

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.20 Pararēkau and Kōpuahingahinga Islands

The activities, controls and assessment criteria in the underlying Countryside Living zone and Auckland-wide rules apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

1. Activity table

The activities in the Countryside Living zone apply in the Pararēkau and Kōpuahingahinga Islands precinct unless otherwise specified in the activity table below

Activity	Activity status
Up to two dwellings per site on Pararēkau Island	C
Three or more dwellings per site on Pararēkau Island	Pr
Accessory buildings	C
Farming	P
Greenhouses	D
Reserves	P
Visitor accommodation	NC
Boarding houses	NC
Retirement villages	NC
Papakāinga housing	NC
Development	
Fences and gates	C
Vegetation alteration or removal in accordance with Precinct Plan 1	P
Subdivision	
Subdivision	C
Subdivision that is not consistent with Precinct Plan 1	NC
Subdivision that provides vehicular access not in accordance with the access area shown on Precinct Plan 1	NC
Any subdivision resulting in greater than 11 countryside living sites	Pr

2. Notification

1. Ngāti Te Ata Waiohua, Ngāti Tamaoho and Te Akitai may be considered affected parties in relation to any discretionary or non-complying activity application.

3. Land use controls

1. The land use controls in the Countryside Living zone apply in the Pararēkau and Kōpuahingahinga Islands precinct unless otherwise specified below.
2. Development that does not comply with clauses 3.1, 3.2 and 3.4 below is a discretionary activity.

3.1 Second dwellings

1. A second dwelling on a countryside living site must:
 - a. only provide subsidiary accommodation for guests or family members

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- b. be located in an identified building platform
- c. have a maximum gross floor area of 100m²
- d. obtain access from the same accessway as the principal dwelling.

3.2 Farming

1. Livestock must be excluded by fencing from within:
 - a. 10m of any stream or wetland
 - b. 5m of a public walkway or cycleway.
2. Fences must be constructed and maintained in stock-proof condition.

3.3 Vegetation alteration or removal

1. Vegetation alteration or removal must only be carried out where required for site preparation or installation of building platforms, curtilage, services, vegetated areas, ponds, landscaping, pathways and access ways, in accordance with precinct plan 1.
2. Vegetation alteration or removal that does not comply with clause 1 above is a controlled activity where associated with constructing or modifying a single driveway from the vehicle access area carriageway to an identified building platform or the construction or modification of a pathway within a recreation and drainage area or esplanade strip.
3. Activities that do not comply with clauses 1 and 2 above is a non-complying activity.

3.4 Reserves

1. All development or use of land for reserves must be consistent with precinct plan 1.

4. Development controls

1. The development controls in the Countryside Living zone apply in the Pararēkau and Kōpuahingahinga Islands precinct unless otherwise specified below.

4.1 Dwellings

1. The construction or modification of dwellings including second dwellings and/or accessory buildings must be located within an identified building platform in accordance with precinct plan 1 or an approved subdivision consent.
2. Non-compliance with clause 1 above is a discretionary activity.

4.2 Building height

1. The maximum height of a second dwelling or an accessory building within a site is 5m.
2. Non-compliance with clause 1 above is a discretionary activity.

4.3 Maximum impervious surface area

1. The maximum impervious surface area of a site is 25 per cent of the site.
2. Non-compliance with clause 1 above is a discretionary activity.

4.4 Lighting and glare

1. All exterior lighting must be designed, located and at all times directed, screened, adjusted and maintained to ensure that direct luminance from the lighting installation does not exceed:
 - a. 8 lux (lumens/m²) at or within the notional* boundary of any neighbouring dwelling between the hours of 10pm and 8am

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- b. 20 lux (lumens/m²) at or within the notional* boundary of any neighbouring dwelling at all other times when exterior lighting is required.
 - c. The notional boundary is 20m from the closest point of a dwelling or at the property boundary whichever is the shorter distance.
2. Glare must be measured on an instrument meeting the requirements of NZ Standards Institute CP22 (1962) and amendments.
 3. All outdoor lighting must be directed away from adjoining residential properties.
 4. The light poles/column elements for outdoor lighting, including lighting in the access areas must not exceed 8m in height.
 5. Non-compliance with clauses 1-4 above is a discretionary activity.

4.5 Yards

1. Buildings or structures must not be erected seaward of the coastal building limitation line shown on precinct plan 1.
2. Development that does not comply with clause 1 above is a prohibited activity.

5. Subdivision controls

1. The subdivision controls in the Auckland-wide rules subdivision apply in the Pararēkau and Kōpuahingahinga Islands precinct unless otherwise specified below.

