 PARTICULAR RULES

- A. All controlled activities shall meet the permitted activity standards in Part 6B, and
- B. Shall meet the assessment criteria specified in Rule 7.4.3.3 below.

#### 7.4.3.3 CONTROLLED ACTIVITY ASSESSMENT CRITERIA

The Council shall give consideration to the following criteria in assessing an application for a controlled activity

##### A. Buildings

- (a) The scale and form of buildings shall be low profile and low impact so that they:
  - (i) blend into the natural environment, and
  - (ii) do not individually or collectively create a situation where the buildings

stand out more than the key elements of the natural environment such as landforms and vegetation.

- (b) The exterior finish of all buildings shall be such that buildings do not dominate the natural environment but complement it. Where necessary suitable landscaping may reduce the impacts of buildings.

Note: Reference will be made to the document Colour of Structures in the Landscape, Heath, T for the interpretation of this criterion, (available at Auckland City Council Offices).

- (c) Buildings shall not be placed in positions where they:
  - (i) dominate key or significant landforms such as significant ridgelines or coastal headlands.
  - (ii) intrude into the coastal environment so that natural elements of visual attractiveness are reduced.
  - (iii) impede public access to the coast.
- (d) Any extension or alteration to an existing building shall:
  - (i) comply with (a)-(c) above,
  - (ii) be sympathetic to the design and external appearance of the existing building.

##### B. Earthworks

- (a) All earthworks in the policy area shall be carried out so that:
  - (i) visual impacts and alteration to the predominantly natural landform are minimised.
  - (ii) physical impacts such as slippage, erosion, pollution of water systems and coastal waters, are avoided;
  - (iii) excavated material is disposed of so that (i), (ii) above are achieved.
  - (iv) vegetation removal is minimised and revegetation provided for where necessary to comply with (i)-(iii) above.
  - (v) topsoil is retained on the lot(s) affected.
  - (vi) all necessary reinstatement works are carried out so that the landscape quality of the area is enhanced.



## C. Vegetation

- (a) All vegetation shall be retained other than that necessary to provide for the erection of buildings and their use.
- (b) No scheduled trees or bush shall be permitted to be removed or altered other than where a discretionary resource consent is held.
- (c) Where little or no vegetation is in existence, appropriate indigenous vegetation planting is required on those parts of the lot where neighbours views are affected and where slopes are steeper (>15 degrees), so that the visual amenities of the area and surface water control are enhanced.

### 7.4.3.4 CONTROLLED ACTIVITY CONDITIONS

In granting consent to a controlled activity in the policy area the Council may impose conditions relating to any or all of the following matters to ensure the criteria are satisfied.

- A. The removal or retention of vegetation.
- B. Landscaping, including earthworks, and planting of vegetation.
- C. Drainage, stormwater control and effluent disposal.
- D. The visual screening of buildings or yards by vegetation or any other means.
- E. The orientation, cladding, scale, form and colour of buildings.
- F. The location and disposition of buildings on a lot.
- G. The height of the buildings.
- H. Accessway/driveways to and across a lot.
- I. The provision of public access to the coastline and foreshore areas.
- J. Protection of views to the sea.

### 7.4.3.5 DISCRETIONARY ACTIVITIES

An activity which does not comply with the standards for controlled activities becomes a discretionary activity. All discretionary activities in the Policy Area shall comply with the discretionary activity standards for the relevant land units set down in Part 6C.

### 7.4.3.6 NOTIFICATION

Any subdivision to create lots which conform to the minimum area standards in Rule 8.5.2, and the financial consideration requirements in Part 9 will be considered as a non-notified discretionary activity unless pursuant to Section 95D of the Act, the Council determines that the activity will have, or is likely to have, adverse effects on the environment that are more than minor and that it should be notified pursuant to Section 95A or the Act.

In all other cases applications will be assessed according to the requirements of the Act as to whether or not they need to be notified.

### 7.4.3.7 OTHER REQUIREMENTS AND INFORMATION

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

### 7.4.3.8 SUBDIVISION

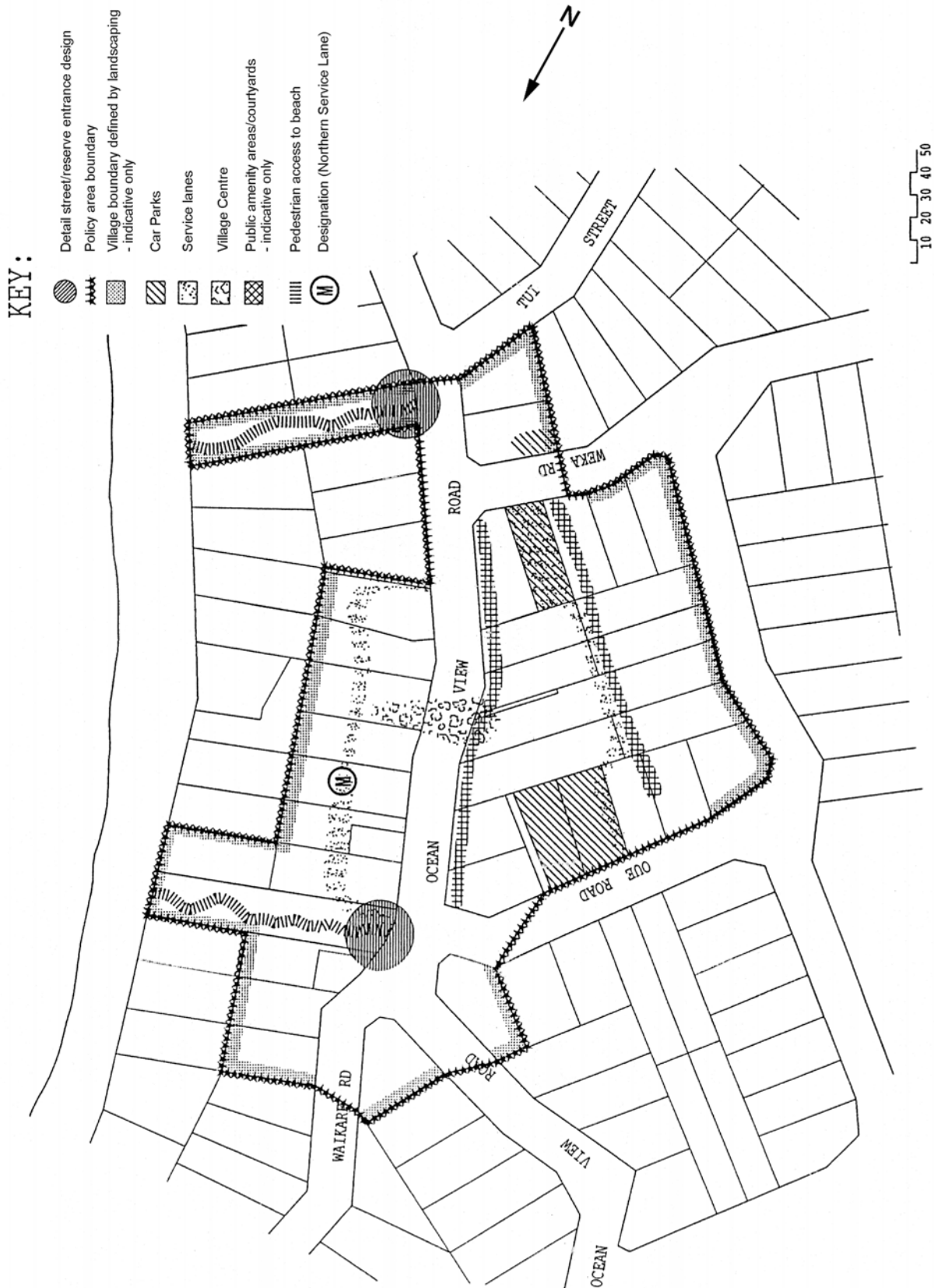
The rules for subdivision are contained in 8.5.4.1.

### 7.4.3.9 HERITAGE

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



# Policy Area Map 5 - Oneroa



## POLICY AREA 5 – ONEROA

### 7.5.1 EXPLANATION

The geographic boundaries of the Oneroa Policy Area are shown on Policy Area Map 5. The Policy Area primarily covers Land Unit 13 at Oneroa where a range of mainly retail oriented land use activities are established. Small areas of Land Units 12 and 17 are also covered by the Policy Area. Most of the lots in the area are within the size range of 800-1200m<sup>2</sup> and have varying limitations in terms of topography and drainage capability.

The Policy Area plan sets out land use patterns that will help to improve pedestrian and traffic access to and from lots. The northern and southern service lanes running parallel to Ocean View Road, consolidated car-parking areas and the pedestrian linkage requirements of the Policy Area work to achieve this outcome.

To further develop Oneroa's sense of place, a 'village centre' is identified in the Policy Area Map. The village centre is designed around existing courtyards in the heart of Oneroa Village and the primary view of the Hauraki Gulf from Ocean View Road. While traffic remains two-way in the main street, the village centre as a concept, extends across Ocean View Road to link both sides of the main street. Future roading and traffic improvements should recognise an emphasis on the pedestrian environment in this area.

Individual developments contribute to the public amenity of the village through the provision of courtyards and pedestrian linkages, and by protecting, providing or maintaining views to the Bay as an integral part of site development. In order to create a built environment compatible with the amenities of the area, all buildings are controlled activities in the Policy Area.

The focus of business activity is small scale operations which have a strong residential and visitor base. These also provide support for the "village" atmosphere which residents have indicated they wish to retain.

Buildings of large scale bulk forms, with little verticality in design form, with unrelieved facades including a high proportion of glass frontage are seen as inappropriate design forms.

It is intended that the Policy Area management process will enable the strengthening of visual and physical linkages to the coastline and beach to the north.

The Policy Area includes a wide variety of buildings, types and uses. Some residential activities still exist. The area has close and immediate connections to the coastal environment by virtue of topography, drainage patterns and visual links.

The existing development is primarily concentrated on land adjoining the main road (Ocean View). Development potentials lie primarily to the southern part of the area while re-development of existing activities provides some opportunities to enhance the area and achieve the objectives of the Policy Area plan.

As the first settled and developed part of Waiheke Island usually encountered by visitors, the Policy Area has significance in terms of its amenity, particularly the nature and form of the built environment. There is a need to achieve a coherent image of "place" to create particular and special places for people and to enhance the physical environment through landscaping and planting.

The Oneroa Policy Area has a number of existing and potentially desirable elements relating to the physical and natural environment. These elements interact in a way that indicates a need to adopt particular objectives and policies in order to ensure that coherent and sustainable land use activities eventuate.

These elements are:

- Existing small lots in close proximity to the coastline (Oneroa Beach).
- Convenient access and carparking.
- Fragmentation of the policy area by the main road running along the ridgeline.
- An existing variety of land use activities ranging from residential to two-storeyed commercial activity.
- An improving visual amenity and an associated continued need for creative landscaping.
- Infrastructure and servicing pressures arising from seasonal recreational and visitor activities.
- The location of non-retail activities away from the frontage of Ocean View Road.
- Buildings (including aspects such as scale, form, proportion, materials, reflectivity and colour) in Policy Area 5 are visually compatible with the village character when viewed from Oneroa Beach.
- Low intensity, small scale commercial development contributing to the human-scale character and village form.
- Unique beach/village atmosphere, visual and physical linkages closely connecting different areas of the village as well as connecting the village to the sea.
- Open public spaces.
- Contained, community oriented place.



