

I515. Kawau Island

I515.1. Precinct Description

Kawau Island is located off the east coast 8.4km from Sandspit and 1.5km south of the Tawharanui Peninsula. A number of significant elements contribute to the distinctive character of Kawau Island.

The topography of the island is generally hilly, often with steep land or cliffs. The vegetative cover of the island is highly modified, with large areas of kanuka and manuka and areas of both planted and wilding pine forest. Natural regeneration and plant life is depleted as a result of grazing by wallabies.

The island has a long history of maritime use of the sheltered harbours on the western side of the island. Almost all settlement is concentrated on the western side of the island with most dwellings located close to the coastal edge. Residents and visitors rely solely on water based transport and wharves or jetties to gain access to the island.

The island has a rich and interesting history which includes Māori occupation and use, copper mining, the former residence of Sir George Grey and his introduction of a number of exotic animals to the island. The Kawau Historic Reserve, including Mansion House, comprises approximately 10 per cent of the island and is administered by the Department of Conservation. Mansion House, the jetty and its surrounds are scheduled for their historic heritage values.

Much of the island, outside of settled areas, is scheduled for its outstanding natural landscape values. The coastal edge on the eastern side of the island is also scheduled for its outstanding natural character values, and parts of the island are scheduled for their high natural character values. Significant ecological areas have not yet been identified for Kawau Island.

The purpose of the Kawau Island Precinct is to ensure the distinctive character and values of Kawau Island are recognised and provided for, and that regard is given to the non-statutory document Kawau Island Vision 2009. The precinct comprises two sub-precincts that retain the distinction between the more densely settled area on the west of the island (Sub-precinct A) and the natural values of the east of the island (Sub-precinct B) to be maintained.

Sub-precinct A applies to the western side of the island and is zoned Residential - Rural and Coastal Settlement Zone. Sub-precinct B applies to the eastern side of the island and is zoned Rural - Rural Conservation Zone.

I515.2. Objectives

- (1) The distinctive character of Kawau Island is retained and protected from inappropriate subdivision, use and development.
- (2) The landscape, natural character, historic heritage and ecological values of the island are protected and enhanced.
- (3) Wallaby and possum populations on the island are controlled, and the ecology of the island re-established.

The overlay, Auckland-wide and underlying zone objectives apply in this precinct in addition to those specified above.

I515.3. Policies

- (1) Retain the distinctive character of the Kawau Island, including through limiting the scale and intensity of subdivision, use and development.
- (2) Protect the ecological, historic heritage, visual amenity, natural character and landscape values of Kawau Island from inappropriate subdivision, use and development.
- (3) Avoid locating buildings and structures on ridges or other highly visible locations where they impact on the profile of the island.
- (4) Avoid the formation of roads and the further introduction of motor vehicles to the island.
- (5) Recognise the importance of water access while managing the number of wharves, jetties and other access structures by encouraging joint ownership, and/or joint access where appropriate, and allowing new access structures to be established only where necessary.
- (6) Avoid activities that may adversely affect the natural functioning of coastal processes occurring around the island.
- (7) Encourage the control of wallaby and possum populations.
- (8) Allow residential and appropriate visitor accommodation on the western side of the island where most residential development has already occurred.
- (9) Limit subdivision in Sub-precinct A to the creation of sites suitable for low intensity residential development, and for visitor accommodation that will have minor adverse effects on the environment.
- (10) Limit the creation of residential sites in Sub-precinct B with respect to the position, number and size of lots to avoid loss of indigenous vegetation and habitat and adverse effects on the outstanding natural landscape and outstanding natural character values.
- (11) Limit activities that require bush removal or the formation of roads in Sub-precinct B.

The overlay, Auckland-wide and underlying zone policies apply in this precinct in addition to those specified above.

I515.4. Activity table

The provisions in any relevant overlays, Auckland-wide provisions and the underlying zone apply in this precinct unless otherwise specified below.

Table I515.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Kawau Island Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I515.4.1 – Land use, development and subdivision

Activity		Activity status	Activity status
Use		Sub-precinct A	Sub-precinct B
(A1)	Boat building, repairs and servicing	D	D
(A2)	Mineral exploration	Pr	NC
(A3)	Mineral extraction activities	Pr	NC
(A4)	Mineral prospecting	Pr	NC
(A5)	Vegetation alteration or removal	P	P
(A6)	Vegetation alteration or removal that does not meet the permitted activity standards	RD	RD
(A7)	Visitor accommodation for up to 30 people	D	D
(A8)	Visitor accommodation for more 30 people	NC	NC
Development			
(A9)	Buildings or accessory buildings	P	RD
(A10)	Buildings or accessory buildings for any discretionary activity in Table I515.4.1	D	D
(A11)	Buildings and facilities above mean high water springs associated with water based tourist activities	D	D
Subdivision			
(A12)	Subdivision of low intensity settlement sites	RD	NC
(A13)	Subdivision in Sub-precinct A that does not comply with the restricted discretionary standards	NC	NA
(A14)	Subdivision in Sub-precinct B that does not comply with the permitted activity standards for subdivision in the Rural – Rural Conservation Zone	NA	NC

I515.5. Notification

- (1) Any application for resource consent for an activity listed in Table I515.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

I515.6. Standards

The overlay, Auckland-wide and underlying zone standards apply in this precinct in addition to the following standards.

All activities listed as permitted and restricted discretionary in Table I515.4.1 Activity table must comply with the following standards.