5.1 Density

1. Subdivision must be in general accordance with precinct plan 1 and there must be no more than 11 countryside living sites created.

5.2 Lot size

1. The minimum net site area of countryside living sites must be 8000m².

5.3 Work on Kōpuahingahinga Island

1. Before the issue of 224c for the first subdivision of land in the precinct there must be:
 - a. covenanting as open space in perpetuity all areas of Kōpuahingahinga Island that are not included in the access area or roading and that are to remain in private ownership and that have not been or are not proposed in the application for subdivision to be vested in council or
 - b. the vesting in public ownership of all areas of Kōpuahingahinga Island not included in the access area or roading and which have not previously been vested in public ownership provided that:
 - i. the access area or roading within Kōpuahingahinga Island is consistent with Precinct Plan 1 and complies with the subdivision controls for access areas in clause 5.8.1-6 below
 - ii. public ownership for the purposes of this rule means vested in the council or in the Crown for reserve or public open space purposes.
2. The purpose of the covenant in perpetuity must be to retain those identified areas of Kōpuahingahinga Island to be privately owned open space, to be kept free of buildings and other structures, to protect the existing vegetation, to facilitate the regeneration of native bush and to protect the habitats on the island.
3. An agreement to covenant the areas of Kōpuahingahinga Island not included in the access area or roading and that are to remain in private ownership must be entered into before the council issues a certificate of completion pursuant to s. 224(c) of the RMA or a consent notice under s. 221 of the RMA must be entered into and registered against the title to secure compliance with the condition of the

The Proposed Auckland Unitary Plan (notified 30 September 2013)

consent.

4. Any land provided to council will not form part of any development contribution.

5.4 Landscaping

1. All countryside living sites must be planted and maintained in accordance with Precinct Plan 2 and the Pararēkau Island planting guidelines (refer to [Appendix 11.6.3](#)).
2. Stock must be permanently excluded from planting areas.
3. Drainage and slope protection areas shown on precinct plan 1 must be planted and maintained in accordance with Precinct Plan 2 and the Pararēkau Island planting guidelines (refer to [Appendix 11.6.3](#)).
4. The esplanade strip must be planted and maintained in accordance with Precinct Plan 2 and the Pararēkau Island planting guidelines (refer to [Appendix 11.6.3](#)) so as to ensure that archaeological sites are protected and coastal erosion is not exacerbated. If there is any conflict between consistency with Precinct Plan 2 and the protection of archaeological sites and/or avoiding exacerbating coastal erosion then the protection of archaeological sites and/or avoiding coastal erosion must take precedence.
5. A 3m-wide combined footpath and cycleway must be established and maintained within the esplanade strip in accordance with Precinct Plan 1.
6. The recreation and drainage areas within Pararēkau Island must be planted and maintained in accordance with Precinct Plan 2 and the Pararēkau Island planting guidelines (refer to [Appendix 11.6.3](#)).
7. The planting to be provided within the recreation and drainage areas must be appropriate for wetland and riparian situations and must be species that generally grow to a maximum of 1.5m in height.
8. A combined footpath and cycleway at least 2m wide must be established and maintained within the recreation and drainage areas in accordance with Precinct Plan 1.

5.5 Identified building platforms

1. An identified building platform must:
 - a. be identified for each countryside living site
 - b. be located in general accordance with precinct plan 1
 - c. have a maximum area of 2350m².

5.6 Infrastructure and services

1. The infrastructure and services provided for the creation of one or more countryside living sites must include:
 - a. public walking and cycling access from the mainland to and around Pararēkau Island within a formed combined footpath and cycleway that complies with the subdivision controls in 5.1, 5.3 and 5.4 above
 - b. a footpath and cycling path at least 3m wide within the esplanade strip around Pararēkau Island
 - c. the access areas on Pararēkau Island, the causeways and Kōpuahingahinga Island required by subdivision controls in 5.1, 5.3 and 5.4 above
 - d. the recreation and drainage areas as shown on precinct plan 1
 - e. water supply, stormwater management, wastewater treatment and disposal and utilities to meet the needs of the development shown on precinct plan 1.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- f. an esplanade strip 20m wide measured from MHWS around Pararēkau Island as shown on precinct plan 1.

5.7 Access area within Pararēkau Island

1. The access area within Pararēkau Island must be at least 20m wide with a carriageway at least 6m wide. The carriageway must be constructed of asphalt, with a 300mm-wide concrete edge, flush with the surface of the road.
2. One edge of the road must also be aligned with a planted and grassed swale in accordance with the stormwater management plan.
3. Parking areas must not be established within the access area
4. The access area must provide for vehicle turning facilities on Pararēkau Island.

