

# Part 10b

## Settlement areas: objectives, policies and activity tables

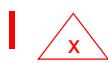
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### Plan modification annotations



indicates where content is affected by proposed plan modification x.  
refer to plan modification folder or website for details.



indicates where the content is part of plan modification x, which is  
subject to appeal.

Underlined content to be inserted.

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## 10b.1 Introduction

This part of the Plan contains the objectives, policies and activity tables applying to land on Great Barrier identified on the planning maps as being in a settlement area.

This part outlines a resource management method for enabling human activities to occur within settlements, while safeguarding the important natural environment of Great Barrier.

The eight settlement areas are:

- Tryphena
- Medlands
- Claris
- Okupu
- Whangaparapara
- Awana
- Okiwi
- Port Fitzroy

These areas have historically been areas of settlement and they are important centres of community for the people of Great Barrier. Some of these settlements have the capability to grow into the future, while others are recognised as needing to be contained within existing areas due to the fragile or sensitive nature of the surrounding environment.

Each settlement area has a settlement plan which further divides each settlement into sub-areas. As set out in [part 3 - Strategic management areas](#), part of the resource management strategy for Great Barrier has been to establish settlement plans to promote growth and development in the settlement areas on Great Barrier.

## 10b.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to manage and facilitate growth within the settlement areas on Great Barrier without compromising the natural environment.
2. How to encourage activities within settlement areas that enable the community to provide for their social, cultural and economic wellbeing.
3. How to ensure that new activities within settlement areas are located so that they do not adversely affect other land uses.

## 10b.3 Objectives and policies for all settlement areas

Clauses 10b.3.1-10b.3.2 sets out the overall objectives and policies which apply to all settlement areas. [Clauses 10b.5 -10b.12](#) set out objectives and policies for each settlement area.

### 10b.3.1 Objective

To provide for growth in settlement areas while protecting the natural environment.

#### Policies

1. By identifying areas in which additional subdivision can occur within the Tryphena, Okupu, Okiwi and Claris settlement areas.
2. By identifying boundaries that limit the expansion of the settlements into surrounding areas in order to avoid the spread of development into sensitive natural areas.

### 10b.3.2 Objective

To facilitate appropriate development in suitable places throughout the settlement areas, based on the type of existing activities.

#### Policies

1. By identifying areas within the settlement areas that have common characteristics, so that these activities can support each other and limit adverse effects on more sensitive activities.
2. By ensuring that development maintains or enhances the high landscape and ecological values of Great Barrier.
3. By limiting adverse effects of activities and encouraging low impact design methods including:
  - a. Onsite management and re-use of stormwater and wastewater.
  - b. Noise insulation.
  - c. Minimising impermeable surfaces.
  - d. Using renewable energy sources.
  - e. Maintaining or increasing indigenous biodiversity.
  - f. Mitigation of visual impacts of development.

## 10b.4 Resource management strategy

Each settlement area has a settlement plan which focuses on existing areas where development has occurred and also identifies new areas for expansion in specific settlement areas. The settlement plans have been developed to enable an integrated approach to resource management for the settlement areas. They recognise issues around reverse sensitivity by locating similar activities in the same locations, and enable a framework for sustainable management for activities on the island. Where growth is to occur, it is encouraged within the settlement areas rather than compromising the landscape values of outlying areas.

The framework recognises the need to enable the community of Great Barrier to undertake activities that will assist with sustaining and maintaining an economy on the island, while also recognising that the key asset to the island is its natural environment and unique position in the gulf. The settlement plans recognise that an element of the islands is the human environment, and that people and the community play an important part in giving the island its unique character.

Where appropriate, each settlement area has identified sub-areas within which specific activities can take place. There is an overall objective, and policies for each settlement area. Each sub-area also has its own set of objectives and policies that relate to the particular characteristics of that area. Subdivision is also controlled based on the particular characteristics of the surrounding land through [part 12 - Subdivision](#).

## 10b.5 Objectives and policies for Tryphena settlement area

### 10b.5.1 Introduction

The Tryphena settlement area contains the largest existing population centre on Great Barrier. Within it, existing settlement is concentrated in the two areas of Mulberry Grove and Gooseberry Flat. Each of these areas contain a small local retail centre providing services to the residents and the visitor industry. Tryphena Wharf to the southwest of the settlement area is a principal entry point to the island for visitors and freight as well as serving local fishing boats.

The settlement area is characterised by:

- A small historical lot pattern accommodating small scale development.
- Larger bush covered residential lots.
- Two separate areas that form the Tryphena local retailing area.
- Proximity to the main wharf entry point for Great Barrier.
- Land off Medlands Road for growth of the settlement area.

The existing settlements are centred on the lower slopes and coastal margins of the inner bays and new areas for residential development have been identified off Medlands Road. The upper catchment of Tryphena Harbour inland of the settlement area is forested, containing significant stands of remnant forest and extensive areas of regenerating bush. There are few areas of relatively flat or gently sloping land, the most extensive being in the Tryphena valley north of the settlement area. Pockets of remnant forest are also located on this headland, in the lower valleys of Shoal Bay, and in the valley inland of Gooseberry Flat.

Within the intensively settled areas on the lower slopes, ground water levels tend to be high. There are also a number of smaller creeks which are prone to flooding. Water quality levels at Pah Beach can often be adversely affected during rainy periods. The lower reaches of the Tryphena Stream are an important brown teal habitat while the Shoal Bay Stream valley is an important lizard habitat with five species (including the Great Barrier skink) found in the area.