## PART 7 - POLICY AREAS

- Strong residential and visitor base.
- Historical scale of village development.
- Modulated facades and rooflines.
- Mixture of building age and form.
- Lineal, low density, low rise ridgeline development.
- Trees and vegetation in and around the village centre.
- Clean and healthy environment.

The Design Guidelines for Oneroa provide further information about many of the above elements. The guidelines are available at Council Offices.

### 7.5.2 OBJECTIVES AND POLICIES

#### 7.5.2.1 OBJECTIVE

*To provide the opportunity for a range of land use activities within a built environment that are compatible with the physical limitations of the land contained within the Policy Area and create an interesting place for people.*

##### Policies

- By maintaining vistas and views from the Policy Area to the sea in order to preserve a significant element of the amenity of the area.
- By using specific rules in the Plan to ensure that effluent disposal and other infrastructure is appropriate to the scale and intensity of land use activities in the Policy Area.
- By ensuring that buildings and signs in the Policy Area are designed and constructed so as to enhance the amenity of the area, and in order to create and maintain a distinctive character compatible with the historical scale of village development. Compliance with the 'Design Guidelines for Oneroa' will meet the intent of this policy.
- By using Plan rules which foster flexible land use activity options.
- By ensuring activities on street frontages support village form, scale and amenity by requiring street level facades to be of a small human scale and form, by minimising areas of unrelieved facade and the extent of solid glass frontage.
- By using flexible car-parking provisions within the Policy Area to facilitate a high level of pedestrian amenity.

- By ensuring that construction of the northern and southern service lanes does not hinder or prevent safe and efficient disposal of effluent.

#### 7.5.2.2 OBJECTIVE

*To facilitate the creation of a built environment of high amenity value within the Policy Area where the scale, form and location of buildings facilitates public access and enjoyment of the area.*

##### Policies

- By evaluating all controlled activities within the Oneroa Policy Area in terms of the general form of development shown on Policy Area Map 5.
- By ensuring that adequate and appropriate pedestrian and vehicular access and car-parking is provided for within the Policy Area.
- By requiring the provision of public amenity features when consenting to any development in the Policy Area.
- By ensuring that any servicing activities related to land use in the policy area occur at a high amenity level to facilitate the maintenance of the Policy Area as a "people place".
- By requiring a high level of landscape and amenity planting for any development within the Policy Area.
- By encouraging community involvement in the formulation of enhancement proposals for the physical environment contained within the Policy Area.
- By requiring all buildings in the Policy Area to be controlled activities under the Plan.
- By encouraging non-retail activities such as service premises, as well as activities such as banks, to locate on rear sites or the rear of sites.
- By ensuring that the character and amenity values of Oneroa are enhanced through development.
- By carefully controlling buildings in terms of design, bulk and location.

#### 7.5.2.3 OBJECTIVE

*To ensure that business activities support and enhance the village character of Oneroa.*

##### Policies

- By ensuring that mainly small retail businesses locate on street frontages in order to maintain a village style and character.





- B. By encouraging businesses such as banks and service activities and non-retail activities which do not have a proven reasonable need for street frontage locations to locate on rear sites or at the rear of sites.

#### 7.5.2.4 OBJECTIVE

*To facilitate visual and physical linkages between Oneroa Village and Oneroa Beach in order to enhance public use and enjoyment of the coastal location and amenities.*

##### Policies:

- A. By investigating through public consultation processes the opportunities for changing the Plan to extend the village and Policy Area through to Oneroa Beach at appropriate locations and in a manner consistent with village character.
- B. By ensuring that development on the northern side of Ocean View Road retains visual linkages to Oneroa Beach and to the northern Gulf.
- C. By allowing bonus lot coverage when developments provide the public amenity elements identified in the assessment criteria for controlled activities.

### 7.5.3 POLICY AREA 5 - RULES

#### 7.5.3.1 GENERAL RULES

- A. All activities in Policy Area 5 - Oneroa shall comply with the relevant land unit rules, and
- B. The erection, alteration of or addition to any building or removal of any vegetation within Policy Area 5 - Oneroa, is deemed to be a controlled activity. The exceptions to this rule are:
- internal alterations to buildings;
  - driveways which comply with the Standards for Permitted Activities in Part 6B; and
  - weeding and maintenance activities which normally occur during gardening for domestic purposes, including the regular minor trimming or the maintenance of any vegetation undertaken by hand operated secateurs or pruning shears, in accordance with accepted arboricultural practice.

Trimming or modification of vegetation which is undertaken by methods other than described in this

exception will be considered as a controlled activity unless otherwise provided for as a discretionary activity in Part 6C.

- C. Non-retail premises are deemed to be a controlled activity unless they are listed as a discretionary activity in the Land Unit rules.

For the purpose of the provisions of this Policy Area, non-retail activity means any activity that does not offer or display goods or merchandise equipment for sale to the public. Non-retail activities include although are not limited to: service provision, TABs, casinos, industrial or residential development, entertainment facilities, education facilities, community facilities, visitor facilities, banks and real-estate agencies, but exclude restaurants. Non-retail premises are the land and or buildings upon or within which non-retail activities occur.

#### 7.5.3.2 PARTICULAR RULES

- A. All controlled activities shall meet the permitted activity standards in Part 6B, other than where they can be varied in accordance with the criteria in Rule 7.5.3.3 below, and
- (i) All controlled activities shall meet the assessment criteria specified in Rule 7.5.3.3 below, as well as those for controlled activities contained within the relevant land unit rules.
- B.
- (ii) Controlled Activity Assessment Criteria D, F and G do not apply where the site is used exclusively for residential purposes.

#### 7.5.3.3 CONTROLLED ACTIVITY ASSESSMENT CRITERIA

- A. All buildings shall be located so that the general form of development as shown on Policy Area Map 5, including public amenity areas/courtyards and carparking spaces, can be achieved.
- B. All buildings on the northern side of Ocean View Road shall have a maximum height of 6.5 metres.
- (i) All buildings on the southern side of Ocean View Road shall have a maximum height of 8.0 metres. This may be increased to 10.0 metres on parts of a building set back a minimum distance of 15 metres from a street boundary.
- C. All buildings on sites along Ocean View Road with front, rear or side access to one of the designated service lanes shall be designed, constructed and



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maintained to achieve full service access from the adjacent service lane.

- D. On any site pedestrian linkages shall provide connections between public spaces, car-parks and roads so that the Policy Area objectives are secured.

All pedestrian linkages shall be designed in accordance with the following specifications:

- (i) width of 1.1 metres for every 5 metre length of walkway up to a maximum of 3.3 metres, unless otherwise approved by the Council (eg. 10 m long walkway required to be 2 x 1.1 m wide = 2.2 m). A minimum width of 1.1 metres applies to walkways less than 5 metres in length;
- (ii) minimum clearance height of 2.75 metres unless otherwise approved by the Council.

All pedestrian linkages shall:

- (iii) be of benefit to the public at large and where possible provide a shorter, more convenient or interesting route to the existing alternative;
- (iv) where possible, open and exit to open public areas and be as direct a route as possible providing a visual link to the destination;
- (iv) be visible from public open areas and public courtyards;
- (vi) be well lit and contribute to a safe environment;
- (vii) be constructed to falls of at least 1 in 60 to assist drainage. Gullies, downpipes etc. may be required to be incorporated within adjacent development.
- (viii) be maintained by the owner of the development. Maintenance will include repair or replacement of all elements of the pedestrian linkage.

Any graphics and private signs on pedestrian linkages shall be designed to be consistent with the character of the surrounding area.

- E. All buildings shall be designed and constructed so that continuous shelter for people is provided along the street frontage of all buildings on a lot, but without requiring 100% use of road frontage by buildings so that any other criteria herein cannot be met.

- F. A minimum of 5% of the site area shall be allocated to and designed for public use as open space in the form of courtyards, landscaped plaza(s), arcades, or pedestrian linkages.

- G. Lot coverage may be increased up to 60% of any lot but only where, in addition to the 5% of open space required by criterion F:

- (a) a public courtyard is created; and
- (b) the proposed development meets the other assessment criteria herein as well as the necessary standards for car-parking and sewage disposal.

In order to comply with this assessment criterion, all courtyards, including those shown on Policy Area Map 5, shall be designed in accordance with the following specifications:

- (i) a minimum dimension of 10 square metres and a minimum horizontal distance of 4 metres measured at right angles to its perimeter;

Courtyards shall:

- (ii) be kept clear and unobstructed by buildings from the ground or floor level upwards, except that any part of a building may project by not more than 2 metres over the courtyard if not more than 20% of the courtyard is so covered;
- (iii) be exposed to full sunlight for some part of the day. Courtyards shall not be dominated by adjacent buildings;
- (iv) be readily accessible from a public place at grade or by means of a ramp or steps;
- (v) be formed with a non-slip surface on slopes, ramps and steps;
- (vi) be constructed to falls of at least 1 in 60 to assist drainage. Gullies, downpipes etc. may be required to be incorporated within adjacent development;
- (vii) be located adjacent to windows or open spaces; blank walls should be avoided;
- (viii) improve public comfort and amenity by providing a mixture of planting, seating, lighting, bins and pergolas, as required in each case.
- (ix) be maintained by the owner of the development. Maintenance will include repair or replacement of all elements of the courtyard.

NB. Developments exceeding 40% lot coverage which do not meet the Assessment Criteria for Controlled Activities are discretionary activities and will be assessed in terms of Parts 6C and 6E of the District Plan.



H. The scale and form of buildings shall be such that:

- (a) the physical environment is enhanced and the nature of any buildings is complementary to the general nature of the policy area and buildings within it.
- (b) people are encouraged to use the facilities and services provided in the area by creating an interesting and attractive physical environment.
- (c) the following views from the road and footpaths within the policy area are protected:

Any view of:

- Oneroa Bay;
- Oneroa Bay Headlands;
- the sea beyond Oneroa Bay; and
- any off-shore islands and the Coromandel Peninsula.

In order to protect and enhance these views, intrusions into views, such as large trees or structures within streets, buildings and building projections (balconies, signs etc.) must be evaluated in each case by a qualified and suitably experienced Landscape Architect to identify whether or not the view is adversely affected. Enhancement may occur by way of framing or focussing on a view.

NB. If the Landscape Architect's opinion is that the view will be adversely affected by a proposed intrusion, the development will be assessed as a discretionary activity.

Buildings shall not have or create:

- (i) large scale bulk form;
- (ii) unrelieved facades or frontages; or
- (iii) a high proportion of glass;

such that the village character, form, scale and design are detrimentally affected.

Proposals that are developed in accordance with the 'Design Guidelines for Oneroa Village' are deemed to comply with this criterion.

- I. Non-retail activities such as banks and service premises should be relocated on rear sites or at the rear of sites, in order to maintain village character, except where their scale, form and design is such that all other assessment criteria herein are met.
- J. Unless Council considers the scale or form of development renders it unnecessary, a landscape design concept plan is required. The plan shall include the following:

- (i) A written statement to explain the purpose of each aspect of the design. This should include a plant list incorporating the number and botanical name of each species used, any special planting requirements and an indicative maintenance programme.

- (ii) Details in plan form of existing vegetation, contours, landforms, hard surfacing, walls, fences and amenity or water features. Proposals that are developed in accordance with the 'Design Guidelines for Oneroa Village' are deemed to comply with this criterion.