5.8 Access area within Kōpuahingahinga Island and causeways

1. The access area within Kōpuahingahinga Island as identified on precinct plan 1 must have a carriageway at least 3m wide. The carriageway must be constructed of asphalt, with a 300mm-wide concrete edge flush with the surface of the road.
2. Within the island, passing bays must be provided to:
 - a. allow satisfactory opportunities for traffic travelling in opposite directions to pass, minimising driver frustration
 - b. enable visibility between each passing bay
 - c. minimise the effects on the ecology of Kōpuahingahinga including the clearance of vegetation, disturbance of habitats, and the extent of land disturbing activities.
3. Within the island, a combined footpath and cycleway at least 3m wide must be provided along one side of the length of the access area.
4. The access area within the causeways between the mainland and Kōpuahingahinga Island and between Kōpuahingahinga Island and Pararēkau Island as identified on precinct plan 1 must have a carriageway at least 3m wide. The carriageway must be constructed of asphalt, with a 300mm-wide concrete edge flush with the surface of the road.
5. Within causeways, a footpath of no less than 1.5m wide must be provided along one side.
6. One edge of roads must also be aligned with a planted and grassed swale in accordance with the stormwater management plan.

5.9 Easement area within Pararēkau Island

1. The easement area within Pararēkau Island as identified on precinct plan 1 must be:
 - a. of sufficient width to encompass the archaeological sites identified on precinct plan 1 which are not included within the esplanade strip
 - b. registered on the title of the relevant sites created to ensure no development occurs in this area and that public access is provided in perpetuity to the archaeological sites.

6 Assessment - Controlled activities

6.1 Matters of control

The council will reserve its control to the matters below for the activities listed as controlled in the precinct activity table:

Table 1

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Activity	Design and appearance	Landscaping	Ecological protection and enhancement	Servicing	Construction timing and management	Siting and layout	Historic and cultural heritage
Up to two dwellings per site and accessory buildings	X	X			X		
Fences	X						
Subdivision			X	X	X	X	X

6.2 Assessment criteria

The council will consider the relevant assessment criteria below for the controlled activities listed above:

1. Design and appearance
 - a. The design and appearance, including building materials and colours, of the building, structure or pathway should be in keeping with character of Pararēkau Island and the surrounding coastal environment.
 - b. Any second dwelling should be physically or visually linked to the existing dwelling e.g. similar roof forms.
 - c. Access to all buildings on a site should be from a single access way.
 - d. The location and design of the driveway and pathways should be functional, safe and practical, and minimises any adverse effects from earthworks.
 - e. The material and finish of the driveways and pathways should be consistent with or complementary to the material and finish of the main vehicle access carriageway.
 - f. The proposed lighting of access areas or roads, footpaths or cycleways should:
 - i. safeguard against harm to people and property
 - ii. avoid, potential adverse effects on the natural character of the coastal environment, landscape character and amenity values of Pararēkau Island, Kōpuahingahinga Island and the causeways
 - iii. avoid light spill to adjoining and nearby properties.
2. Landscaping
 - a. The visual amenity of the locality should be retained and where possible enhanced, and sufficient landscape planting should be provided where it is necessary to ensure that buildings blend with the character of the surrounding coastal landscape.
 - b. The proposed Pararēkau and Kōpuahingahinga Islands Landscape Plan, including the landscaping concept design plan, implementation plan and management plan should assist in:
 - i. preserving the natural character of the coastal environment, including avoiding planting and other measures that will prevent the natural coastal processes in those areas of the Islands that have relatively unmodified natural elements, patterns and processes (coastal cliffs and beaches for example)
 - ii. mitigating the adverse effects of the proposed development on the visual amenity values of the Islands, including views to the Islands from publicly accessible viewing areas and vantage points outside the precinct . The degree to which the proposed landscaping addresses the proposed scale, layout and form of development proposed will be considered, including the height of trees at the time of planting and the expected height at maturity
 - iii. ensuring a cohesive landscaping framework consistent with the concept in precinct plan 2

The Proposed Auckland Unitary Plan (notified 30 September 2013)

and the Pararēkau Island Planting Guidelines (Appendix 11.6.3), of a parkland with larger tree species and the integrated management of open space whether within the Countryside Living sites that will be privately and individually owned or areas intended for common ownership