The future of Tryphena will be to continue to provide the main sea access to Great Barrier, with a mix of commercial, residential and visitor activities, nestled into the bush environment in the four areas identified in the settlement plan.

The Tryphena settlement area has been divided into the following sub-areas:

- residential amenity area
- local retailing area
- headland protection area
- Mulberry Grove School area.

The location of each of these is shown on [figure 10b.1: Tryphena settlement area](#).

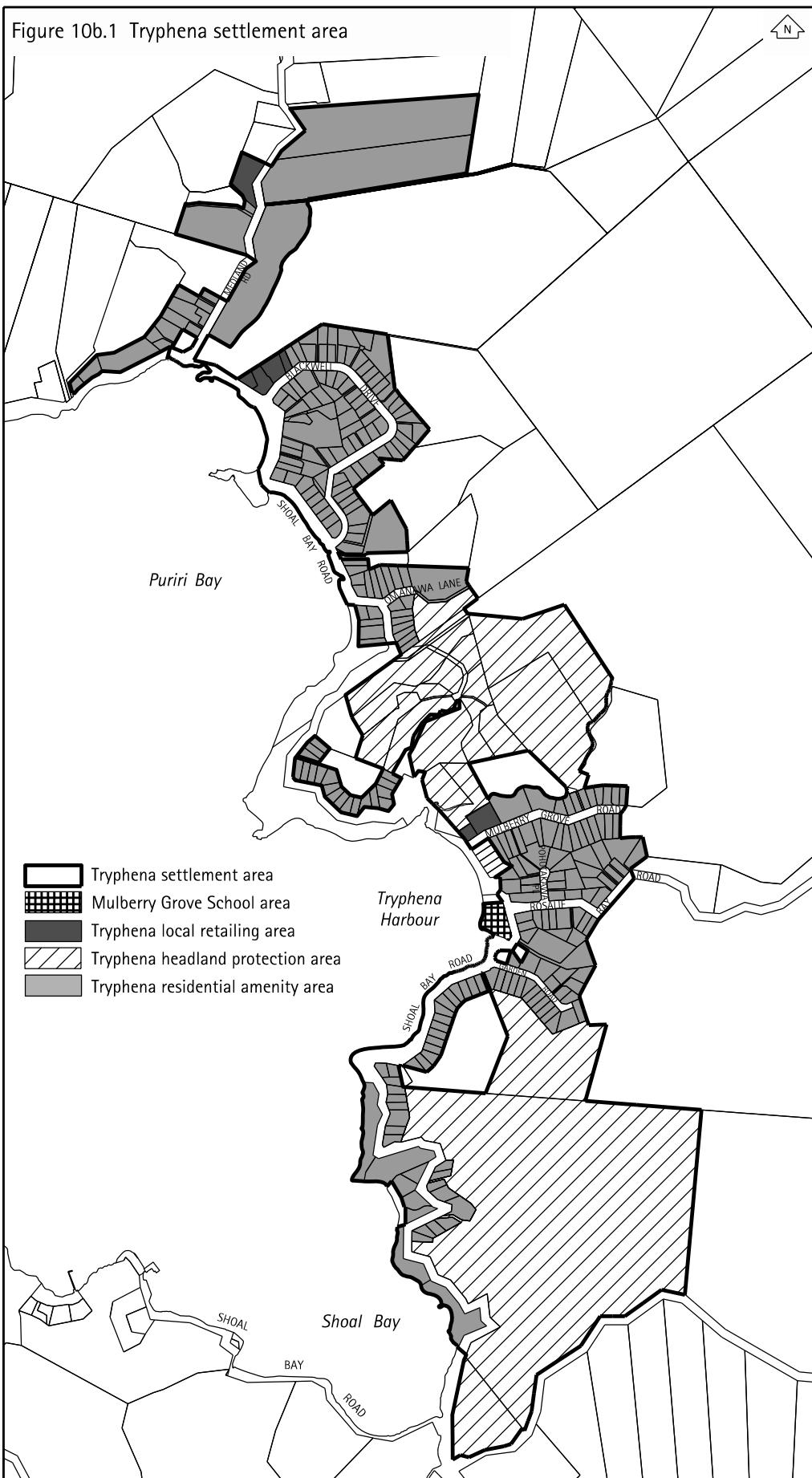
The objectives and policies for the Tryphena settlement area are set out below. The objectives and policies for all settlement areas contained in [clause 10b.3](#) also apply.

### **10b.5.2 Objective - Tryphena settlement area**

To allow for development of land within the Tryphena settlement area in a way that does not compromise the bush covered character of the settlement.

#### **Policies**

1. By limiting the adverse visual effects of buildings through standards on colour, and ensuring that the natural landscape remains the dominant element in terms of visual amenity.
2. By ensuring that development is subject to bulk, coverage and location standards, and where these standards are exceeded, that the adverse effects are avoided or mitigated.
3. By limiting removal of indigenous vegetation in order that drainage, stormwater and sedimentation effects are reduced or avoided and landscape values are maintained.
4. By protecting riparian areas around streams and where activities affect riparian areas, requiring planting to maintain or enhance water quality.
5. By controlling the scale and form of buildings within the headland protection areas to ensure that buildings integrate with the landscape.
6. By enabling expansion of the settlement area along Medlands Road.