K. To maintain a discontinuous and interesting roof-line in the village, preserve the village character and assist in protecting views:

- (i) no part of any building shall exceed a height limit imposed by a line drawn at an angle of 45° from the horizontal and originating at right angles from a point 3.0m above the boundary of a lot.

No account shall be taken of dormer roof elements provided that the portion of the dormer which protrudes through the recession plane shall be limited to a dimension of no greater than 1.0m vertically, 1.0m parallel to the nearest adjacent boundary, and 1.0m horizontally at 90° to the nearest boundary. No more than two such protrusions shall exist within any 6.0m length of the recession plane surface, measured along the adjacent boundary.

- (ii) exceptions to this criterion include:

- any antenna or aerials to a maximum height increase of 4.0m, where the aerial or antenna does not exceed 150mm in diameter;
- any panel antenna, the dimensions of which do not exceed 1.5m in height, 1.0m in width and 0.5m in depth; and
- any dish antenna with a radius that does not exceed 1.5m.
- telecommunication lines, (including telephone poles) provided they do not exceed a height of 8.0m. No account shall be taken of radio and television aerials, solar heating devices and chimneys, not exceeding 1.1m in any horizontal direction.

The exceptions for dish and panel antenna do not apply to development on the northern side of Ocean View and Waikare Roads.



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The permitted and discretionary standards for Daylight Control (6B.1.2.2 and 6C.1.2.2) only apply to Policy Area 5 on site boundaries abutting or facing another land unit. The 3m + 45° allowance does not apply on property boundaries where Standards 6B.1.2.2 or 6C.1.2.2 apply.

- L. Any extension or alteration to an existing building shall:

- (i) comply with A-K above;
- (ii) be sympathetic to the design and external appearance of the existing building.

Note 1: 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).

Note 2: Proposals that are developed in accordance with the 'Design Guidelines for Oneroa Village' are deemed to comply with this criterion.

- M. Parking Standards for Permitted Activities (6B.1.1.2) may be varied in Policy Area 5, but only in the following circumstances:

- (a) where it can be demonstrated to the satisfaction of Council that there is adequate provision of public car-parking space in the immediate area of the site and that the existing car-parking space can accommodate the parking demands of the proposed activity, and
- (b) where the reduction or waiver of car-parking requirements contributes to increased levels of pedestrian amenity within the Policy Area and the proposed activity meets the controlled activity assessment criteria.

Where a proposed development meets a and b of this criterion, consideration will be given to taking a financial contribution for the purpose of providing alternative public car-parking in Oneroa Village or providing public transport infrastructure. Financial contributions will be assessed in accordance with Part 9 of the District Plan.

### 7.5.3.4 CONTROLLED ACTIVITY CONDITIONS

In granting consent to a controlled activity in the Policy Area the Council may impose conditions relating to any or all of the following matters to ensure the criteria are satisfied.

- a. The removal and retention or planting of vegetation.
- b. Landscaping.

- c. Drainage, stormwater disposal and effluent disposal and separation and recycling of grey-water.
- d. The visual screening of buildings, yards, service areas or car parks.
- e. The orientation, cladding, scale, form and colour of buildings.
- f. The location of buildings or activities on a lot.
- g. The height of buildings.
- h. The location and construction of vehicle access, egress, driveways, manoeuvring, parking and servicing facilities.
- i. The extent and nature of earthworks.
- j. Protection of views from public areas to Oneroa Bay, Oneroa Bay headlands, the sea beyond Oneroa Bay, any off-shore islands and the Coromandel Peninsula.
- k. The continued maintenance of all elements associated with a courtyard or pedestrian linkage at no public expense for the lifetime of the associated building(s).
- l. The provision of pedestrian areas, courtyards or similar areas.
- m. Any matter necessary to give effect to Policy Area Map 5.

### 7.5.3.5 DISCRETIONARY ACTIVITIES

An activity that does not comply with the standards, assessment criteria or rules for controlled activities becomes a discretionary activity. All discretionary activities in the Policy Area shall comply with the discretionary activity standards for the relevant land units set down in Part 6C, with the exception of non-compliance with controlled activity assessment criterion K, which has no related Standard in Part 6C.

Discretionary activities, including activities that do not comply with controlled activity assessment criterion K, will be assessed in accordance with parts 6E, and 6F where appropriate.

### 7.5.3.6 NOTIFICATION

Any subdivision to create lots which conform to the minimum area standards in Rule 8.5.2, and the financial consideration requirements in Part 9 will be considered as a non-notified discretionary activity unless pursuant to Section 95D of the Act, the Council determines that the activity will have, or is likely to have, adverse effects on the environment that are more than minor and that it should be notified pursuant to Section 95A or the Act.



In all other cases applications will be assessed according to the requirements of the Act as to whether or not they need to be notified.

#### **7.5.3.7 OTHER REQUIREMENTS AND INFORMATION**

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

#### **7.5.3.8 SUBDIVISION**

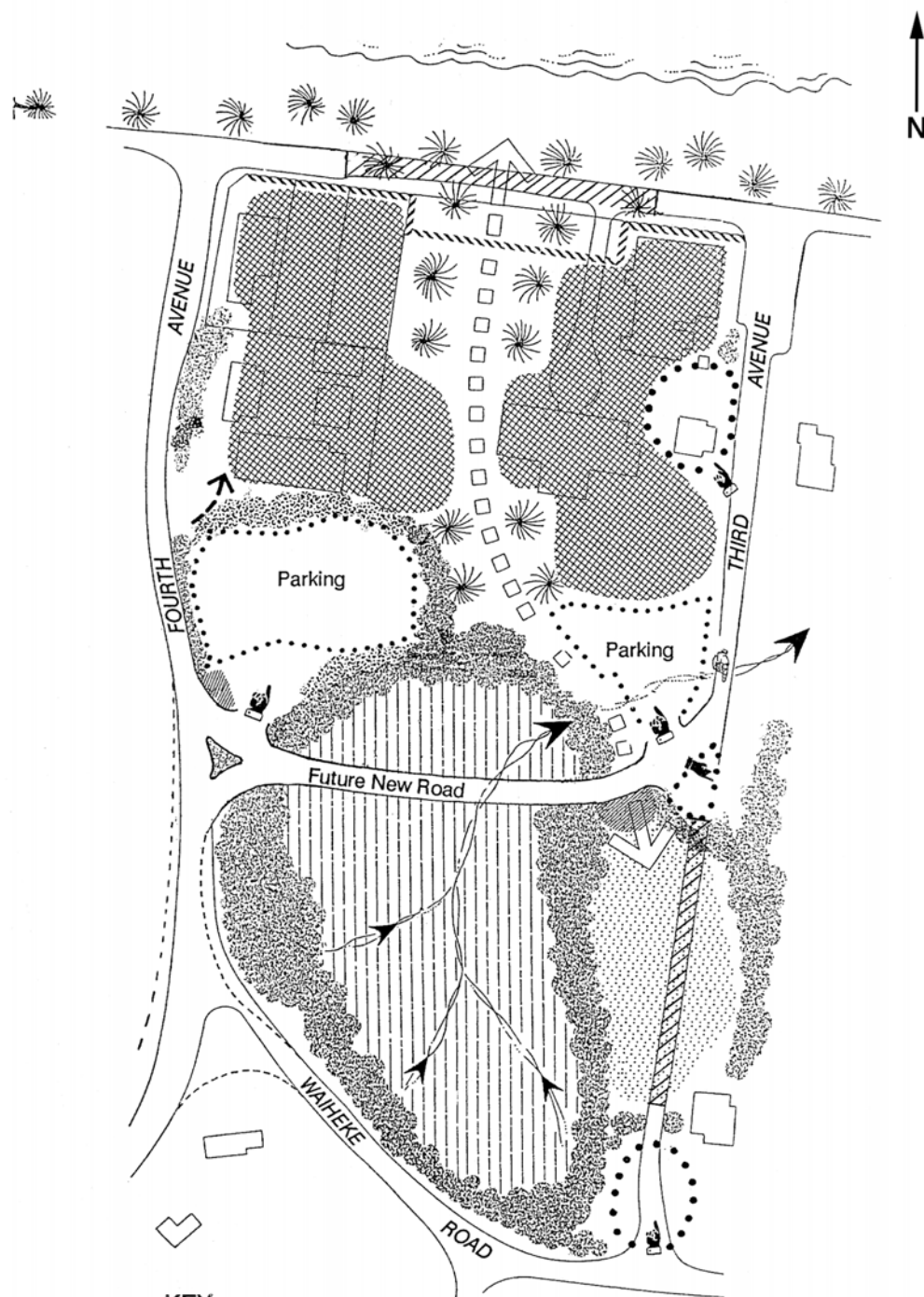
The rules relating to subdivision are contained in Part 8 of the Plan.

#### **7.5.3.9 HERITAGE**

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



## Policy Area Map 6 - Onetangi



### KEY:

Future road closure for reserve purposes		Detail street/reserve entrance design	
Future commercial activity		Feature planting	
Car-parks		Planting/landscaping	
Vehicle access		Future road upgrading	
Pedestrian linkage		Possible active recreation	
Service access		Wetland Management area	
Building line set-backs			

10 20 30 40 50



## POLICY AREA 6 – ONETANGI

### 7.6.1 EXPLANATION

The geographic boundaries of the Onetangi Policy Area are shown on Policy Area Map 6. The Policy Area covers Land Units 14 and 17 at Onetangi, Waiheke Island. The area includes a motel complex, a local community shop, hotel facility, as well as reserve land owned by the Council. The area is completely surrounded by roads, in particular Third Avenue, Fourth Avenue and the Strand. The location of the policy area adjoining one of the most intensively used beach areas on Waiheke Island creates land use activity pressures such that particular and specific management of the area is required in order to protect the amenities of the policy area as well as provide for appropriate and necessary development. The policy area is basically at the bottom part of a catchment and is surrounded on the western, eastern and southern sides by existing residential activities. On the eastern side of the policy area there is a Council reserve. That part of the policy area included within Land Unit 14 provides for visitor related land use activities on one of the larger areas of land on the Island available for that purpose.

The potential intensity and scale of development is such that particular management of the design and appearance of buildings is necessary in order to ensure that an appropriate and sustainable physical environment is created. In order to provide for a more direct relationship between recreational and visitor land use activities and use of the coastal area and beaches in particular, the policy area provides for linkage by way of closing part of the Strand. As a consequence of road closure it is necessary to provide for alternative road linkages between Third and Fourth Avenue and in a manner which secures the intent of the policy area plan and facilitates the creation of an attractive built environment.

Through the policy area process provision is made for the protection of the lower lying parts of the Council reserve as an integral part of sustainable resource management. The reserve fulfils a function of trapping sedimentation from stormwater, flowing down the catchment and consequentially protects those other parts of the policy area where development opportunities are sought by the landowners. The intent of the policy area is to improve traffic management patterns and parking facilities within the area and to do so in a manner which supports the achievement of a high quality physical environment. The creation of public open space and pedestrian access around and through any development is a crucial element provided for in the Plan.

The retention of the Council reserve so that it can function as a landscaped, flood retention wetland is equally important.

The rules in Land Unit 14 specifically constrain the bulk and location of buildings within the policy area so that the amenity of both the policy area and surrounding area is protected.