- iv. avoiding potential adverse effects of vegetation and any proposed structures, including fences, on the natural character of the coastal environment, the landscape character, or the rural amenity values of Pararēkau Island, Kōpuahingahinga Island or the causeways, including but not limited to as viewed from the water and from other publicly accessible viewing areas and vantage points outside the precinct;
 - v. ensuring that the proposed vegetation and any proposed structures, including fences, will not unreasonably or unnecessarily restrict or hinder public access
 - vi. ensuring that, through the use of appropriate legal mechanisms that planting within the Countryside Living sites, the esplanade strip and other areas to be privately and communally owned is protected, maintained and actively managed
 - vii. ensuring the ongoing protection of the existing mature Pohutukawa trees in the south-eastern corner of Pararēkau Island.
- c. Drainage and slope protection areas should be:
- i. identified and will be kept free of buildings, roads, driveways or other development that may exacerbate soil erosion and instability
 - ii. planted in accordance with the subdivision controls for the precinct, the Landscape Concept Plan submitted with the application for subdivision
 - iii. consistent with the location and dimensions of the Drainage and Slope Protection Areas as shown on precinct plan 1.
3. Ecological protection and enhancement
- a. The proposed works should avoid adverse effects on habitats, and the timing of the works should avoid peak bird breeding season (generally November - February) and should include measures to ensure the retention of habitats for herpetofauna and the temporary relocation of herpetofauna to suitable refuge for the duration of the works.
 - b. Vegetation should contribute to the ecological values of the Island including as a habitat for avifauna or herpetofauna.
 - c. Vegetation should contribute to the natural character of the coastal environment, landscape character and rural amenity values of the islands, including its visual impact from roads or other public land or from the sea or foreshore.
 - d. Riparian vegetation should contribute to the protection and enhancement of water quality and the reduction of sedimentation, having regard to the environmental quality of the relevant waterway.
 - e. The removal of vegetation should be undertaken in such a manner as to prevent debris entering a watercourse; whether the removal of vegetation is minimised.
 - f. Covenants in perpetuity registered against the titles of the sites to be created through subdivision or other legal mechanisms should be provided to ensure that those parts of Kōpuahingahinga Island not included within the access area or roading and that are to remain in private ownership are to be managed by a legal entity with the means to ensure the management of Kōpuahingahinga Island to ensure that it remains undeveloped, and is a protected vegetated open space, with a programme for the protection of native vegetation and of, habitats, and the control of weeds and pests.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- g. Any proposed vegetation clearance should ensure that the ecological values of Kōpuahingahinga Island, the causeways and Pararēkau Island will be protected including by:
 - i. the preparation and implementation of a plan for the temporary relocation of herpetofauna to appropriate identified refuges
 - ii. the presence of a suitably qualified and experienced person (ecologist) be on-site during the initial phase of site works to capture any disturbed lizards and remove them from the area of works to a temporary refuge
 - iii. minimisation of clearance of vegetation within Kōpuahingahinga Island to the minimum area needed to form the access area roading, footpath and cycleway and to install services
 - iv. tree removal or tree trimming will be limited to times other than peak breeding season for forest birds.

4. Servicing

- a. The development should be adequately serviced for stormwater, wastewater, water supply and utilities including whether the proposed water supply is suitable for fire fighting purposes.
- b. Any proposed pathway and/or modifications to the pathway should ensure that the linkages and permeability of the walkways and cycleways shown on precinct plan 1 are created and maintained.
- c. the esplanade footpath that is required on Pararēkau Island under the - subdivision controls for the precinct should be provided within the esplanade strip is located and designed so as to ensure that:
 - i. a safe and accessible route for walking and cycling can be maintained including provision for access to the coast where appropriate
 - ii. it does not adversely affect any archaeological sites
- d. Proposed roads, footpaths and cycleways should:
 - i. generally be in accordance with precinct plan 1
 - ii. provide adequate passing opportunities including visibility between any passing bays
 - iii. ensure the safety and convenience of motorists, pedestrians and cyclists
 - iv. be designed and located to minimise potential adverse effects on the visual amenity values of Pararēkau Island, Kōpuahingahinga Island and the causeways
 - v. be landscaped with planting and other features and to minimise potential adverse effects on the visual amenity values of Pararekau Island, Kōpuahingahinga Island and the causeways
 - vi. be constructed so as to avoid adverse effects on the coastal marine environment
 - vii. be adequately serviced for stormwater runoff, and in particular, the extent to which the potential adverse effects associated with stormwater runoff can be avoided, remedied or mitigated, with reference to the provisions of the relevant approved catchment management plan
- e. The proposed wastewater treatment and disposal measures should:
 - i. avoid, remedy or mitigate potential adverse effects on the environment. It is expected that the wastewater system will be a low pressure effluent disposal system that connects to the public system on the mainland; and that the system will be provided at the time of subdivision and be in place and operational or ready to become operational prior to any development taking place and conditions may be imposed to require this in order to ensure that potential adverse effects on the environment, including the sensitive coastal environment, are avoided

