

### 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".



## PART 7 - POLICY AREAS

- (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 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.

#### 7.2.3.7 OTHER REQUIREMENTS AND INFORMATION

The information and requirements outlined in Parts 6B-6C 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.