### **10b.5.3 Objective - Tryphena residential amenity area**

To maintain the low impact, bush covered, and residential character of the Tryphena residential amenity area.

#### **Policies**

1. By limiting the footprint of buildings to ensure that the size of buildings is of a residential scale.
2. By providing for home occupations and homestays as a permitted activity to enable an economic use of appropriate scale for residential sites.
3. By limiting activities that are likely to have a detrimental effect on residential amenity due to effects such as noise or traffic.

### **10b.5.4 Objective - Tryphena local retailing area**

To concentrate good quality visitor and local retail development and activities within the local retailing area.

#### **Policies**

1. By controlling the scale, form and location of all new buildings in the Tryphena local retailing area in order to maintain or enhance the amenity of the area.
2. By ensuring that buildings are not used for residential purposes, except where it is for the purpose of managing other activities on the site.
3. By encouraging visitor and retailing activities to locate in close proximity to each other, facilitating pedestrian movement and a cohesive and attractive commercial centre.

### **10b.5.5 Objective - Tryphena headland protection area**

To retain the high amenity value of the headland protection area as a means of separating the Mulberry Grove and Gooseberry Flat residential areas.

#### **Policies**

1. By discouraging buildings from being located on significant ridgelines identified on the planning maps.
2. By protecting established podocarp forests, through restricting vegetation removal in the headland protection area.

### **10b.5.6 Objective - Mulberry Grove School area**

To recognise the importance of the Mulberry Grove School to the community, and enable activities that may not be provided for in the Ministry of Education's designation.

#### **Policy**

1. By enabling a range of activities at Mulberry Grove School that will assist with sustaining its viability and providing a focus for the community.

## **10b.6 Objectives and policies for Medlands settlement area**

### **10b.6.1 Introduction**

The Medlands settlement area is the second largest residential area on Great Barrier. Running parallel to Medlands Beach and behind the sand dunes, the settlement includes both permanent residences as well as visitor activities based on small sites. Previous subdivision has created smaller sites along the length of the beach in a ribbon fashion, serviced by a road running over the sand dune system.

The settlement area is characterised by:

- Residential scale buildings along the beachfront.
- Two streams providing a northern and southern delineation of the settlement.
- Development that extends to the pastured foothills along Medlands Road.
- A road creating a separation between the fore dune and the residential area.

Oruawharo Stream adjoining the DOC campground near the south end of Medlands is an important habitat for the brown teal duck. On the other side of the stream, on the higher land rising above it, the settlement area extends to include a small number of sites. The Sugar Loaf promontory at the northern end of the beach is a prominent landscape feature, with some extensive wetland areas separating the quarry from the residential area.

The settlement plan (see [figure 10b.2](#)) identifies two areas which recognise the residential nature of Medlands, as well as the sensitive nature of the dunes and wetlands. The future for Medlands will be in maintaining the existing development pattern, with the residential area largely supporting holiday bach accommodation over the summer months.

The Medlands settlement area has been divided into the following sub-areas:

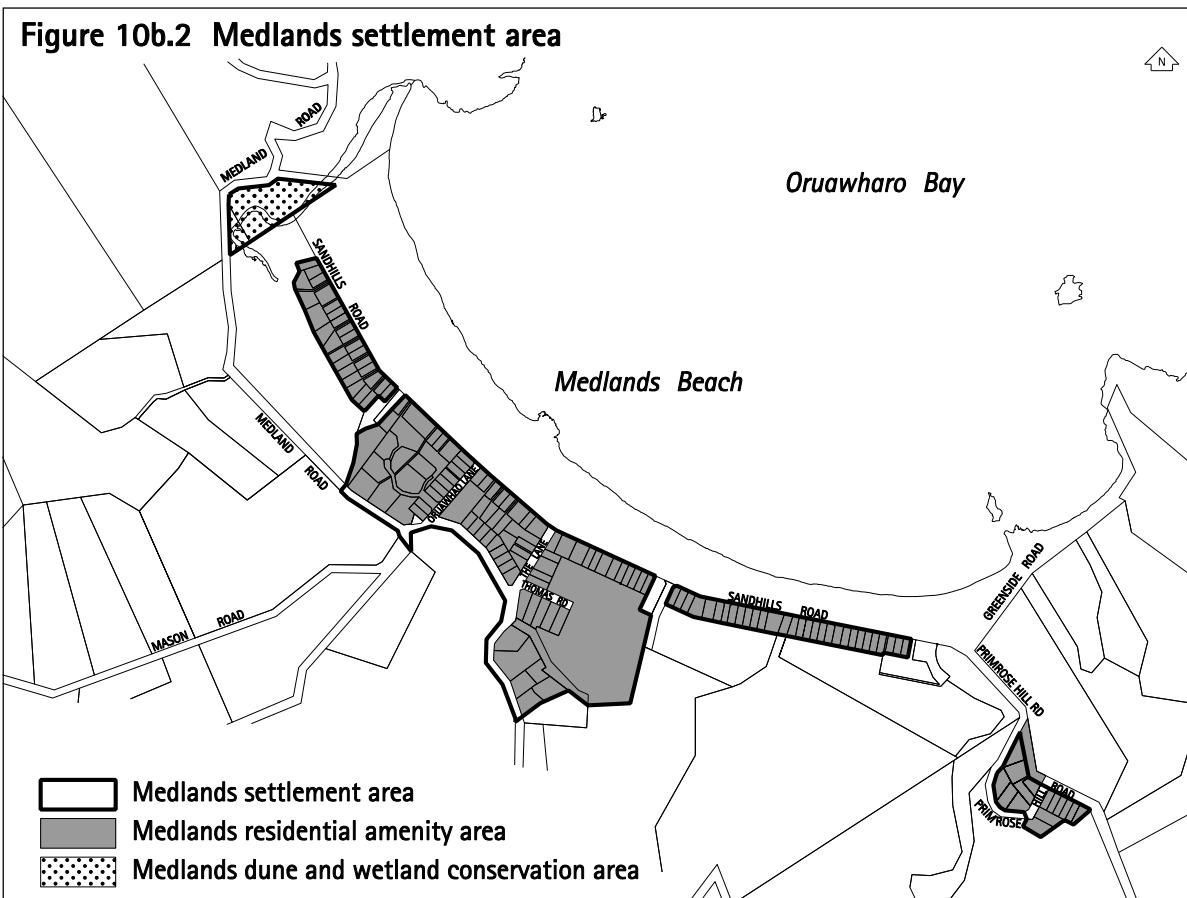
- residential amenity area
- dune and wetland conservation area.

