

I535. Rodney Landscape Precinct

I535.1. Precinct description

The Rodney Landscape Precinct applies to various inland towns and coastal areas on and north of Whangaparaoa Peninsula. The purpose of this precinct is to vary zone land use, development and subdivision standards to protect significant landscape features, including areas of ecological significance, native vegetation, notable ridge lines, natural gullies and water courses and areas of high natural character.

The precinct also includes controls on the siting and design of buildings to reduce their visual prominence when viewed from public places. In addition, the precinct allows for the clustering of dwellings in some areas so that large areas of high landscape value, including significant native vegetation, are protected from future buildings and works.

The Rodney Landscape Precinct is made up of 9 sub-precincts which are identified in Table I535.1.1. Summary of the Rodney Landscape Sub-precincts.

Table I535.1.1: Summary of the Rodney Landscape Sub-precincts

Sub precinct	Location	Residential Zone
A	Chenery Road	Residential - Large Lot Zone
B	Ti Point	Residential - Rural and Coastal Settlement Zone
C	Sandspit	Residential - Large Lot Zone
D	Red Beach	Residential - Large Lot Zone
E	Stanmore Bay	Residential - Large Lot Zone
F	Coal Mine Bay	Residential - Large Lot Zone
G	Hobbs Bay	Residential - Large Lot Zone
H	Mahurangi	Residential - Rural and Coastal Settlement Zone
I	Leigh	Residential - Rural and Coastal Settlement Zone

I535.2. Objectives

- (1) Significant landscape values are protected including land that:
 - (a) contains ecological values including significant native vegetation and fauna habitats;
 - (b) has significant natural features including notable ridgelines, coastal margins, natural gullies and water courses and perennial and ephemeral streams; and
 - (c) has significant natural character values including open undeveloped or vegetated slopes.
- (2) Subdivision and the intensity of development are limited to protect significant landscape values.

- (3) Buildings are sited and designed to integrate with the landscape and minimise their visual prominence when viewed from public places.

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

I535.3. Policies

- (1) Require larger minimum net site areas for subdivision to protect significant landscape values and existing native vegetation.
- (2) Enable the clustering of dwellings in select locations to permanently protect areas with significant landscape values.
- (3) Encourage the design and location of new buildings and development to:
 - (a) minimise landform and earthwork modifications on the landscape; and
 - (b) minimise visual impacts by:
 - (i) avoiding prominent locations and integrating development with the contours of the land;
 - (ii) reducing the extent and visual prominence of driveways;
 - (iii) using building design, materials and colours that will integrate with the surrounding landscape;
 - (iv) retaining existing native vegetation and significant trees; and
 - (v) encouraging a landscape buffer along the Whangaparaoa ridgeline in Coal Mine Bay and locate development to avoid adverse effects on views from public places.

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

I535.4. Activity table

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

Table I535.4.1 Activity table specifies the activity status of development and subdivision activities in the Rodney Landscape Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

A blank in Table I535.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I535.4.1 Activity Table

Activity		Activity status
Development		
(A1)	New buildings and structures accessory to pastoral farming, cropping and other non-intensive forms of land production (excluding dwellings), and additions to a building or structure existing on 30 September 2013, up to a gross floor area of 50m ²	P
(A2)	New buildings, building alterations and additions not otherwise provided for	RD
Subdivision		
(A3)	Subdivision around existing buildings and development	
(A4)	Subdivision in accordance with an approved land use resource consent	
(A5)	Vacant sites subdivision involving parent sites of less than 1ha	
(A6)	Vacant sites subdivision involving parent sites of 1ha or greater	
(A7)	Subdivision listed in (A3) to (A6) which meets Standard I535.6.2 or Standard I535.6.3	RD
(A8)	Subdivision listed in (A3) to (A6) which does not meet Standard I535.6.2 or Standard I535.6.3	NC

I535.5. Notification

(1) Any application for resource consent for an activity listed in Table I535.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(1) 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\(4\)](#).

I535.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct, except the following:

- Standard [E38.8.2.3](#) Vacant sites subdivision involving parent sites of less than 1 hectare
- Standard [E38.8.3.1](#) Vacant sites subdivision involving parent sites of 1 hectare or greater

All permitted and restricted discretionary activities listed in Table I535.4.1 Activity table must comply with the following activity standards unless otherwise stated.

I535.6.1. Development

- (1) Development which proposes to remove any significant native vegetation identified in the landscape report must provide for the replanting and maintenance of new native vegetation to offset the vegetation loss.

I535.6.2. General subdivision

All subdivision must meet either Standard I535.6.2 General subdivision, or Standard I535.6.3 Cluster subdivision.

- (1) The minimum net site areas of any resultant lots must be in accordance with Table I535.6.2.1 Subdivision minimum site area.

Table I535.6.2.1: Subdivision minimum site area

Location	Minimum net site area
103 Scott Road, Stanmore Bay (Lot 3 DP 161586)	4,000m ²
Sub precinct A	Average of 2,000m ²
All other sub precinct areas	8,000m ²

- (2) Building platforms and land required for an accessway must not be located on land that has been identified as being of significant landscape value as identified by the landscape report submitted with the application.
- (3) Land containing significant landscape values is protected in perpetuity from any future subdivision, development or removal of native vegetation by an appropriate legal mechanism registered on the certificate of title.
- (4) Subdivision which proposes to remove any significant native vegetation identified in the landscape report must provide for the replanting and maintenance of new native vegetation to offset the vegetation loss.

I535.6.3. Cluster subdivision

- (1) The maximum average dwelling density of any subdivision within the sub precinct must be in accordance with Table I535.6.3.1 Maximum average density.