All buildings in the policy area are deemed to be controlled activities and this provides the opportunity to specifically manage the actual scale, form, bulk and locations of buildings within the height constraints defined in the land unit rules so that a physical environment with high amenity value is created. Such an outcome is seen as being desirable as a means of supporting the visitor and recreational activities which are directed to and concentrate in the vicinity.

The Onetangi Policy Area covers an important part of Onetangi beach front. If appropriately managed it can fulfil a significant role in creating an important cultural, recreation and community centre for residents and visitors. There are a number of key elements which can be identified for the area and are unique to it. These include:

- the significantly large area of land that is minimally developed, with few owners, located close to a major recreation area.
- the proximity to the beach and location within the sensitive coastal environment.
- the need for traffic management and adequate parking to service beach users.
- the impacts arising from seasonal visitors, e.g. sewage, refuse, effluent, noise etc.
- the capacity of the area to meet the needs of the visitor industry.
- the local historic context of the existing hotel building.
- the scope for creative and innovative design when developments occur.
- the need for comprehensive effluent disposal within the policy area.

the ability to link the beach to land use activities for the benefit of people.

### 7.6.2 OBJECTIVES AND POLICIES



### 7.6.2.1 OBJECTIVE

*To facilitate the creation of a culturally, socially and economically attractive area serving residents and visitors alike.*

#### Policies

- A. By providing for a diverse range of land use activities with an emphasis on those related to recreation and enjoyment of the beach/coastal environment.
- B. By ensuring that the Plan rules create opportunities for visitor accommodation appropriate to the character of Waiheke Island.
- C. By ensuring development is compatible with the physical capabilities of the area and adequately provides for infrastructure.

### 7.6.2.2 OBJECTIVE

*To ensure that buildings in the policy area are designed and built so as to enhance the amenity of the area and reflect physical relationships to the coastal environment.*

#### Policies

- A. By controlling bulk and location of all buildings so that the physical environment is enhanced.
- B. By requiring all buildings to be consented to through the controlled activity processes of the Plan.
- C. By requiring open space, pedestrian linkages and areas, amenity planting and other public benefits when developing within the Policy Area.

## 7.6.3 POLICY AREA 7 - RULES

### 7.6.3.1 GENERAL RULES

- A. All activities in Policy Area 6 - Onetangi shall comply with the relevant land unit rules, and
- B. The erection, alteration of or addition to any buildings, removal of any vegetation, and the carrying out of any earthworks within Policy Area 6 is deemed to be a controlled activity.

### 7.6.3.2 PARTICULAR RULES

- A. All controlled activities shall meet the standards for permitted activities in Part 6B, other than where they

can be varied in accordance with the criteria in Rule 7.6.3.3 below, and

- B. Shall meet the assessment criteria specified in Rule 7.6.3.3 below, as well as those for controlled activities contained within the relevant land unit(s).

### 7.6.3.3 CONTROLLED ACTIVITY ASSESSMENT CRITERIA

- A. All buildings shall be located so that their distribution allows for the achievement of any provision for public amenity areas, pedestrian linkages and car parking spaces as shown on Policy Area Map 6.
- B. Pedestrian linkages shall be provided between public spaces, (including carparks) and roads so that the intent of the policy area, as shown on Policy Area Map 6, is secured.
- C. Coverage may be increased up to 40% on any lot(s) but only where pedestrian access and shelter is provided, between and next to buildings and where public open space, carparking and sewage disposal are adequately provided for.
- D. The scale and form of buildings shall be such that:
  - (a) The physical environment is enhanced and the design of any buildings is complementary to the shape, form and external appearance of the old Onetangi Hotel and the general character of the policy area and coastal environment.

Note: Reference will be made to the document Colour of Structures in the Landscape, Heath, T for the interpretation of this criterion, (available at Auckland City Council Offices).

- (b) People are encouraged to use the facilities and services provided in the area by creating an interesting and attractive physical environment where people are provided for in the design.
- E. Any extension or alteration to an existing building shall:
  - (i) comply with A-D above,
  - (ii) be sympathetic to the design and external appearance of the existing building.
- F. All earthworks in the policy area shall be carried out so that:
  - (a) Visual impacts are avoided or mitigated, and
  - (b) The natural flood retention characteristics of the wetland part (Council Reserve) of the policy area are not reduced, and





- (c) Excavated material does not create any negative visual impacts or lead to sedimentation of any natural water systems or coastal waters.
  - (d) All necessary re-instatement works are carried out so that landscape quality of the area is enhanced.
- G. All controlled activities shall provide for appropriate landscaping and indigenous vegetation planting associated with any development or activity so that landscape values are enhanced overall and the amenity values of public spaces and the policy area are improved.
- H. Unless Council considers the scale or form of development renders it unnecessary, a landscape design concept plan is required. The Plan shall include the following:
- (a) A written statement to explain the purpose of each aspect of the design. This should include a plant list incorporating the number and botanical name of each species used, any special planting requirements and an indicative maintenance programme.
  - (b) Details in plan form of existing vegetation, contours, structures and landscape features of note.
  - (c) Details in plan form of proposed contours, landforms, hard surfacing, walls, fences and amenity or water features.
- I. All controlled activities shall be assessed against their effect on the following identified amenity values. These amenity values are those natural or physical qualities and characteristics of the Onetangi policy area that contribute to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes. Unless particularly special mitigating circumstances exist these amenity values should be maintained.
- presence of Pohutukawa trees along the Onetangi beach frontage.
  - presence of significant views to and from the beach and other public spaces
  - unrestricted public access to the beach
  - bush areas in the green belt surrounding the commercial area
  - absence of dominating or inappropriate commercial signage.

#### **7.6.3.4 CONTROLLED ACTIVITY CONDITIONS**

In granting consent to a controlled activity in the policy area the Council may impose conditions relating to any or all of the following matters in addition to those authorised under sections 108 and 220 of the Act.

- A. The removal or retention of vegetation.
- B. Landscaping, including earthworks, and planting of vegetation.
- C. Drainage, stormwater disposal and effluent disposal.
- D. The visual screening of buildings, yards, service areas and carparks.
- E. The orientation, cladding, scale, form and colour of buildings.
- F. The location of buildings on a lot.
- G. The height of buildings.
- H. The location and construction of vehicle entry, egress, manoeuvring, parking and servicing facilities.
- I. The provision of pedestrian areas, verandahs, plazas, public open space, arcades or similar areas.
- J. Protection of views to the sea.
- K. Any matter necessary to give effect to the intent of Policy Area Map 6.
- L. The protection of wetland areas.
- M. The planting of appropriate vegetation to enhance amenity values.

#### **7.6.3.5 DISCRETIONARY ACTIVITIES**

An activity which does not comply with the standards for controlled activities becomes a discretionary activity. All discretionary activities in the Policy Area shall comply with the discretionary activity standards for the relevant land units set down in Part 6C.

#### **7.6.3.6 NOTIFICATION**

Any subdivision to create lots which conform to the minimum area standards in Rule 8.5.2, and the financial consideration requirements in Rule 9 will be considered as a non-notified discretionary activity unless pursuant to Section 95D of the Act, the Council determines that the activity will have, or is likely to have, adverse effects on the environment that are more than minor and that it should be notified pursuant to Section 95A or the Act.



## **PART 7 - POLICY AREAS**

In all other cases applications will be assessed according to the requirements of the Act as to whether or not they need to be notified.

### **7.6.3.7 OTHER REQUIREMENTS AND INFORMATION**

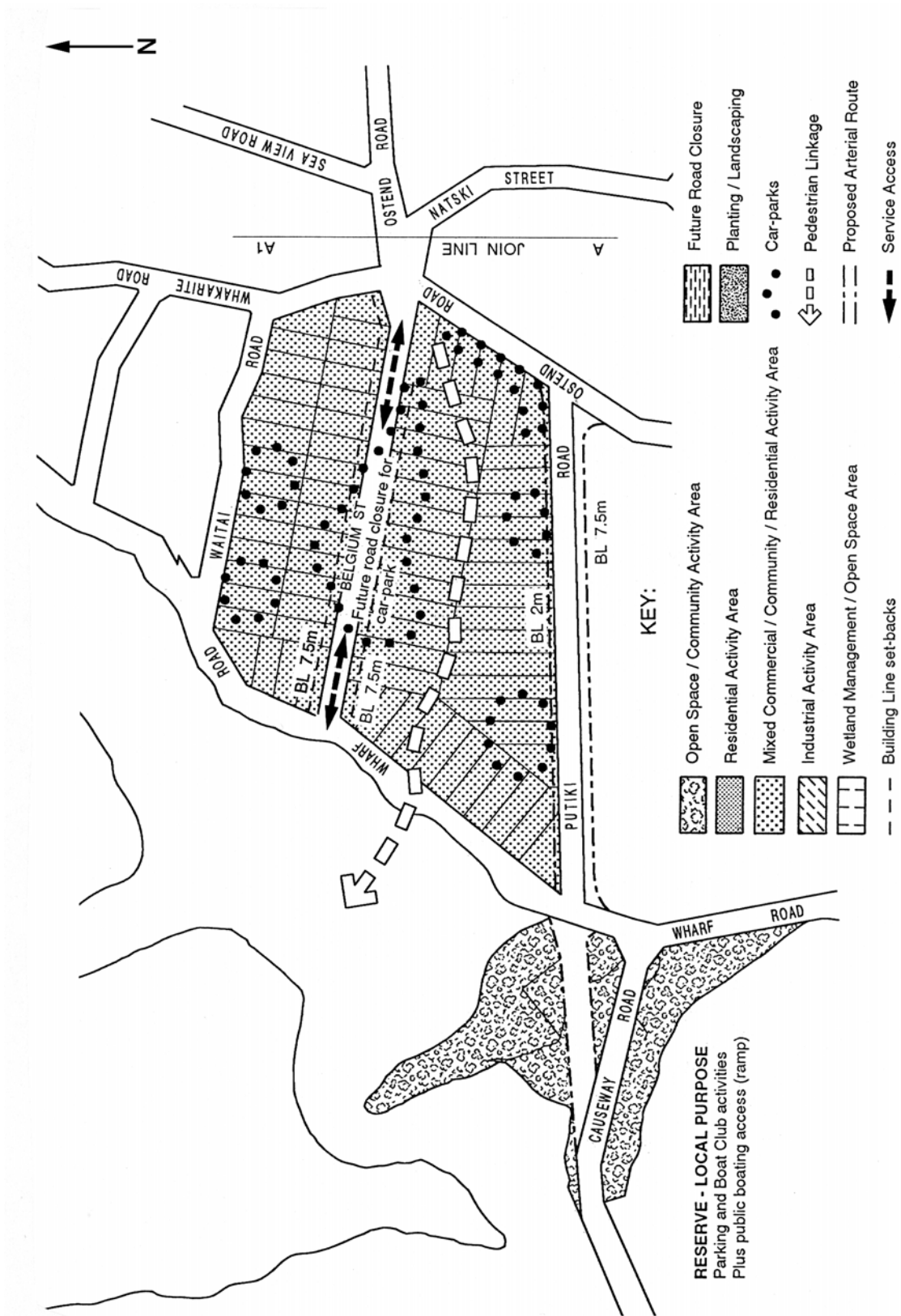
The information and requirements outlined in Parts 6B-6G herein must be referred to prior to making an application for any resource consent.