The location of each of these is shown on [figure 10b.2: Medlands settlement area](#).

The objectives and policies for the Medlands settlement area are set out below. The objectives and policies for all settlements areas contained in [clause 10b.3](#) also apply.

### 10b.6.2 Objective - Medlands settlement area

To recognise existing development and subdivision patterns at Medlands Beach, while protecting the sensitive nature of the foredune, wetlands and Oruawharo stream.



**Policies**

1. By limiting the adverse visual effects of buildings through standards on colour, and ensuring that the natural landscape remains the dominant element in terms of visual amenity.
2. By ensuring that development is subject to bulk, coverage and location controls, and where these standards are exceeded, that the adverse effects are avoided or mitigated.
3. By ensuring that land use activity involving buildings, earthworks or vegetation removal does not adversely affect Oruawharo Stream or its riparian areas, or reduce the ecological value of the stream.
4. By ensuring that all buildings are located and are constructed in a manner which minimises disturbance to indigenous vegetation and maximises, where appropriate, use of existing cleared areas.
5. By ensuring buildings are not visually intrusive, either individually or cumulatively and that they respect the scale of surrounding sand dunes and remain a minor visual element within the sand dune landscape.
6. By controlling the scale, form and location of buildings in the Medlands dune and wetland conservation area.

**10b.6.3 Objective - Medlands residential amenity area**

To maintain and enhance the amenity of the residential amenity area and to ensure development does not detrimentally impact upon the adjoining dune and wetland conservation area.

**Policies**

1. By limiting the footprint of buildings to ensure that building sizes are of a residential scale.
2. By providing for home occupations and homestays as a permitted activity to enable an economic use of appropriate scale for residential sites.
3. By limiting activities that are likely to have a detrimental effect on residential amenity due to effects such as noise or traffic.

**10b.6.4 Objective - Medlands dune and wetland conservation area**

To ensure that the sand dune, sand areas and wetland areas of the dune and wetland conservation area remain in their natural state and maintain their ecological functions.

**Policies**

1. By ensuring that land use activity in the vicinity of wetlands and rivers does not detrimentally impact upon, alter or affect the water quality or quantity of those areas.
2. By protecting important wetland, dune and riparian areas through covenants or reserve requirements.

**10b.7 Objectives and policies for Claris settlement area****10b.7.1 Introduction**

This settlement area is located on flat to rolling land adjacent to Kaitoke beach and Kaitoke wetland, both of which are outstanding in terms of landscape value and natural beauty. It contains the council service centre, industrial activities, medical and community centres, and the main grouping of shops on the east side of the island. It adjoins the island's main airport, which is the arrival and departure point for most travellers on regular flights to and from Auckland throughout the year.

The Claris settlement area is characterised by:

- Mixed topography with areas of wetland, rolling dunes, and flat alluvial pasture.
- Prominence due to its function as the main receiving place for people arriving and leaving via Claris airport.
- Landscape importance due to its setting near the coastal edge of the Kaitoke catchment adjoining the Kaitoke wetland and Kaitoke beach. The proximity to these, their prominence when arriving by air, and the visibility of the encompassing hills and adjacent native vegetation from within the settlement area, all contribute to the high landscape values that characterise this area and are representative at this gateway to the island.
- Scattered facilities spread across the settlement area, with industrial activities in the north, shops in the middle, and residential in the south.
- A range of vegetation types, with pasture, pine or indigenous vegetation covered dunes, pasture covered alluvial flats, and native sedges, grasses and flaxes throughout the wetland.
- Some areas of the dunes are prone to instability due to fragile vegetation cover.

Overall, the Claris settlement area is a mix of unmodified and modified land uses and dispersed activities within a larger setting of high natural character and landscape value. The settlement plan identifies five areas that recognise conservation values, and the airport, retail, residential and industrial activities that may occur within these areas. The future for Claris lies in consolidating activities and providing structure to the commercial centre, making it a welcoming settlement for island residents and visitors alike.