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- ii. be able to effectively treat and dispose of the wastewater from the expected level of development
 - iii. provide for mechanisms to manage and maintain communally owned parts of the system and parts of the system to be located on privately owned lots that will service it or other private lots or communally owned areas.
- f. The proposed stormwater management measures should :
- i. avoid, remedy or mitigate potential adverse effects on the environment
 - ii. be implemented and all stormwater management measures be provided and be in place prior to any impervious surfaces being developed
 - iii. demonstrate the use of low impact design to minimise the potential adverse effects of stormwater runoff on the coastal environment. This may include the use of raintanks, detention tanks and re-use systems and methods to minimise the run-off of stormwater such as by the re-use of rainwater
 - iv. provide mechanisms to manage and maintain communally owned parts of the system and parts of the system to be located on privately owned sites that will service it or other private sites or communally owned areas.
- g. The recreation and drainage areas should:
- i. be planted in accordance with the subdivision controls for the precinct, the landscape concept plan submitted with the application for subdivision, and precinct plan 2
 - ii. be consistent with the location and dimensions as shown on precinct plan 1
 - iii. contribute to the proposed stormwater management system and ensure that potential adverse effects of stormwater runoff are avoided, remedied or mitigated
 - iv. give effect to the relevant catchment management plan
 - v. provide for a pedestrian and cycle access pathway and enable this pathway to be constructed, designed and located so as to avoid adverse effects on the environment, the stormwater management function of the recreation and drainage areas and on the landscape character and amenity values of Pararēkau Island. Consideration of the design of the pathway must include whether the materials to be used are compatible with and avoid adverse effects on the landscape character and amenity values of Pararēkau Island.
- h. The proposed water supply should:
- i. avoid, remedy or mitigate potential adverse effects on the environment
 - ii. be compatible with the proposed means of wastewater treatment and disposal and stormwater management. It is expected that the wastewater disposal system connects to the public system on the mainland and a watermain will be provided that extends to the mainland
 - iii. provide appropriate connections and supply to each of the sites within the subdivision, appropriate to the intended development of each of the sites
 - iv. provide appropriate fire fighting coverage of the proposed sites and roads, including the provision of fire hydrants.
- i. Utilities should:
- i. be provided to meet the foreseeable needs of the subdivision and development
 - ii. be installed, and able to be maintained in a manner that will avoid, remedy or mitigate potential adverse effects on the environment

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- iii. the proposed road location, design, construction and function should avoid, remedy or mitigate potential adverse effects on the environment
 - iv. the design life of the proposed road should be satisfactory
 - v. the design, materials and construction of vehicle access should safeguard against harm to people and property.
- j. Provision should be made for emergency vehicle access.n. The location and design of public pedestrian and cycle access should:
- i. provide for safe and convenient access to the Countryside Living sites, esplanade strip, recreation and drainage areas from the mainland and within the proposed subdivision
 - ii. provide continuity with and linkages to other reserves on the mainland
 - iii. meets the precinct subdivision controls for access
 - iv. maintain and contribute to the natural coastal environment and the landscape character and visual amenity values of Pararēkau Island, Kōpuahingahinga Island or the causeways.
- k. Proposals for the control of public vehicular access by means of security gates or similar across any part of the Access Area and their location, design and proposed functioning should:
- i. enable safe and convenient access of the public (being pedestrians and cyclists) to the esplanade strip and recreation and drainage areas
 - ii. avoid potential adverse effects on the visual amenity values of Pararēkau Island, Kōpuahingahinga Island or the causeway
 - iii. enable unimpeded vehicle access for emergency services to Kōpuahingahinga Island and Pararēkau Island e.g. by incorporating an automatic gate opening system for emergency vehicles or by way of other mechanisms
 - iv. make appropriate provision for rubbish collection.
- l. There should be ongoing ownership, financial responsibility, management and maintenance by means of an appropriate legal entity such as an incorporated society or body corporate to ensure ongoing performance and maintenance to the council's satisfaction and at no cost to council of the services, infrastructure, utilities and other facilities that are identified as being privately and jointly or managed including:
- i. wastewater treatment and disposal
 - ii. potable water supply
 - iii. stormwater treatment, disposal and management
 - iv. recreation and drainage areas
 - v. drainage and slope protection areas
 - vi. landscaping
 - vii. roads, access ways, footpaths, pathways, cycleways and lighting
 - viii. telecommunications and other utilities
 - ix. esplanade strips and pathways, walkways, or cycleways within these areas.
- m. The council should be satisfied that the proposed means of ongoing maintenance will ensure that potential adverse effects on the environment will be avoided, remedied or mitigated.
- n. The conditions imposing restrictive covenants in favour of the council and registered in the

The Proposed Auckland Unitary Plan (notified 30 September 2013)

certificates of title of the sites to be created, bonds, consent notices or other conditions and measures are necessary to ensure the provision and ongoing maintenance of services.