### **7.6.3.8 HERITAGE**

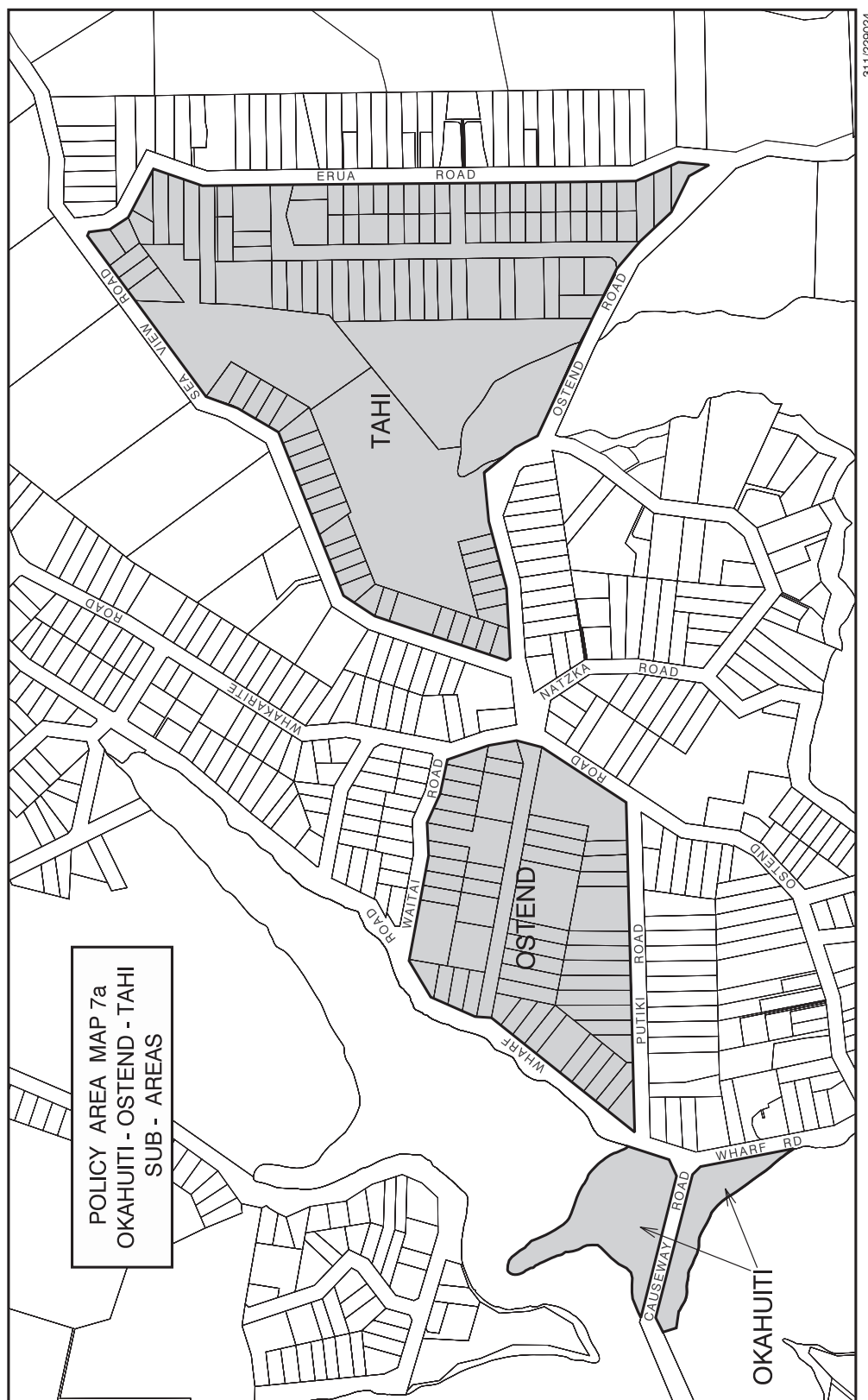
The rules relating to heritage protection are found in Part 10 of the Plan.



## Policy Area map 7 - Okahuiti - Ostend - Tahī



## Policy Area map 7 - Okahuiti - Ostend - Tahiti



## POLICY AREA 7 - OKAHUITI-OSTEND-TAHI

### 7.7.1 EXPLANATION

The geographic boundaries of this Policy Area are shown on Policy Area Map 7. The Policy Area includes recreational and boating facilities at Ostend causeway, the existing commercial activity area at Belgium Street, Ostend, the existing service industrial activities at Tahī Road as well as the recreation area, refuse management facility and mixture of residential and business activities between Ostend and Seaview Roads. Within the Policy Area there are a number of significant habitats, in particular the upper reaches of the Okahuiti estuary. The Policy Area also includes existing reserves and community facility areas such as the ANZAC reserve at Ostend. The Policy Area is geographically located in the centre of the urban part of Waiheke Island. It is seen as having the greatest potential for expansion because of the areas of land available for development. It also provides the opportunity to create a community area where good design and land use management can be used as a means to enhance the amenity values of the area.

The Policy Area is divided into sub-areas which recognise the specific characteristics of the area. These areas are:

#### A. Okahuiti

This area comprises of the Open Space/Community Activity Area which is dissected by Causeway Road. The western side of the road provides the present Waiheke Sports Club Playing Field. The eastern side is a local purpose reserve, which provides a public boat ramp, a boat maintenance area and a playground.

The area borders the Okahuiti Creek, estuarine and wetland areas which are very important in terms of their ecological functions and as a wildlife habitat. The Creek, estuarine and wetland areas are sensitive to impacts of surrounding land use activities, therefore, management of the area must ensure impacts are minimised.

The Policy Area rules seek to achieve the following outcomes for the area:

- (a) Realignment of the main road is proposed for the following reasons:
  - It is preferable to the earlier designated alignment which would involve extensive reclamation over an important estuary;
  - It allows more space for boating related activities and for the management of

wastes from boat maintenance activities. Off road car-parking is also improved;

- The existing playground reserve is made safer as the distance from the main traffic flow is increased.
- (b) Other outcomes sought include:
- Relocation of the present Waiheke Sports Club playing field, prior to realigning Causeway Road.
  - Management of the estuarine edge through enhancement planting and management of stormwater.
  - Enlargement of the causeway and pedestrian walkway culverts to improve tidal flushing.
  - Management of the boat maintenance area to minimise impacts on the natural environment.

#### B. Ostend

This Residential Activity area comprises of the Mixed Commercial/Community Area which includes the commercial and residential area of Ostend which lies between Waitai Road and Putiki Road and is dissected by Belgium Street.

The main outcome sought for this area is to allow consolidation of Ostend's commercial activities.

Servicing and carparks are positioned around the 'ring-road' in easily accessible localities. In addition, a servicing carpark precinct is proposed in the area which is currently Belgium Road. These and other proposed facilities will provide commercial efficiencies by encouraging attractive and well integrated development, such as pedestrian sensitive amenities.

The realignment and reconstruction of the main route through Putiki Road will not occur until more than 60% of that part of the Policy Area classified Land Unit 13 at Ostend is developed for commercial activities. This level of commercial development with the corresponding traffic load is necessary before realignment of the route should occur.

#### C. Tahī

This area comprises of:



- the Open Space and Wetland Management Area which includes the wetland adjacent to the Tahī Road industrial area.
- the Industrial Activity Area which includes the existing industrial activity at Tahī Road.
- the Residential Activity Area which includes the existing residential development.

The main outcome sought is the enhancement and protection of key environmental features of the area, particularly the wetland. Creation of amenity values consistent with the potential of the area is sought.

Overall the Policy Area has a number of elements of the physical and natural environment which have particular features that make it necessary and appropriate to adopt specific objectives and policies through the policy area framework, to ensure sustainable land use and the creation of appropriate amenity levels within the physical environment. The key features are the:

- Potential impacts of land use activities within the policy area upon the coastal environment (the Okahūiti estuary area in particular).
- Need to specifically manage the recreation use of land adjacent to the Okahūiti estuary (including boating activities).
- Limited drainage capability and other physical constraints of land contained within the policy area.
- Need to achieve a significant degree of enhancement of the existing industrial activity area at Tahī Road.
- Existence of sensitive parts of the natural environment within the policy area, in particular wetland areas and wildlife habitats.
- Need to make appropriate and adequate provision for both traffic movement and parking within and through the policy area.
- Central geographical location of the policy area and the potential offered within it to provide for a wide range of diverse land use activities in order to meet the needs of the district.
- Existence of larger areas of land suitable for a wide range of land use activities surrounding an existing small nucleus of commercial activities.
- Potential to create a cultural nucleus for residents and visitors.

### 7.7.2 OBJECTIVES AND POLICIES

#### 7.7.2.1 OBJECTIVE

*To provide the opportunity for diverse land use activities within the policy area so that a cohesive community environment is created as a major nucleus for those activities in the centre of Waiheke Island.*

##### Policies

- A. By providing a plan for future development opportunities within the policy area so the District Plan rules are appropriate to the particular needs of the Policy Area.
- B. By recognising the existing diverse range of land use activities within the Policy Area and providing for their continuation.
- C. By consolidating business activities within the policy area so that efficiencies of servicing and infrastructure are obtained.
- D. By providing for roading systems and parking so that the consolidation of development within the policy area is facilitated and conflicts between people and vehicles are minimised.

#### 7.7.2.2 OBJECTIVE

*To ensure that all land use activities within the policy area enhance visual amenity values and are managed on the basis of the environmental capacity of the policy area.*

##### Policies

- A. By implementing Plan rules for the policy area so that land use activities do not dominate or detract from visual amenity values.
- B. By using specific bulk and location rules for the policy area so that the scale and intensity of development reflects the natural and physical character of the area and creates a cultural and social nucleus within a business environment.
- C. By ensuring that public space opportunities and the use of reserve areas within the policy area protect and enhance amenity values and facilitate access to and from the coastal environment.
- D. By managing land use activities so that the proximity to the coastal environment is recognised and wildlife



habitats and ecosystems are protected and an adequate water quality is maintained.

- E. By recognising the value and contribution of Okahuiti Creek, estuarine and wetland areas for wildlife and recreation and providing for their protection and management.

### 7.7.3 POLICY AREA 7 - RULES

#### 7.7.3.1 GENERAL RULES

- A. All activities in Policy Area 7 - Okahuiti-Ostend-Tahi shall comply with the relevant land unit rules, and
- B. The erection, alteration of or addition to any buildings or removal of any vegetation within Policy Area 7 is deemed to be a controlled activity.
- C. The carrying out of any earthworks within the sub-areas of Okahuiti or Tahi is deemed to be a controlled activity.

#### 7.7.3.2 PARTICULAR RULES

- A. All controlled activities shall meet the permitted activity standards in Part 6B, other than where they can be varied in accordance with the criteria in Rule 7.7.3.3 below, and
- B. Shall meet the assessment criteria specified in Rule 7.7.3.3, as well as those for controlled activities contained within the relevant land unit(s).

#### 7.7.3.3 CONTROLLED ACTIVITY ASSESSMENT CRITERIA

- A. The exterior finish and colour of buildings shall not dominate or detract from the natural and physical environment.

Note: Reference will be made to the document Colour of Structures in the Landscape, Heath, T. for the interpretation of this criterion, (available at Auckland City Council Offices).