The Claris settlement area has been divided into the following sub-areas:

- local retailing area
- residential amenity area
- airport area
- dune and wetland conservation area
- light industry area.

The location of each of these is shown on [figure 10b.3: Claris settlement area](#).

The objectives and policies for the Claris settlement area are set out below. The objectives and policies for all settlement areas contained in [clause 10b.3](#) also apply.

## **10b.7.2 Objectives - Claris settlement area**

### **10b.7.2.1 Objective**

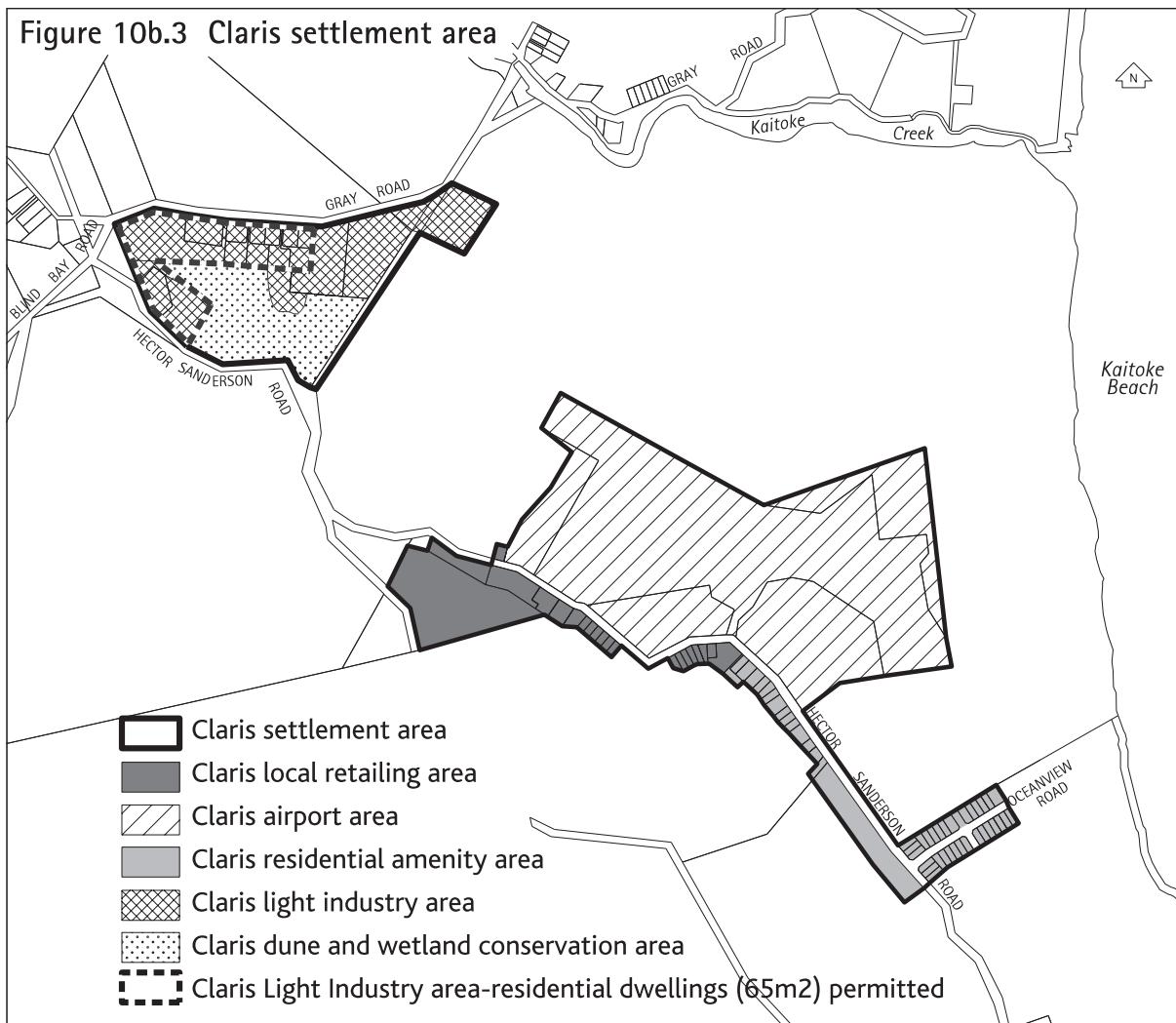
To consolidate similar activities in the areas identified to ensure that effects of activities do not affect the function of the airport and surrounding activities.

#### **Policies**

1. By preventing any building or land use activity which may compromise the operation of the airport by being sensitive to effects from the operation of the airport, with particular regard to noise sensitivity and safety.
2. By providing height limits for the construction, alteration of, or addition to, any building through the airport protection fans identified for Claris airfield.
3. By limiting the adverse visual effects of buildings through standards on colour, and ensuring that the natural landscape remains the dominant element in terms of visual amenity.

### **10b.7.2.2 Objective**

To create a functioning centre for Great Barrier.



### Policies

1. By providing for retail premises and further development to reinforce the role of the area as a gateway to the island.
2. By protecting activities in their respective areas from reverse sensitivity effects.
3. By enabling the expansion of the local retailing and residential amenity areas adjacent to similar land uses.

#### 10b.7.3 Objective - Claris local retailing area

To facilitate the establishment of local retail, service and visitor activities of high amenity in the local retailing area, without compromising the function of Claris airport.

