

# The Proposed Auckland Unitary Plan (notified 30 September 2013)

## 5.40 Rodney Landscape

The activities, controls and assessment criteria in the underlying Rural and Coastal Settlement, General Coastal Marine, Large Lot, Public Open Space - Conservation, Public Open Space - Informal Recreation zones and Auckland-wide rules apply in the following precinct and sub-precincts unless otherwise specified below. Refer to planning maps for the location and extent of the precinct and sub-precincts.

### 1. Activity table

1. The activities in the underlying Large Lot, Single House, and Rural and Coastal Settlement zones apply in this precinct unless otherwise specified in the activity table below.

Activity	Activity Status
<b>Development</b>	
Buildings including accessory buildings	RD
Alterations of buildings, including accessory buildings	RD
Extensions of buildings including accessory buildings	RD
Relocation of buildings including accessory buildings	RD
<b>Subdivision</b>	
Subdivision	RD

### 2. Subdivision controls

1. The subdivision controls in the Auckland wide rules - subdivision apply in this precinct unless otherwise specified below.

#### 2.1 Precinct subdivision controls

1. Subdivision is a restricted discretionary activity if it complies with either of the following controls below or the cluster subdivision controls refer to clauses 2.2.1 - 8 below.
2. Minimum site size:

Table 1

Location	Minimum site size
General	8000m <sup>2</sup>
103 Scott Road, Stanmore Bay (Lot 3 DP161586)	4000m <sup>2</sup>

3. A building platform must be identified on the plan of subdivision submitted with the application.
4. Building platforms and land required for an accessway must not be located on land that has significant landscape value or physical constraints as identified on the report submitted with the application required by clause 4 below.
5. Land containing significant landscape values or physical constraints 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.
6. Subdivision that does not comply with clauses 2.2.1 - 8 above is a non complying activity.

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## 2.2 Cluster subdivision controls

1. Land included in the sub-precincts listed in Table 1 below may be subdivided as a restricted discretionary activity in accordance with clauses 2 - 7 below.
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 or physical constraints as identified by the report prepared in accordance with clause 4 below.
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
  - b. to treat and dispose of waste water within the boundaries of the site.
4. Subject to clause 2.2.3 above there is no minimum site size but the subdivision must not exceed the maximum average density shown in Table 1 below.

Table 2: Maximum average density

Sub-precinct	Maximum average density
C	1 dwelling per 8000m <sup>2</sup>
H	
B	
F	1 dwelling per 4000m <sup>2</sup>
G	
D	
I	
E	

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 or physical constraints as identified in the report required by clause 4 below.
7. Any land contained in the balance site, that has been identified as having significant landscape values or physical constraints, must be protected in perpetuity from any future subdivision, development or removal of native vegetation by way of an appropriate legal mechanism such as a consent notice registered on the certificate of title.
8. Subdivision that does not comply with clauses 2.2.1 - 7 above is a non complying activity.

## 3. Assessment - Restricted discretionary activities

### 3.1 Matters of discretion

1. For subdivision in this precinct the council will restrict its discretion to the following matters in addition to any relevant matters in the Auckland-wide [subdivision](#) rules:
  - a. protecting significant landscape values
  - b. avoiding development on land with physical constraints
  - c. intensity of subdivision and development

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- d. siting and design of buildings and accessways including the form, bulk, colours and materials of buildings
- e. the location of sites or building platforms to minimise the visual dominance of future buildings
- f. the clustering and size of sites in a cluster subdivision.

### 3.2 Assessment criteria

For subdivision in this precinct the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Auckland-wide [subdivision](#) rules:

1. Protecting significant landscape values
  - a. subdivision including sites identified for future cluster subdivision should be designed to protect significant landscape values and avoid land with physical constraints. This includes:
    - i. avoiding the need to remove native vegetation
    - ii. ensuring future development will not protrude above a notable ridgeline or be visually dominant when viewed from a public place
    - iii. ensuring that 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
    - iv. ensuring that development will be located away from land with steep topography and areas where ground conditions are suitable for development.
  - b. An application for subdivision or development which proposes to remove any native vegetation, must provide for replanting of new native vegetation to offset the loss of vegetation removed. A maintenance program should also be established that provides for the appropriate ongoing management of native vegetation including the removal of weed species.
2. Siting and design of buildings and works
  - a. Building platforms should be created so the maximum height of any future buildings is below any notable ridge line and will not be visually prominent when viewed from a public place including any roads, foreshore reserves and other public land.
  - b. Development should be sited and designed to:
    - i. minimise the visual prominence of buildings and structures viewed from a public place
    - ii. minimise the visual bulk and prominence of buildings as a result of the scale, built form, colours and materials used in their design and construction
    - iii. integrate and blend with the surrounding landscape and topography
    - iv. avoid the removal of any vegetation or other significant landscape features.
  - c. Earthworks and modifications of the landform should be 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.
  - d. Where a building is proposed to be located in a visually prominent location, provision should be made for the planting of native vegetation to screen the development from any significant public places.
  - e. In relation to sub-precinct F - Coal Mine Bay:
    - i. development should minimise the potential visual impact of buildings on the Whangaparaoa Road ridge line
    - ii. existing mature vegetation should be protected or a landscape buffer provided to the

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- satisfaction of the council should be established along the Whangaparaoa Road ridge line
- iii. subdivision and development should be designed as far as practicable to maintain the appearance of a relatively undeveloped landscape
  - iv. the subdivision layout should provide 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
  - v. a landscape buffer should be established along the Whangaparaoa Road ridge line in Coal Mine Bay.
3. For the construction, alteration, extension or relocation of buildings, including accessory buildings, the council will consider the following assessment criteria:
- a. Layout and design of buildings
    - i. all buildings should be sited and designed so they do not visually intrude on any significant ridge line or skyline or adversely affect landscape values when viewed from any road or other public land including any beach, the sea or regional park
    - ii. 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.
  - b. Landscape and landform modification
    - i. the siting of buildings and accessory buildings should contribute to the landscape character of the surrounding environment by responding to natural landforms and landscape features
    - ii. redevelopment should not require extensive landform modification
    - iii. existing trees and bush that make a significant contribution to the visual and environmental qualities of the site should be retained to the fullest extent practicable.

### 4. Special information requirements

The following requirements apply to all restricted discretionary activity subdivisions in this precinct.

1. Land that has significant landscape values or physical constraints must be:
  - a. identified prior to preparing a plan of subdivision
  - b. mapped and certified in a report prepared by a suitably qualified and experienced person as being land containing significant landscape values or physical constraints.
2. Land mapped as containing significant landscape, ecological values, and physical constraints 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
  - c. land that has significant natural character including open undeveloped or vegetated slopes
  - d. land that has steep topography or ground conditions that are unsuitable for development.
3. The report prepared in accordance with clauses 4.1 - 2 above must be submitted with the subdivision application.
4. A landscape and mitigation planting plan must also be submitted with an application to subdivide the land.

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5. The landscape and mitigation planting plan must be informed by an ecological assessment and a visual assessment that have been prepared by suitably qualified and experienced people.
6. The landscape and mitigation planting 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
  - d. any re-planting to offset the loss of native vegetation required to create a building platform. The replanting to include details of the location, species and density of planting
  - e. the means by which future planting will be managed and maintained in the future, including the ongoing removal of weed species.