- B. The scale and form of buildings shall not dominate or detract from the natural and physical environment, in particular, landforms and vegetation.
- C. All buildings shall be designed and built so that:
- People are encouraged to use the facilities and services provided in the area by creating an interesting and attractive physical environment.

- D. All buildings shall be located so that their distribution allows for the provision of public amenity areas, pedestrian linkages, building line setbacks and carparking spaces as shown on Policy Area Map 7.
- E. All buildings shall be located so that the roading network pattern shown on Policy Area Map 7 is able to be fully implemented at the appropriate time.
- F. Any extension or alteration to an existing building shall:
- comply with A - E above,
  - be sympathetic to the design and external appearance of the existing building.
- G. Pedestrian linkages shall be provided between public spaces (including carparks) and roads so that the intent of the Policy Area objectives, as shown on Policy Area Map 7 are secured.
- H. Any activity within Land Unit 19 shall be carried out so that the coastal environment is not degraded and in a manner whereby public access to the water is retained or enhanced.
- I. All controlled activities shall be appropriately landscaped and indigenous vegetation planted so that amenity of the policy area is enhanced overall and so that, where appropriate, existing vegetation patterns are reinforced.
- J. Unless Council considers the scale or form of development renders it unnecessary, a landscape design concept plan is required. The Plan shall include the following:
- A written statement to explain the purpose of each aspect of the design. This should include a plant list incorporating the number and botanical name of each species used, any special planting requirements and an indicative maintenance programme.
  - Details in plan form of existing vegetation, contours, structures and landscape features of note.
  - Details in plan form of proposed contours, landforms, hard surfacing, walls, fences and amenity or water features.
- K. All controlled activities shall be carried out so that no reduction of water quality of water systems results from any activity.
- L. All earthworks within the sub-areas of Okahuiti or Tahi shall be carried out so that:
- visual impacts and alteration to the natural landform is minimised;



## PART 7 - POLICY AREAS

- (b) physical impacts such as slippage, erosion, pollution of water systems and coastal waters, are avoided;
- (c) excavated material is disposed of so that (a) and (b) above are achieved;
- (d) vegetation removal is minimised and revegetation with appropriate indigenous species is provided for where necessary to comply with (a) and (b) above.

### 7.7.3.4 CONTROLLED ACTIVITY CONDITIONS

In granting consent to a controlled activity in the policy area the Council may impose conditions relating to any or all of the following matters to ensure the criteria are satisfied.

- A. The removal or retention of vegetation.
- B. Landscaping, including earthworks, and planting of vegetation.
- C. Drainage, stormwater control and effluent disposal.
- D. The visual screening of buildings, service areas and carparks.
- E. The orientation, cladding, scale, form and colour of buildings.
- F. The location of buildings on a lot.
- G. The location and construction of vehicle entry, egress, manoeuvring, parking and servicing facilities.
- H. The provision of pedestrian areas, verandahs, plazas, public open space, arcades, or similar.
- I. Protection of views to the sea and coastline.
- J. The protection of wetland areas and wildlife habitats as ecosystems.
- K. The planting of appropriate vegetation to enhance amenity values.
- L. The disposal of hazardous or potentially hazardous wastes.
- M. Provision for public access to foreshore areas.

### 7.7.3.5 DISCRETIONARY ACTIVITIES

An activity which does not comply with the standards for controlled activities becomes a discretionary activity. All discretionary activities in the Policy Area shall comply with the discretionary activity standards for the relevant land units set down in Part 6C.

### 7.7.3.6 NOTIFICATION

Any subdivision to create lots which conform to the minimum area standards in Rule 8.5.2, and the financial consideration requirements in Part 9 will be considered as a non-notified discretionary activity unless pursuant to Section 95D of the Act, the Council determines that the activity will have, or is likely to have, adverse effects on the environment that are more than minor and that it should be notified pursuant to Section 95A or the Act.

- In all other cases applications will be assessed according to the requirements of the Act as to whether or not they need to be notified.

### 7.7.3.7 OTHER REQUIREMENTS AND INFORMATION

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

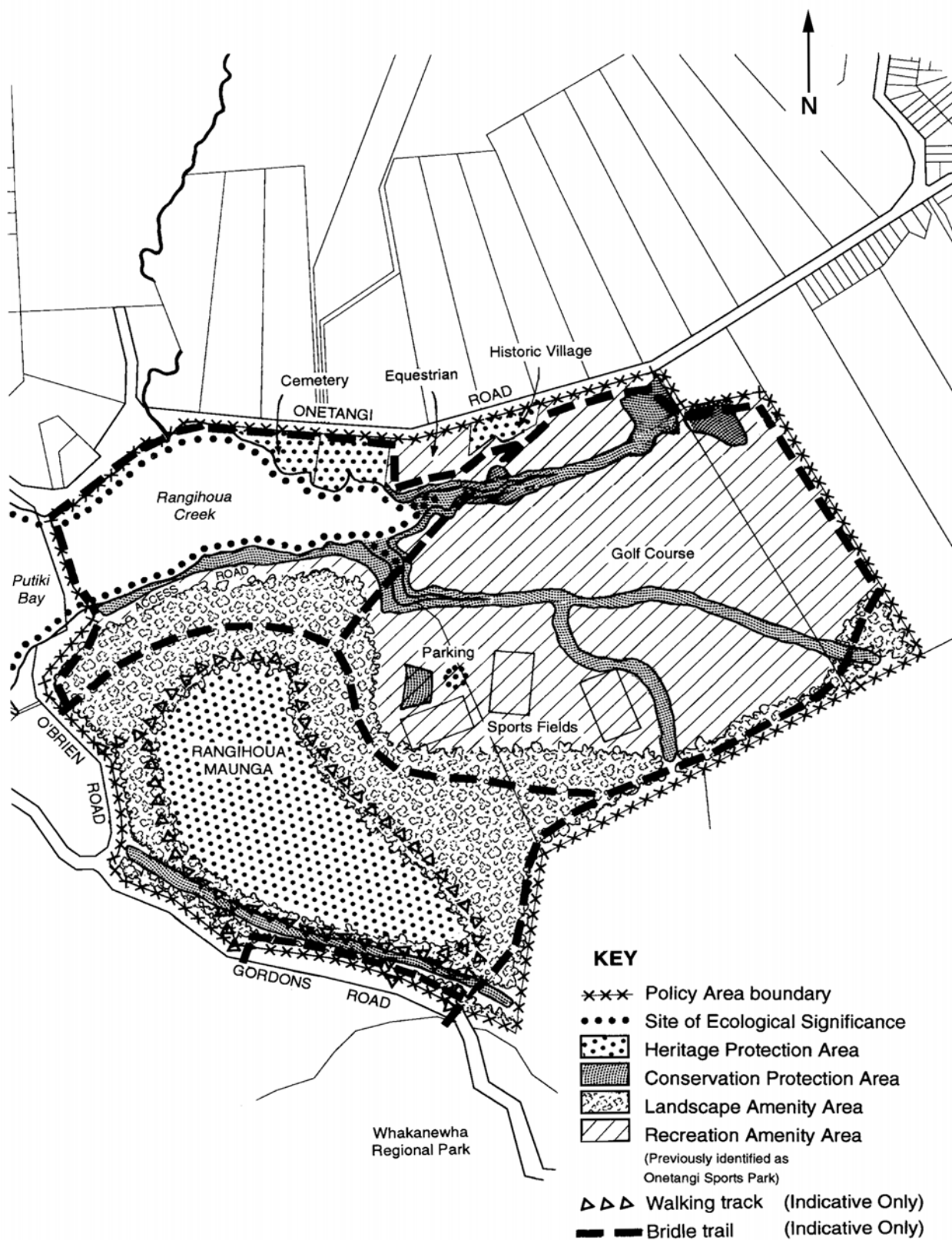
### 7.7.3.8 HERITAGE

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





# Policy Area Map 8 - Rangihoua Park



Not to Scale



## POLICY AREA 8 - RANGIHOA PARK

### 7.8.1 EXPLANATION

The geographic boundaries of the Rangihoua Park Policy Area are shown on the Policy Area Map 8. The Policy Area, covering some 110 hectares, includes the sportfields and golf course, associated buildings, facilities, and access routes and carparks; Rangihoua Creek and Putiki Bay estuary and associated wetlands to the east of the causeway; urupa and cemetery; historical village and museum; wilderness areas of natural landscape; site of Putiki-o-kahu Pa on the upper slopes of Rangihoua Maunga (Hill) from which extensive views can be seen, both over the Putiki Bay area and inland; and various bridle trails and pedestrian walkways through the Park which join up with the network of Waiheke Island Walkways. The Policy Area covers Land Units 4, 17, 18, and 19, and includes a portion of Site of Ecological Significance #9 - Rangihoua Creek.

The purpose of Rangihoua Park is to facilitate recreational and community use of land held in public ownership as a recreational reserve. Active recreation is provided for predominantly in the Recreation Amenity Area, within the area identified as Onetangi Sports Park. Park visitors are able to walk freely within the Park, particularly within the Landscape Amenity Area. Access to some areas of the park is restricted for heritage or conservation reasons, or for personal safety. Horse-riding is permitted on the designated bridle trails and within the equestrian area of the Park.

The different parts or sub-areas of the Policy Area are listed below, and identified on Policy Area Map 8 so that they can be specifically considered when assessing controlled or discretionary activities in those areas. The facilities / features of the Park are either already in existence or are planned as future developments of the Park. The provisions of the Policy Area are based on the need to provide for these future developments.

#### A. Recreation Amenity Area

One of the main functions of Rangihoua Park is the provision of recreational areas and facilities for active recreation in the area identified as Onetangi Sports Park and classified as Land Unit 18. The desired outcome is maximised use of the areas and facilities, providing community members with access to a diverse range of recreational opportunities both active and passive. Management of the active Recreation Amenity Area is important to ensure that compatible activities can function independently and safely.

Existing and planned facilities are provided for including: three all-weather, sand-filled sports fields,

toilets, changing rooms and spectator seating; golf course; equestrian facilities; and, the access roads, footpaths and carparks. Development of these facilities will be assessed as controlled activities against the relevant land unit rules and managed in accordance with the Policy Area objectives, policies and rules. Buildings and structures over a certain scale which may contribute to the use and enjoyment of this area for recreation and sports, e.g. Clubrooms, grandstands, are restricted discretionary activities.

The Golf Course, established as a private golf course in 1972, passed into public ownership in 1984 when the property was bought by the Waiheke County Council. Some of the 9 holes may need to be repositioned to accommodate other activities within the Park. The management and development of the golf course, clubrooms, carpark and associated facilities will be assessed as a controlled activity against the specific policies and objectives of the Policy Area.

#### B. Conservation Protection Area

The importance of the Rangihoua Creek and the estuary of Putiki Bay has already been recognised by its inclusion in the District Plan as a Site of Ecological Significance (#9 - Rangihoua Creek). For integrated management and conservation, a portion of this SES east [landward] of the O'Brien Road causeway, is included in the Rangihoua Park Policy Area. The SES is within the Coastal Marine Area, administered by the Auckland Regional Council, and rules for the CMA are contained in the Regional Plan: Coastal and not within the District Plan. There are three tributaries of the Rangihoua which flow through the Policy Area and empty into the estuary. The tributaries, stream banks, wetlands, salt marshes landward of the CMA are classified as Land Unit 4. Access to these fragile environments needs to be restricted.