I515.6.1. Vegetation alteration and removal

- (1) The cutting, damaging or destroying of any exotic tree or area of exotic trees must not affect a scheduled notable tree.
- (2) The removal of vegetation for walking tracks must be limited to clearing an area of up to 1.7 m in width and must be undertaken by the landowner (or with the landowner’s consent).
- (3) The alteration or removal of any individual native tree or number of trees constituting native bush, must be limited to trees that are:
 - (a) less than or equal to three metres in height; and
 - (b) less than or equal to 500m² in area.
- (4) The cutting of manuka and kanuka must not result in a cleared density of fewer than 25 trees per 1000m², other than clearance for the purposes of:
 - (a) property maintenance and fire protection within 10 metres of any existing building;
 - (b) harvesting for non-commercial firewood collection; or
 - (c) harvesting as a renewable raw material for crafts, utility uses and home occupations.

I515.6.2. Height in relation to boundary

- (1) Buildings must not exceed a height equal to 3m plus the shortest horizontal distance between any part of the building and any site boundary.

I515.6.3. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table below:

Table I515.6.3.1 Yards

Yard	Sub-precinct A and B
Front	6m or not applicable if front yard adjoins mean

	high water springs
Side	3m
Rear	6m
Coastal protection yard	NA

I515.6.4. Coverage

- (1) The maximum building coverage for sites less than 4000m² is 35 per cent of the net site area.
- (2) The maximum building coverage for sites 4000m² or greater is 1400m² plus 15 per cent of the net site area in excess of 4000m².
- (3) The maximum building coverage for sites of 8000m² or greater is 2000m² plus 10 per cent of the net site area in excess of 8000m².

I515.7. Assessment – controlled activities

I515.7.1. Matters of control

There are no controlled activities in this precinct.

I515.8. Assessment – restricted discretionary activities

I515.8.1.1. Subdivision of low intensity settlement sites in Sub-precinct A:

- (1) Subdivision of a low intensity site in Sub-precinct A as a restricted discretionary activity must have a minimum net site area of 4000m² that is capable of containing a square measuring 30 metres x 30 metres.
- (2) Up to five sites may be created provided that:
 - (a) all sites gain frontage either over a jointly owned access lot, or right-of-way that is not less than six metres wide (or a combination of both), or have direct access to the foreshore;
 - (b) each new site has legal access to a jetty or wharf; and
 - (c) new sites are not required to have legal access to a road, notwithstanding any rules to the contrary in the underlying zone and Auckland-wide rules for subdivision.

I515.8.2. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland- wide or zone provisions:

- (1) Buildings:
 - (a) Building siting.
 - (b) Building height, design and external appearance.

- (c) Effects on natural character and landscape.
- (d) Landform modification.
- (2) Vegetation alteration and tree removal:
 - (a) Scale, location, visibility and earthworks.
- (3) Subdivision of low intensity settlement sites in Sub-precinct A:
 - (a) Arrangement, shape and size of lots.
 - (b) Access.
 - (c) Landform and vegetation change.

I515.8.3. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) Buildings:
 - (a) The siting of buildings and structures will be assessed on the extent to which:
 - (i) they are sited to minimise extensive landform modification and land disturbance, retain the existing landform as far as is practicable and minimise sediment discharges; and
 - (ii) any significant adverse effects on trees or bush that contribute to ecological values are avoided.
 - (b) Building height, design and external appearance will be assessed on the extent to which:
 - (i) the proposed height and scale of the building adversely affects the amenity values of neighbouring sites by reducing privacy, sunlight admission or causing overbearing on buildings on adjacent sites; and
 - (ii) the scale, form, materials and colour of buildings and structures complement the rural and coastal character and the particular elements making up that character.
 - (c) The effects of buildings and structures on natural character and landscape values will be assessed on the extent to which:
 - (i) the building or structure visually intrudes on any significant ridgeline or skyline when viewed from any public road or other public land including any beach, the sea or regional park;
 - (ii) the building or structure will have adverse effects on landscape and natural character values; and

- (iii) the buildings or structure will detract from any view or vista of natural features obtained from any public road, or other public place including parks and reserves.
 - (d) Landform modification associated with buildings and structures will be assessed on the extent to which:
 - (i) in addition to the siting of the building, access and servicing for the site is designed in minimise the extent of landform modification and earthworks.
- (2) Vegetation alteration and tree removal:
- (a) The scale, location, visibility and earthworks associated with vegetation alteration and tree removal will be assessed on the extent to which:
 - (i) the removal is necessary to enable reasonable use of a site for a building platform and associated access, services and living areas;
 - (ii) the removal will have adverse effects on ecological and indigenous biodiversity values;
 - (iii) the vegetation to be removed serves to avoid or mitigate natural hazards and the amount of vegetation that is retained;
 - (iv) the vegetation removal is likely to result in erosion and adverse effects on soil conservation and water quality; and
 - (v) the vegetation removal will have adverse effects on landscape, natural character and amenity values.
- (3) Subdivision of low intensity settlement sites in Sub-precinct A:
- (a) The arrangement, shape and size of lots in Sub-precinct A will be assessed on the extent to which:
 - (i) the proposed arrangement of the sites, including access recognises the primary access to sites is by water;
 - (ii) the proposed arrangement of the sites retains the low intensity character of settlement on Kawau Island; and
 - (iii) the shape and size of the site is appropriate for low intensity residential settlement.
 - (b) The provision of access for proposed sites in Sub-precinct A will be assessed in terms of the extent to which:
 - (i) the access will enable the site to be readily used for its intended purpose; and
 - (ii) the formation of roads is avoided.

(c) Landform and vegetation change associated with subdivision in Sub-precinct A will be assessed on the extent to which:

- (i) the existing landform is, to the extent practicable, used as the basis of the subdivision pattern; and
- (ii) vegetation removal is minimised.

I515.9. Special information requirements

There are no special information requirements in this precinct.

I515.10. Precinct plans

There are no precinct plans in this precinct.