- o. An asset management plan for all jointly owned services and facilities including asset inventory, monitoring and inspection programme, routine and cyclic maintenance needs, renewal strategy and performance measures should be provided and be satisfactory to the council.
- p. The ownership and management structure proposed for any esplanade strip should ensure the establishment and ongoing maintenance of that esplanade strip.

5. Construction timing and management

- a. Measures to mitigate potential noise and dust nuisance and detraction from visual amenity values of the area should be considered, and adverse effects from construction activities should be mitigated by limiting the duration, season or staging of works.
- b. Staging of subdivision or provision of services, infrastructure and utilities should ensure that potential adverse effects on the environment are avoided, remedied or mitigated.
- c. Where staging of the subdivision or development of the Pararēkau and Kōpuahingahinga Islands Structure Plan is proposed the services, infrastructure and utilities to be provided at the first stage or the stage for which consent is sought, should ensure that the needs of occupants of the Island are met and that potential adverse effects on the environment are avoided, remedied or mitigated.
- d. The proposed earthworks or site works should:
 - i. be minimised and include measures to avoid, remedy or mitigate adverse effects on the environment, including avoidance of contamination of adjacent coastal waters through the discharge of sediment
 - ii. avoid, remedy or mitigate any potential adverse effects on soil stability
 - iii. ensure surface stabilisation as progressive earthworks are undertaken and completed and include satisfactory means by which surface stabilisation will be achieved.

6. Siting and layout

- a. The design and layout of the subdivision should:
 - i. avoid adverse effects of development on the natural character of the coastal environment, the landscape character, and the rural amenity values of Pararēkau Island, Kōpuahingahinga Island and the causeways
 - ii. be consistent with precinct plan 1.
- b. Identified building platforms should be complied with and their location and size should be consistent with precinct plan 1.
- c. The identified building platforms should be stable.
- d. The identified building platforms should avoid adverse effects of development on the natural character of the coastal environment, the landscape character, and the rural amenity values of Pararēkau Island, Kōpuahingahinga Island and the causeways.
- e. All buildings, structures, road, footpaths, other than within the esplanade strip, and pathways should be located to avoid predicted coastal erosion hazard over a 100-year timeframe.
- f. The footpath to be provided within an esplanade strip should ensure that a safe and accessible route for walking and cycling can be maintained.
- g. Legal mechanisms, such as consent notices on the certificates of title, should alert future owners of the sites that the north western shoreline is subject to erosion and that shoreline armouring works should not be installed as they would interfere with natural coastal processes.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7. Historic and cultural heritage.
 - a. The proposal should not adversely affect the built heritage, archaeology, Māori values or heritage landscape of Pararēkau Island, Kōpuahingahinga Island and the causeways and whether adverse effects can be avoided, remedied or mitigated.
 - b. The proposal should provide for the recognition of cultural heritage through mechanisms such as signage, tohu or the use of culturally appropriate names.
 - c. The planting proposed within and/or near archaeological sites should be located and be of a type, such as shallow-rooted shrubs, that will avoid or minimise damage to archaeological sites.
 - d. The easement to be placed on the title of the relevant site within the easement area should ensure that:
 - i. no development occurs within the easement area
 - ii. public access is maintained to the archaeological sites identified on precinct plan 1 which are outside the esplanade strip.

7. Special information requirements

An application for subdivision must be accompanied by:

7.1 Landscape plan

1. Applications for subdivision to create one or more countryside living sites or access area or roading within Pararēkau Island or an access area or roading within Kōpuahingahinga Island must provide a landscape plan for those parts of Kōpuahingahinga Island within the access area or roading and for the whole of Pararēkau Island, and which must include:
 - a. A landscape design concept plan that includes:
 - i. details in plan form, of existing and proposed vegetation, contours and structures including fences and landscape features
 - ii. proposed locations of large grade specimen trees, groundcovers and shrubs and identification and explanation of how these proposed plantings will mitigate the effects of the proposed subdivision and development on the natural character of the coastal environment, the landscape character and the rural amenity values of the islands and the causeways
 - iii. a plant species schedule detailing plant species and mix grades at the time of planting, with comment on the degree of consistency with [Appendix 11.6.3](#) Pararēkau Island planting guidelines and explanation for any variance with this guideline
 - iv. details of the location, height, design and type of any fencing
 - v. an overview design statement
 - vi. an indicative implementation and maintenance programme including timing of planting and weed management principles and means of preventing damage to planting by animals.
 - b. A suitably qualified and experienced person approved by council prior to being commissioned must prepare a landscape implementation plan setting out planting areas, species size, type and timetable for planting.
 - c. A management plan detailing the proposed methods for:
 - i. ongoing maintenance of planting
 - ii. ensuring planting within the Countryside Living sites, the esplanade strip and other areas to be privately and communally owned is protected and remains undisturbed and is reinstated if damaged or removed for any reason
 - iii. methods for the management of weeds and pests.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7.2 Kōpuahingahinga Island - vegetation management plan