### Policies

1. By controlling the scale, form and location of all new buildings in the Claris local retailing area in order to maintain or enhance the amenity of the Claris township.
2. By ensuring that buildings are not used for residential purposes, except where residential use is required for managing other activities on the site.
3. By encouraging visitor and retailing activities to locate in close proximity to each other, facilitating pedestrian movement and a cohesive and attractive commercial centre.
4. By limiting and controlling activities that may be sensitive to noise from the Claris airport.
5. By providing for community and healthcare facilities as permitted activities.

#### **10b.7.4 Objective - Claris residential amenity area**

To maintain and enhance amenity and the existing patterns of residential development to the south of Claris township.

##### **Policies**

1. By limiting the footprint of buildings to ensure that building sizes are of a residential scale.
2. By providing for home occupations and homestays as a permitted activity to enable an economic use of appropriate scale for residential sites.
3. By limiting activities that are likely to have a detrimental effect on residential amenity due to effects such as noise or traffic.

#### **10b.7.5 Objective - Claris airport area**

To maintain and protect the function of the Claris airport as the principal air transport link on the island and to ensure its ongoing viability and safe functioning.

##### **Policies**

1. By providing for the use, construction and maintenance of runways, taxiways and drains as permitted activities.
2. By limiting activities, including buildings, to those which are necessary or have a commercial function associated with the safe and viable functioning of the airport.
3. By providing a high level of amenity and appropriate activities to support the function of Claris airport, to create a good first impression of Great Barrier for tourists.

#### **10b.7.6 Objective - Claris dune and wetland conservation areas**

To conserve natural and modified sand areas and wetlands and protect them from inappropriate use.

##### **Policies**

1. By providing for sand dune stabilisation and other conservation activities as permitted activities.
2. By protecting the natural landscape and ecological values of wetland and unmodified dune areas.
3. By restricting activities that may adversely affect the dune areas and wetlands.
4. By restricting the encroachment of inappropriate activities.
5. By controlling the scale, form and location of all new buildings in the Claris dune and wetland conservation areas.

#### **10b.7.7 Objective - Claris light industry area**

To provide for light industrial activities, while safeguarding against adverse effects that could result in contamination of the Kaitoke wetland, or other surrounding wetlands.

##### **Policies**

1. By limiting any adverse effects of industrial activities on adjacent sand or wetland systems.
2. By not providing for sensitive activities to establish in the industrial area and therefore avoiding reverse sensitivity effects on industrial activities.
3. By recognising the need for a source of sand for construction on Great Barrier, without compromising any ecological or natural functions of the surrounding area.

## 10b.8 Objectives and policies for Okupu settlement area

### 10b.8.1 Introduction

This settlement area is located on bush covered slopes on the western side of Great Barrier. Existing houses are located in two main areas: one on and near the ridgeline, the other on the lower slopes and running down to the coastal edge.

The Okupu settlement area is characterised by:

- Sloping topography, with a dominance of regenerating indigenous vegetation.
- A dense grouping of housing along the ridgeline.
- Small scale residential development spread across the sloping topography among regenerating vegetation.
- Residential development which is dominated by the scale and prominence of the regenerating vegetation in terms of both land cover and landscape character.
- With the exception of the ridgeline, residential activities are generally well integrated into the vegetated setting and sloping topography of the settlement area.
- A dominance of particularly large pohutukawa in the open space of the coastal interface area, creating an area of high amenity value.
- Undeveloped sites on the western side of Blind Bay Road linking the two existing residential areas.

The Okupu settlement area consists entirely of a residential amenity area. The location of the settlement area is shown on [figure 10b.4: Okupu settlement area](#).

The objective and policies for the Okupu settlement area are set out below. The objectives and policies for all settlement areas contained in [clause 10b.3](#) also apply.

### 10b.8.2 Objective - Okupu settlement area

To enable development of land within the Okupu settlement area which does not compromise its bush clad character, ecological and landscape values.

#### Policies

1. By including additional land within the settlement area boundary which does not encroach on any identified ecologically significant areas.
2. By controlling the adverse visual effects of buildings through standards on colour, and ensuring that the natural landscape remains the dominant element in terms of visual amenity.
3. By controlling the adverse effects of buildings on the environment through bulk, coverage and location controls and where these standards are exceeded, ensuring that the adverse effects are avoided or mitigated.
4. By limiting the removal of indigenous vegetation so that drainage, stormwater and sedimentation problems are mitigated or avoided, and landscape values are maintained.
5. By protecting riparian areas around streams and encouraging replanting to maintain and enhance water quality.



## 10b.9 Objectives and policies for Whangaparapara settlement area

### 10b.9.1 Introduction

This settlement area is located in a small bay on the western side of Great Barrier. Development surrounding Whangaparapara is comprised mainly of residential activities and a wharf.

The Whangaparapara settlement area is characterised by:

- A small bay, enclosed by sloping topography and bush clad hills.
- Residential development that is integrated amongst the regenerating indigenous vegetation on the slopes above the bay.
- Large pohutukawa that line the shore.
- Proximity to a small scale wharf that integrates well with the marine activities and character of the sheltered harbour, and provides an important access point for supply of materials to the island.