Table I535.6.3.1 Maximum average density

Sub-precinct	Maximum average dwelling density
A	1 dwelling per 2,000m ²
B	1 dwelling per 8,000m ²
D	1 dwelling per 4,000m ²
E	1 dwelling per 4,000m ²
F	1 dwelling per 4,000m ²
G	1 dwelling per 4,000m ²
H	1 dwelling per 4,000m ²

- (2) All sites proposed for a dwelling must be clustered together in one or more groups that share a common accessway and must not be located on any land containing significant landscape values as identified by the landscape report.
- (3) Each site proposed for a dwelling must provide the minimum area needed:
 - (a) to accommodate a dwelling and the reasonable recreational needs of the occupants; and
 - (b) to treat and dispose of wastewater within the boundaries of the site.
- (4) Subject to Standard I535.6.3(3) above there is no minimum site area but the subdivision must not exceed the maximum average density shown in Table I535.6.3.1 Maximum average density.
- (5) Any land not identified as a site proposed for a dwelling or access way must be contained in a balance site for which all other sites must hold an equal undivided share on the certificate of title.
- (6) The plan of subdivision submitted with the application must identify a building platform on sites proposed for a dwelling that is not located on land that has significant landscape values as identified in the landscape report.
- (7) Any land contained in the balance site, that has been identified as having significant landscape values must be protected in perpetuity from any future subdivision, development or removal of native vegetation by an appropriate legal mechanism registered on the certificate of title.
- (8) Subdivision which proposes to remove any significant native vegetation identified in the landscape report must provide for the replanting and maintenance of new native vegetation to offset the vegetation loss.

I535.7. Assessment – controlled activities

There are no controlled activities within this precinct

I535.8. Assessment – restricted discretionary activities

I535.8.1. 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 activities in the overlay, Auckland-wide and zone provisions:

- (1) the effects of subdivision or development on significant landscape values.
- (2) the effects of subdivision or development on significant native vegetation.

I535.8.2. 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 activities in the overlay, Auckland-wide and zone provisions:

- (1) the effects of subdivision or development on significant landscape values:

- (a) subdivision should be designed to protect significant landscape values.
This includes consideration of all of the following:
 - (i) whether the subdivision avoids the need to remove native vegetation;
 - (ii) whether future development will protrude above a notable ridgeline or be visually dominant when viewed from a public place; and
 - (iii) whether future buildings and works will be located away from significant ecological areas and landscape features including prominent undeveloped landscapes that have an attractive natural character.
- (b) whether building platforms are created so the maximum height of any future buildings is below any notable ridgelines and will not be visually prominent when viewed from a public place including any roads, foreshore reserves and other public land;
- (c) the extent to which the visual prominence of buildings and structures as viewed from public places is minimised;
- (d) the extent to which the visual bulk and prominence of buildings as a result of their scale, built form, colours and materials is minimised. Building finishes, including colours and materials, should complement the landscape character of the surrounding environment. The exterior finish of the building or structure has a reflectance value of not more than 30 per cent as defined within the BS5252 standard colour palette;
- (e) the extent to which buildings integrate and blend with the surrounding landscape and topography;
- (f) the extent to which earthworks and modifications of the landform are minimised to avoid scarring of the landscape and increasing the visual prominence of a development. This includes the development of fences, retaining walls or other structures that could adversely affect the landscape character of the area; and
- (g) whether screening through the planting of native vegetation reduces the visual prominence of buildings;

Additional criteria in relation to Sub-precinct C – Sandspit:

- (h) whether development on the north western urban edge reinforces the urban/rural divide through:
 - (i) locating buildings so that they are not on ridgelines and the development is visually coherent with the urban zoned land to the south; and
 - (ii) providing strong buffer planting along the north western boundary to reinforce the urban/rural divide;

Additional criteria in relation to Sub-precinct F - Coal Mine Bay:

- (i) whether the potential visual impact of buildings on the Whangaparaoa Road ridge line is minimised;
- (j) the extent to which existing mature vegetation is protected, or a landscape buffer established along the Whangaparaoa Road ridge line; and
- (k) whether the subdivision layout provides for pedestrian, vehicular and vegetative links with adjoining sites making provision for a public walking access around and across the headland at Coal Mine Bay, including the provision of a coastal esplanade reserve and connections with Tindalls Beach and the residential area to the north east.

I535.9. Special information requirements

I535.9.1. Landscape report

Any application for resource consent must be accompanied by a report from a suitably qualified and experienced person, which meets the following criteria:

- (1) identifies and maps land that has significant landscape and ecological values.
The report must include:
 - (a) land that has ecological values including significant native vegetation and fauna habitats;
 - (b) land that has significant natural features including notable ridgelines, coastal margins, natural gullies and water courses, perennial and ephemeral streams; and
 - (c) land that has significant natural character including open undeveloped or vegetated slopes.
- (2) the report must include a landscape and mitigation planting plan informed by an ecological assessment and a visual assessment that have been prepared by suitably qualified and experienced people. This plan should consider and show:
 - (a) the location, extent and methods of protecting notable ridgelines, coastal margins and riparian margins including perennial and ephemeral streams;
 - (b) the location, extent and methods of protecting existing native vegetation (including coastal vegetation);
 - (c) any vegetation clearance which is considered necessary as part of the subdivision or development;
 - (d) any re-planting to offset the loss of native vegetation required to create a building platform. The replanting is to include details of the location, species and density of planting; and

- (e) the means by which future planting will be managed and maintained in the future, including the ongoing removal of weed species.

I535.10. Precinct Plans

There are no precinct plans in this precinct.