1. Applications for subdivision to create one or more countryside living sites or access area or roading within Pararēkau Island or an access area or roading within Kōpuahingahinga Island must provide a vegetation management plan for those parts of Kōpuahingahinga Island that are not within the access area or roading and that will remain in private ownership and must be provided in addition to the islands landscape plan.
2. The plan must include:
 - a. details in plan form, of existing vegetation, contours and structures, including fences, and landscape features
 - b. an indicative maintenance programme including weed management principles and means of preventing damage to vegetation by animals and to vegetation and habitats by people
 - c. identification of the means of:
 - i. ensuring vegetation within areas where public access will or may be provided for e.g. within any esplanade strip around the perimeter of the island, is protected and remains undisturbed and is reinstated if damaged or removed for any reason
 - ii. managing weeds and pests
 - iii. protecting archaeological sites
 - iv. protecting important habitats.

7.3 Herpetofauna temporary relocation plan

1. A plan must be provided identifying the proposed methods and timing for temporarily relocating lizards and other Herpetofauna within the islands away from areas that may be affected by land disturbing activities and other site works or vegetation clearance to a refuge.
2. The relocation plan must include details of the proposed:
 - a. methods and time of year of capturing the lizards (noting the best time of year is September - December)
 - b. location and design of the temporary refuge
 - c. means of ensuring the lizards within the refuge are safe from predators, including cats
 - d. methods and timing for releasing the lizards.
3. The relocation plan must state if the Department of Conservation has approved a translocation plan for Herpetofauna and if so provide documentation of that approval and any conditions or requirements imposed by the department.

7.4 Identified building platforms

1. A plan showing the location, size and dimensions of the Identified building platforms within the proposed Countryside Living sites must be provided with an application for subdivision to create one or more sites.

7.5 Stormwater management plan

1. A stormwater management plan that has regard to the relevant stormwater catchment management plan and which identifies how the following design principles have been incorporated into the subdivision design and layout and stormwater management design:
 - a. all stormwater management measures must be in place prior to impervious surfaces being formed on the site

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- b. minimising site disturbance, including by using land efficiently
- c. location of all buildings and structures within the Identified building platforms as shown on the structure plan
- d. impervious areas limited to the minimum practical requirement and within the limits of the rules for impervious areas
- e. the natural drainage patterns must be retained
- f. pre-treatment of stormwater runoff prior to discharge to the coastal edge and discharge to the northeast coastline of Pararēkau Island
- g. lowering of flow velocities prior to reaching the coastal edge and avoidance of exacerbating coastal erosion
- h. creation of natural areas, including plating of riparian and coastal margins
- i. preservation of amenity values
- j. appropriate methods of stormwater treatment implemented before stormwater is dispersed into natural watercourses using biofiltration practices, including vegetated swales, filter strips, raingardens, wetlands, and creating natural areas
- k. providing for water reuse
- l. low impact design that will minimise the potential adverse effects of stormwater runoff on the coastal environment. This may include the use of raintanks, detention tanks and re-use systems and methods to minimise the run-off of stormwater such as by the re-use of rainwater
- m. mechanisms to manage and maintain communally owned parts of the system and parts of the system to be located on privately owned lots that will service other lots or communally owned areas
- n. preserving historic heritage and archaeological sites.

7.6 Staging

1. All applications for subdivision within the precinct must set out fully whether staging of the subdivision or the provision of infrastructure is proposed, the means and time period for such staging particularly in relation to the provision of services and infrastructure that will enable future development for the Countryside Living sites in accordance with other relevant provisions of the Unitary Plan and in accordance with Precinct Plan 1.