The Whangaparapara settlement area provides for small scale residential living within an area of high natural character and landscape value. The future for Whangaparapara involves protecting the wharf, maintaining the high landscape qualities, and providing for the existing residential area without any further expansion into the surrounding catchment.

The Whangaparapara settlement area consists entirely of a residential amenity area. The location of the settlement area is shown on [figure 10b.5: Whangaparapara settlement area](#).

The objective and policies for the Whangaparapara settlement area are set out below. The objectives and policies for all settlement areas contained in [clause 10b.3](#) also apply.

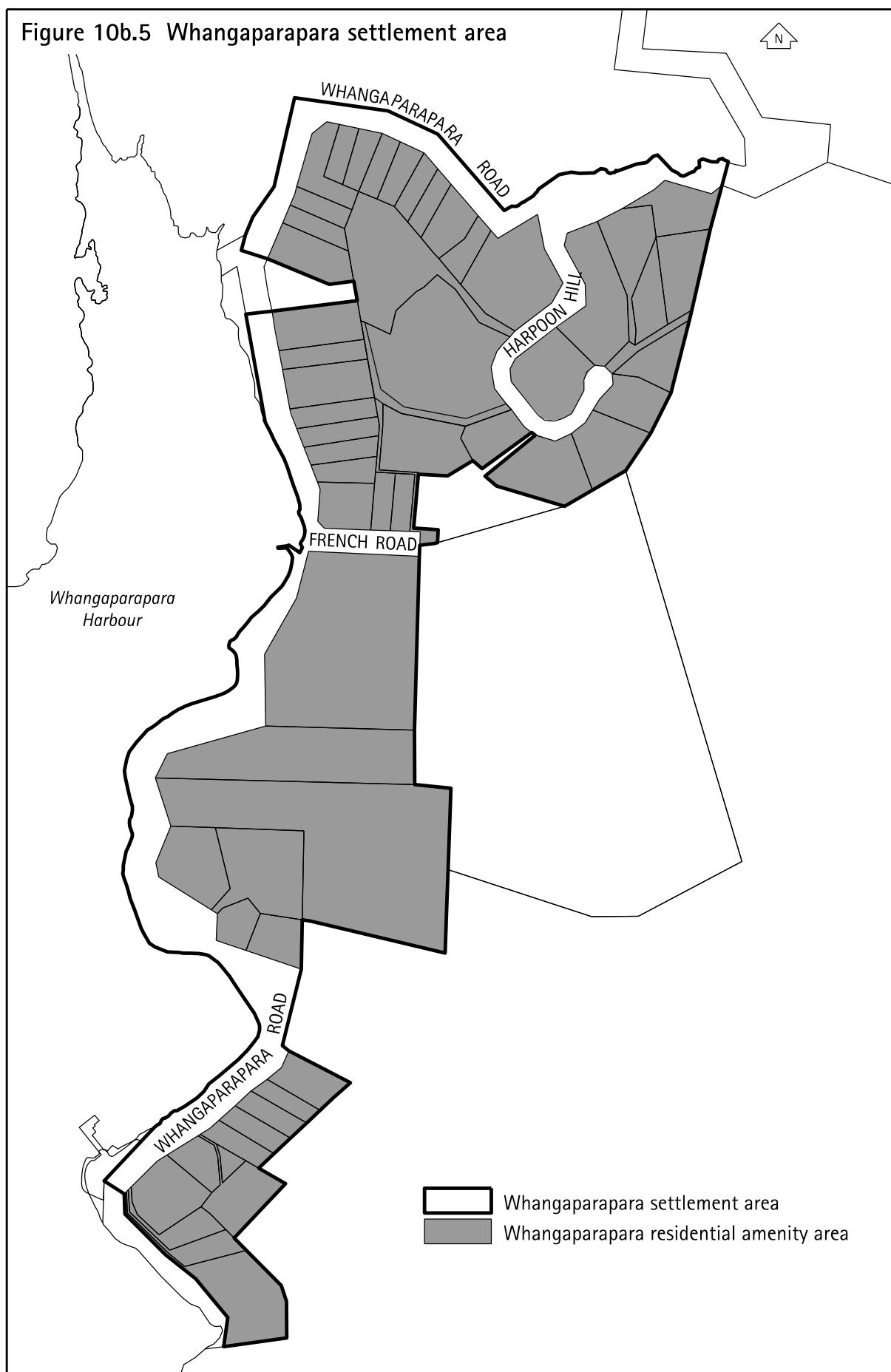
### 10b.9.2 Objective - Whangaparapara settlement area

To maintain the high value natural character of the wider Whangaparapara area.

#### Policies

1. By limiting the adverse visual effects of buildings through standards on colour, and ensuring that the natural landscape remains the dominant element in terms of visual amenity.
2. By controlling adverse effects of buildings on the environment through bulk, coverage and location controls, and where these standards are exceeded, ensuring that the adverse effects are avoided or mitigated.
3. By limiting the removal of indigenous vegetation so that drainage, stormwater and sedimentation problems are mitigated or avoided, and landscape values are maintained.
4. By protecting riparian areas around streams and encouraging replanting to maintain or enhance water quality.
5. By only including existing development within the Whangaparapara settlement area.

Figure 10b.5 Whangaparapara settlement area



## 10b.10 Objective and policies for Awana settlement area

### 10b.10.1 Introduction

This settlement area is located at the southern end of a white sand bay on the eastern side of the island. It is enclosed by steeply sloping headlands at either end. Development is focused on a group of houses located on the sloping hillside and lower land overlooking the beach and bay.