The prime purpose of this area is to conserve and enhance natural environments. Conservation of the wetland and estuarine areas will facilitate healthy ecosystems. This can be achieved through good land-based management practices such as: controlling pollutants, for example sediment-laden or nutrient-rich run-offs; weed management; defining the extent of buffers along streams and wetlands and limiting access to them to protect the fragile land/water margins; revegetation of coastal areas to improve their hydrological functions and slow the flow of run-off and provide a sustainable habitat; and the use of



appropriate measures to maintain water levels and facilitate fish migration.

### C. Heritage Protection Area

The Rangihoua area has very significant heritage value. The area was occupied by ancestors of Ngati Paoa and Putiki-o-Kahu. Pa was situated on Rangihoua Maunga, to take advantage of the strategic and extensive views of Putiki Bay. Protection of this view is encouraged because of its cultural significance to Ngati Paoa. The pa site is the area of Rangihoua Maunga which is higher than the walking tracks and is shown on Policy Map 8 - Rangihoua Park. Access to the Rangihoua Maunga Heritage Protection Area is limited to Iwi-approved people. The slopes of Rangihoua were cultivated for many generations and the terraces can still be seen. The Rangihoua area is waahi tapu, of spiritual significance to the Ngati Paoa, the mana whenua. The Ngati Paoa, as mana whenua, have needs and aspirations which are addressed within the objectives, policies, and rules of the Policy Area. A Kaitiaki Management Committee will be set up to manage the Rangihoua Maunga Heritage Protection Area.

Provision is made for further appropriate development of the Waiheke Lawn Cemetery and the Waiheke Island Historical Society Village and Museum. The Waiheke Lawn Cemetery, consecrated in 1950, and the Waiheke Island Historical Society Village and Museum are other Heritage Protection Areas of the Policy Area. Land has been set aside for an extension to the cemetery. The various restored buildings in the historic village, the pieces of equipment and the museum, provide a significant heritage amenity for the people of Waiheke.

### D. Landscape Amenity Area

The Landscape Amenity Area is characterised by large areas of open space, bush and revegetated areas, and is classified Land Unit 17. Rangihoua Maunga is a single cone volcano and a dominant landscape and heritage feature of the Park. It contributes to the high amenity values of Rangihoua Park and requires special protection so that its significance is not diminished.

The prime purpose of the Landscape Amenity Area is to provide opportunities for low-impact passive recreation such as walking, horse-riding, art and picnics. In this area, the focus is on the quality of the experience within the natural environment. Activities and associated developments are to be compatible with, and secondary to, the natural environment. Development is limited to the establishment of walking tracks, bridle trails, maintenance of open space areas, and the revegetation of some areas. A

network of low-impact walkways and bridle trails will be established, where appropriate and necessary, as separate facilities. The walkways and trails will join the walkway network outside the Park, such as through the Whakanewha Regional Park, and the bridle trail connecting to Trig Hill Road and Puke Atua Reserve.

The desired outcome is an area where community members can appreciate the natural environment while engaging in a diverse range of compatible passive recreational pursuits, in safety and without conflict or risk with other concurrent Park recreational activities. Progressive revegetation of excavated or deforested areas, including the areas around the ponds and streams, will utilise locally sourced indigenous species of the type found in SES 33.

Open spaces are also suitable for occasional functions such as country fairs. Open space, trails and walkways, and revegetated areas will be developed and managed in accordance with the provisions of the Rangihoua Park Policy Area.

## 7.8.2 OBJECTIVES AND POLICIES

### GOAL

*To facilitate the creation of a major recreational park which provides a diverse range of outdoor active and passive recreational opportunities for the residents of Waiheke Island and visitors.*

### 7.8.2.1 OBJECTIVE

*To ensure that all activities within Rangihoua Park support and enhance the values, needs and aspirations of the residents of Waiheke Island and provide a cohesive community recreational environment*

#### Policies

- A. By encouraging community involvement in the management of Rangihoua Park.
- B. By creating low-impact, user-friendly walkways and bridle trails through the Park and by facilitating access to the network of Waiheke Island Walkways, such as the walkways through Whakanewha Regional Park, Onetangi Road, and Puke Atua Reserve.
- C. By providing for short-term special events, such as country fairs.



### 7.8.2.2 OBJECTIVE

*To ensure that development enhances the amenity of the area, is of an appropriate scale, reflects physical relationships of and does not unduly dominate the natural environment.*

#### Policies

- A. By requiring all proposed developments to obtain land use consent as controlled activities to ensure that land clearance and development - such as design, scale, colour and intensity of buildings and structure - do not dominate or detract from the visual, cultural and environmental amenity values of the Park.
- B. By requiring amenity planting throughout the Park to use locally-sourced indigenous species.
- C. By providing for appropriate effluent disposal controls.
- D. By providing vehicular accessways, carparks and sealed pedestrian footpaths to the sports fields and appropriate access to and off-road parking for other areas of, and activities within the Park.
- E. By generally limiting public access to certain areas for the protection of ecological and cultural features, and for public safety reasons.
- F. By investigating the promotion of a view shaft from Rangihoua Maunga west to Putiki Bay and north-east towards Onetangi. This would limit the height of all buildings and structures to protect the significant views from Rangihoua Maunga to Putiki Bay, Rangihoua Creek and north, north-east facing landscapes.

### 7.8.2.3 OBJECTIVE

*To protect and enhance ecosystem functions of the natural environment.*

#### Policies

- A. By ensuring that land use activity and the location and construction of any development within the Policy Area does not detrimentally impact upon, alter or affect the water quality or quantity in the Conservation Protection Area and other ecologically important areas.
- B. By ensuring adequate controls are imposed upon current activities, future resource consent applications, and management plans to ensure that drainage, stormwater, sediment, and nutrient-rich or

otherwise contaminated run-off does not enter the water systems.

- C. By establishing and implementing an ongoing water quality monitoring scheme in association with relevant public bodies for the wetland, stream and estuarine areas of the Rangihoua Park Policy Area to monitor any impact from land based activity.
- D. By restricting public access, using appropriate means such as fencing and signage, in the vicinity of wetlands, streams and estuarine margins to ensure that no significant or long-term detrimental impact occurs within these areas.
- E. By establishing a defined and fenced-off vegetation buffer along wetland margins to filter sediment and ensure that these fragile areas continue to function as ecological systems.
- F. By using vegetation planting using plant species indigenous to Waiheke Island and preferably sourced from Waiheke Island gene pool stock and the creation of an additional waterbody within the northern arm of the Rangihoua Creek as a means of enhancing and protecting ecosystem functions.
- G. Weed and pest control practices are to uphold the policy of Waiheke Island and be in accordance with the Waiheke Island Weed Management Strategy and other Council-approved measures.
- H. Removal of gorse, tobacco and asparagus weed from the upper levels of Rangihoua Maunga in accordance with any operative Kaitiaki Management Committee plan.
- I. By providing low-impact information signs which identify environmental features within the Park.

### 7.8.2.4 OBJECTIVE

*To maintain and enhance the areas of cultural importance to the people of Waiheke Island by the creation of a Heritage Amenity Area.*

#### Policies

- A. By requiring all buildings, earthworks, landscaping and vegetation removal and planting within the Heritage Protection Area to be assessed as a controlled activity so as to ensure protection of the cultural and heritage amenity.
- B. By providing for the future development of appropriate facilities at the Waiheke Lawn Cemetery.
- C. By providing for the future development of appropriate facilities at the Waiheke Island Historical Society Museum and Historic Village, including vehicle parking.



- D. By establishing a Kaitiaki Management Committee of Council and Ngati Paoa representatives to manage Rangihoua Maunga Heritage Protection Area.
- E. By ensuring protection of Maori heritage by appropriate means, in accordance with any operative Kaitiaki Management Committee management plan.
- F. By providing low-impact information signs which highlight cultural values within the Park.

### 7.8.2.5 OBJECTIVE

*To maintain and enhance the rural open space for passive recreation by the creation of a Landscape Amenity Area.*

#### Policies

- A. By promoting the use of the area for appropriate passive recreation activities.
- B. By providing for low-impact infrastructure which meets the needs of passive recreation participants, such as picnic tables and seats, bridle trails, walkways, toilets, lighting, signage, and off road vehicle parking areas.
- C. Revegetation in accordance with management plans to provide for shelter, erosion control, landscaping and amenity planting.

### 7.8.2.6 OBJECTIVE

*To provide active recreational opportunities for the people of Waiheke Island and visitors by the creation of a Recreation Amenity Area.*

#### Policies

- A. By facilitating a diverse range of organised recreation activities, such as team sports, golf, equestrian events and athletics.
- B. By providing for low-impact infrastructure which meets the needs of the active recreation participants and spectators, such as sports fields, golf course, equestrian facilities, changing sheds and toilets, spectator facilities, lighting, signage, footpaths and off road vehicle parking areas.
- C. By ensuring buildings are not visually intrusive, either individually or cumulatively, that their scale and nature reflects the surrounding landscape and that new buildings take into account and are sympathetic with existing facilities built for users of Rangihoua Park.

## 7.8.3 POLICY AREA 8 – RULES

### 7.8.3.1 GENERAL RULES

- A. Activities in Policy Area 8 - Rangihoua Park - are to promote and encourage safe and enjoyable use of the Park by as many of the people of Waiheke Island as possible; and
- B. All activities in Policy Area 8 - Rangihoua Park - shall comply with the relevant Land Unit rules as well as the rules of this Policy Area; and
- C. All activities and development within the Heritage Protection Area and the Conservation Protection Area of Policy Area 8 - Rangihoua Park - are deemed to be discretionary activities unless otherwise provided for in the Policy Area 8 rules; and
- D. All activities and development within the Recreational Amenity Area and the Landscape Amenity Area of Policy Area 8 - Rangihoua Park - are deemed to be controlled activities unless otherwise provided for in the Policy Area 8 rules.

### 7.8.3.2 PARTICULAR RULES

- A. All controlled activities shall meet the permitted activity standards in Part 6B, other than where they can be varied in accordance with the criteria in Rule 7.8.3.3 below, and any relevant Council bylaws; and
- B. All controlled activities shall be assessed against the criteria for controlled activity conditions of consent in Rule 7.8.3.3 below, Rangihoua Park - Policy Area Map 8, and the relevant land unit rules.
- C. All activities within the Rangihoua Maunga Heritage Protection Area require the approval of the Kaitiaki Management Committee.
- D. Dwellings shall be a non-complying activity.
- E. Any proposed development will be assessed according to the objectives, policies, rules, controlled activities criteria and conditions, of the Rangihoua Park Policy Area. The Lot Coverage provisions of Rule 6B.1.2.4 and 6C.1.2.4 shall not apply within the Rangihoua Park Policy Area and the Height provisions of Rule 6B.1.2.1 are restricted for all land units within the Rangihoua Park Policy Area.



## PART 7 - POLICY AREAS

- F. Any use of land or buildings must be consistent with any operative management plan pursuant to the Reserves Act 1977 or the Conservation Act 1987.
- G. In the Recreation Amenity Area buildings and structures which contribute to the use and enjoyment of the area for recreation and sporting purposes, e.g. clubrooms, grandstands, and which exceed the controlled activities criteria in 7.8.3.3 are restricted discretionary activities. In general circumstances such applications will not be required to be notified unless the Council chooses to exercise its discretion in that respect.
- H. Wetland restoration activities within the Conservation Protection Area are deemed to be controlled activities provided they are in accordance with an approved wetland restoration plan and any operative management plan pursuant to the Reserves Act 1977 or the Conservation Act 1987 and Rule 7.8.3.5 A (c) shall not apply.