7.7 An erosion and sediment control plan

1. Applications for subdivision to create one or more countryside living sites or access area or roading within Pararēkau Island or an access area or roading within Kōpuahingahinga Island shall provide a plan that identifies the proposed measures and methods to avoid erosion and sedimentation of adjoining water bodies.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7.8 Asset management plan

1. Applications for subdivision to create one or more Countryside Living sites or access area or roading within Pararēkau Island or an access area or roading within Kōpuahingahinga Island must provide an asset management plan identifying:
 - a. the proposed legal mechanisms to provide for ongoing ownership, financial responsibility, management and maintenance of all privately and jointly owned or managed services and facilities
 - b. the proposed mechanisms for ensuring that the owners of the Countryside Living sites recognise and take responsibility for the running, maintenance and renewal of those services, infrastructure and utilities that they will own privately within their own site
 - c. the proposed means of addressing the need for emergency works, including funding
 - d. all assets services and facilities that will be privately or jointly owned or maintained
 - e. the proposed means of monitoring assets
 - f. the proposed maintenance programme.

8. Definitions

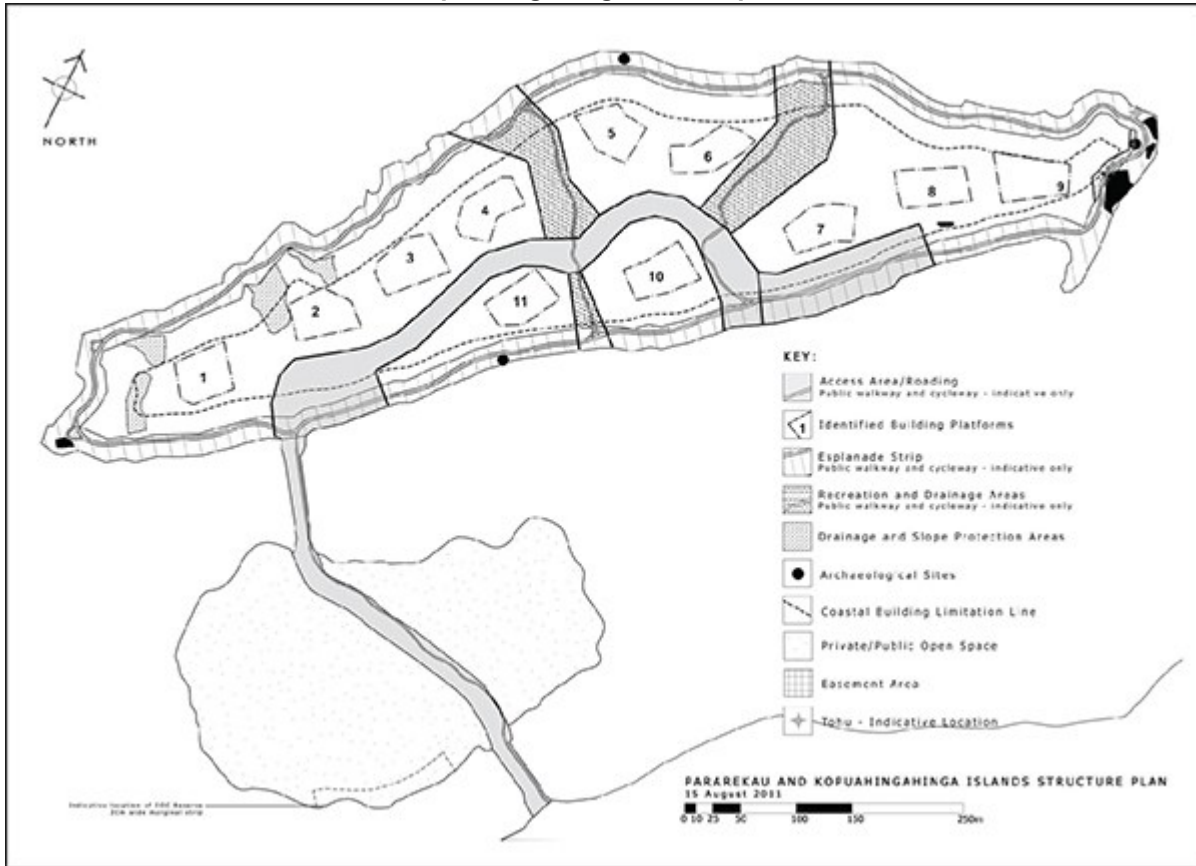
Identified building platform

Within the Pararēkau Island and Kōpuahingahinga Island precinct, means the areas delineated on Precinct Plan 1 where all buildings and any of the following are to be located:

- swimming pools, saunas and/or spas
- pergolas
- decking and patios.

9. Precinct plans

Precinct Plan 1: Pararēkau and Kōpuahingahinga islands precinct



The Proposed Auckland Unitary Plan (notified 30 September 2013)

Precinct plan 2: Pararēkau Island precinct landscape concept plan and access area plans



The Proposed Auckland Unitary Plan (notified 30 September 2013)