### 7.8.3.3 CONTROLLED ACTIVITY ASSESSMENT CRITERIA

**The Council shall give consideration to the following criteria in assessing an application for a controlled activity:**

#### A. Buildings, Structures and Accessways

- (a) All buildings, structures and accessways shall be designed and built so that:
- (i) People are encouraged to use the facilities and services provided in the area by the creation of an interesting and attractive physical environment.
  - (ii) Safe separation of vehicle and pedestrian traffic is achieved.
  - (iii) Safe and easy pedestrian access to all facilities is provided.
  - (iv) Access to structures/parts of structures housing machinery and equipment is restricted.
- (b) The scale and form of any buildings or structures shall be complementary to each other, low profile and low impact so as not to detract from the physical environment, in particular, the natural character of the landforms and vegetation, and includes:
- (i) Buildings and structures shall not exceed 4.0 metres in height and 200 m<sup>2</sup> in gross floor area; and
  - (ii) Buildings, individually and collectively, shall not be situated so that they are visually dominating or intrusive.
  - (iii) Buildings shall where practicable and where used for a similar purpose, be clustered.
  - (iv) Floodlighting shall only be provided for the sportsfields as shown on Policy Area Map 8 and shall employ techniques which prevent unnecessary light spill off areas to be illuminated and downward lighting which prevents, as far as possible, lighting of the night sky.
- (c) The exterior finish and colour of buildings shall not dominate or detract from the natural and physical environment. Note: Reference will be made to the document Colour for Structures in the Landscape, T.Heath, Lincoln College Press, Lincoln College, Canterbury, November 1978, for interpretation of this criterion (available at Auckland City Council offices) and shall take into account the section entitled "compatible colours".
- (d) All applications for proposed developments involving structures and buildings shall be accompanied by a landscape assessment which specifically addresses how the proposal meets Objective 7.8.2.2 and Policy 7.8.2.2.A.
- (e) Pedestrian linkages shall be provided within the Park so that the public access objectives of the Policy Area and the location of walkways as detailed on Rangihoua Park - Policy Area Map 8, are achieved.
- (f) The location of all vehicle entry and egress, accessways and driveways, manoeuvring, parking areas, and servicing facilities are to be separated from the network of pedestrian walkways and footpaths, and bridle trails, for pedestrian safety.
- (g) Any extension or alteration to an existing building or structure shall:
- (i) comply with (a) - (f) above;
  - (ii) be sympathetic to the design and external appearance of the existing building or structure.
- (h) Unless Council considers the scale or form of development renders it unnecessary, a landscape design concept plan is required. The Plan shall include the following:



- (i) A written statement to explain the purpose of each aspect of the design. This should include a plant list incorporating the number, size, and botanical name of each indigenous species used, any special planting requirements and an indicative maintenance programme including watering during dry seasons.
- (ii) Details in plan form of existing vegetation, contours, structures and landscape features of the vicinity.
- (iii) Details in plan form of proposed contours, landforms, hard surfacing, walls, fences, and amenity and water features.
- (iv) All controlled activities within the Policy Area shall be carried out in a manner that ensures that the natural environment, including water systems, is not degraded and that the intent of the Policy Area conservation objectives are achieved.

## B. Earthworks

- (a) All earthworks in the Policy Area shall be carried out so that:
  - (i) The natural flood retention characteristics of the wetlands of the Policy Area are not reduced; and
  - (ii) Excavated material does not lead to the sedimentation of any natural water systems or coastal waters; and
  - (iii) All necessary reinstatement works are carried out so that cut surfaces are revegetated for sediment control and the landscape quality of the area is enhanced before the end of the next planting season following the works.
- (b) No earthworks are to be undertaken within the Recreational Amenity Area and the Landscape Amenity Area other than where a controlled activity resource consent is held.

## C. Vegetation

- (a) No vegetation within the Rangihoua Park Policy Area shall be removed or otherwise altered other than where a controlled activity resource consent is held.
- (b) Any landscape planting shall be with locally sourced indigenous vegetation of the species found in Site of Ecological Significance 33

(Rocky Bay) and planted for the amenity of the Policy Area and to enhance the local patterns within the natural environment.

- (c) Grass, weed and pest management practices are to be in accordance with the Waiheke Island Weed Management Strategy and other Council-approved measures, and as approved by the Auckland Regional Council.

## D. Amenity

- (a) All controlled activities shall be assessed against their effect on the following identified amenity values. These amenity values are those natural, physical or cultural qualities and characteristics of the Rangihoua Park Policy Area that contribute to people's appreciation of its pleasantness, aesthetic coherence, historical, cultural, and recreational attributes:
  - presence of significant views from Rangihoua Maunga to Putiki Bay and Onetangi
  - public access to Rangihoua Park and its facilities
  - presence of wetlands, streams and estuarine areas
  - recreational facilities and structures
  - diverse recreational opportunities
  - areas of wilderness, trees, open spaces
  - Maori heritage, including pa and urupa
  - Cemetery
  - Historic Village
  - a series of pedestrian and bridle trails which connect into the network of Waiheke Walkways
  - conservation and ecology study opportunities
  - absence of dominating or inappropriate signage, lighting, noise, or similar adverse effects of activities
  - absence of dominating or inappropriate buildings or structures.

### 7.8.3.4 CONTROLLED ACTIVITY CONDITIONS

In granting consent to a controlled activity in the Policy Area, the Council may impose conditions relating to any or all of the following matters to ensure the criteria are satisfied.



## PART 7 - POLICY AREAS

- A. The removal, retention, or replanting of vegetation.
- B. Landscaping.
- C. Drainage, effluent disposal, sediment and stormwater control.
- D. The extent and nature of earthworks.
- E. The fencing of the Conservation Protection Area to facilitate the restoration of ecologically sustainable conservation buffers.
- F. The visual screening of buildings or yards by vegetation or any other means.
- G. The orientation, cladding, scale, form, and exterior colour of buildings.
- H. The location and intensity of buildings and structures.
- I. The height and gross floor area of buildings and structures.
- J. The location, design and construction materials of walkways and bridle trails, accessways/parking areas/driveways to, from and within, the Policy Area.
- K. Lighting, noise, services, signage, and any other recreation-associated activities, equipment capable of creating potential adverse effects.
- L. The requirement for public access and the need to manage effects, such as through hours of operation, restricted access to some areas, adequate toilets, and car-parking facilities.
- M. The requirement to balance multiple-user opportunities and needs, and the control of effects of such activities, including the separation of vehicle and pedestrian traffic, noise and lighting, to provide for the safety and enjoyment for all Rangihoua Park users.
- N. The requirement to manage control of crowds, traffic, dogs, and litter.
- O. The requirement to manage special events.
- P. Protection of views to the sea.
- Q. Any matter necessary to give effect to the intent of Policy Area 8 - Rangihoua Park - and Policy Area Map 8.

### 7.8.3.5 DISCRETIONARY ACTIVITIES

#### A. General Rules

Application must be made for a resource consent for a discretionary activity under the following circumstances:

- (a) Where it is proposed to vary any of the standards for permitted activities contained in Part 6B.
- (b) No activity, including earthworks, is to be undertaken within the Heritage Protection Areas or the Conservation Protection Areas of the Policy Area other than where a discretionary activity resource consent is held.
- (c) No vegetation within the Conservation Protection Areas of the Policy Area shall be removed or otherwise altered other than where a discretionary activity resource consent is held.
- (d) No activity, including earthworks and vegetation removal or planting, is to be undertaken within Rangihoua Maunga Heritage Protection Area of the Policy Area other than where a discretionary activity resource consent is held which includes Ngati Paoa approval for the work to be undertaken.
- (e) Any proposed development of greater than 200m<sup>2</sup> gross floor area in the Recreation Amenity Area will be assessed as a restricted discretionary activity to ensure that the objectives of the Rangihoua Park Policy Area are achieved.
- (f) Any use of land or buildings must be consistent with any operative management plan pursuant to the Reserves Act 1977 or the Conservation Act 1987.
- (g) Where it is proposed to vary any of the standards in Rule 7.8.3.2.

#### B. Assessment

Restricted discretionary and discretionary activities will be assessed against the criteria of Rule 7.8.3.3 with the exception that Rule 7.8.3.3(b)(i) shall not apply to buildings requiring restricted discretionary or discretionary activity consent in the Recreation Amenity Area. Council shall also give consideration to the following in assessing an application for a discretionary activity:

- (a) The discretionary activity standards for the relevant land units set down in Part 6C; and
- (b) The need to ensure that the dominant use of the Recreation Amenity Area remains open air recreation and sports, and that the development of buildings does not individually or cumulatively result in an adverse impact on that dominant use; and
- (c) The General Assessment Criteria in Part 6E including the impacts of a proposed activity or





development on the wider community, the natural environment and tangata whenua, and assessment in terms of the objectives and policies of the Plan; and

- (d) The objectives and policies for the Policy Area including reference to Policy Area Map 8; and
- (e) Where consent for a discretionary activity is sought in terms of more than one of the provisions of Rule 7.8.3.5.A the Council will consider applications together unless a rule for the Policy Area specifies otherwise.

### C. Discretionary Activity Conditions

In granting consent to a discretionary activity in the Policy Area, the Council may impose any of the conditions listed in 7.8.3.4 and in Part 6G, and any further conditions, including matters relating to any of the following, to ensure the criteria for conditions of consent are satisfied:

- (a) Technical reports for earthworks proposals and other works with the potential to create adverse environmental effects. This may include peer review of the technical reports at the applicant's expense.
- (b) A monitoring proposal indicating the time-frame and type of monitoring that will be conducted by the applicant at the applicant's expense both during and following the development should consent be given.
- (c) Assessments of proposed structures and facilities are to include information such as building design, shadows, noise, lighting and traffic controls, and any other effect which has the potential to become a public nuisance.

#### 7.8.3.6 NOTIFICATION

Applications will be assessed in accordance with the requirements of the Act and the rules of Policy Area 8 - Rangihoua Park and Rule 7.8.3.2.F as to whether or not applications need to be notified. The Rangihoua Park Policy Area acknowledges and promotes community involvement in the decision-making and management of the Park.

#### 7.8.3.7 OTHER REQUIREMENTS AND INFORMATION

The information and requirements outlined in Parts 6B - 6G herein, must be referred to prior to making an application for any resource consent. The intent of Policy Area 8 as outlined in Part 7 of the Plan, including Policy Area Map 8, is to be

further endorsed by Council-approved Documents of the Waiheke Island Community Board (including Recreation Waiheke, Waiheke Walkways, Waiheke Island Weed Management Strategy), any operative Rangihoua Park Reserve Management Plan, any Rangihoua Maunga Kaitiaki Management Committee management plan, any operative Weed and Pest Management policies of Auckland Regional Council, and the Auckland Regional Council's Regional Policy Statement and Regional Plan: Coastal.

#### 7.8.3.8 SUBDIVISION

The rules for subdivision are contained in Part 8 of the Plan.

#### 7.8.3.9 HERITAGE

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