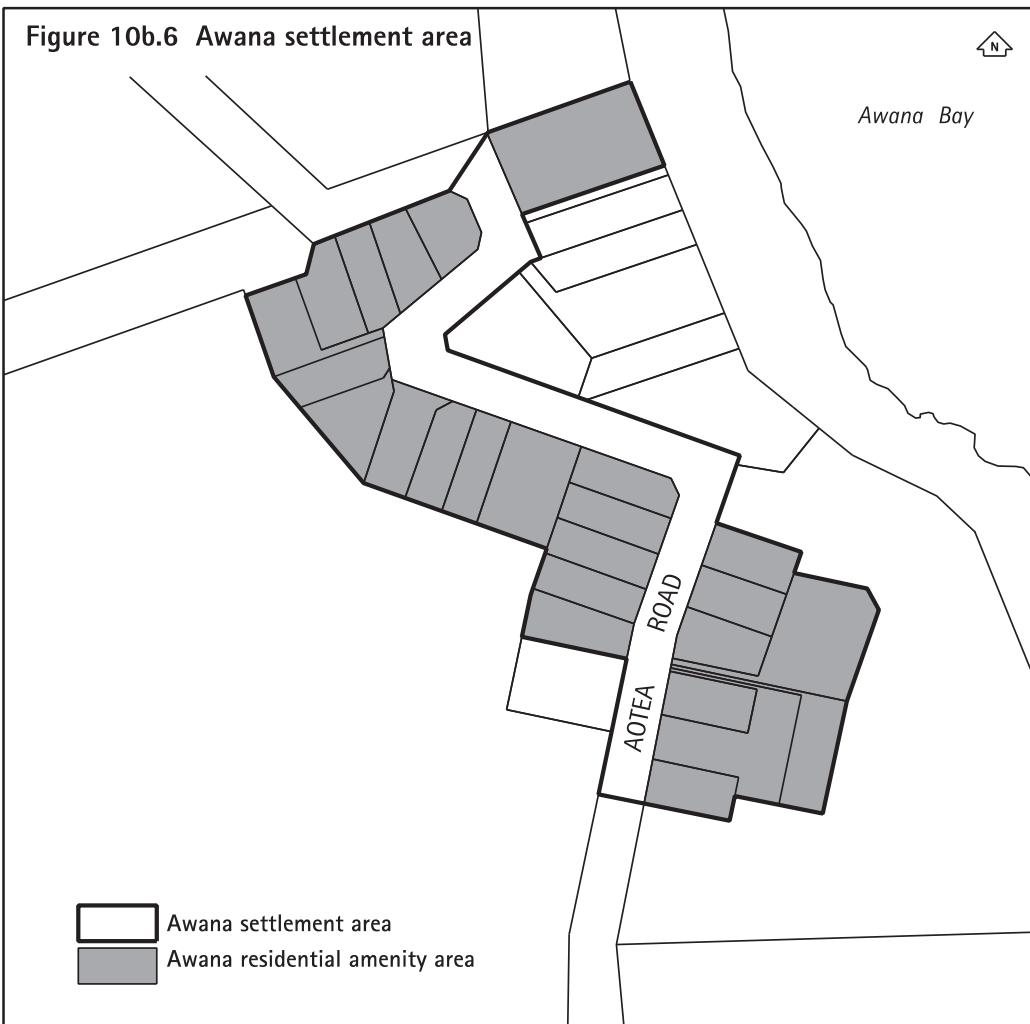
The settlement area is characterised by:

- Well integrated housing that is set amongst the regenerating indigenous vegetation on the slopes above the bay.
- A built up character that is primarily contributed to by the visibility of a small group of housing by the road on the lower slopes of the hillside and a single house on the foredune.
- A picturesque setting, with the settlement area surrounded by dominant landforms, rural landscapes, a beautiful beach, and undeveloped dune.

Overall, the Awana settlement area provides for well integrated and small scale residential living overlooking a bay that is valued for its natural and undeveloped character. The strategy for the Awana settlement is to strictly maintain development within the boundaries of the settlement in order to retain the dominance of the natural and rural surroundings.

The Awana settlement area consists entirely of a residential amenity area. The location of the settlement area is shown on [figure 10b.6: Awana settlement area](#).

The objective and policies for the Awana settlement area are set out below. The objectives and policies for all settlement areas contained in [clause 10b.3](#) also apply.



## 10b.10.2 Objective - Awana settlement area

To maintain and enhance the low impact character of the Awana residential amenity area, and ensure that new development integrates with the sensitive landscape qualities of the Awana beachfront area.

### Policies

1. By limiting the adverse visual effects of buildings through standards on colour, and ensuring that the natural landscape remains the dominant element in terms of visual amenity.
2. By limiting the footprint of buildings to ensure that building sizes are of a residential scale.
3. By ensuring that development is subject to bulk, coverage and location controls, and where these standards are exceeded, that the adverse effects are avoided or mitigated.
4. By limiting removal of indigenous vegetation (particularly coastal shrubs) in order that drainage, stormwater and sedimentation problems are reduced or avoided and landscape values are maintained.
5. By providing for home occupations and homestays as a permitted activity to enable an economic use of an appropriate scale for residential sites.
6. By limiting activities that are likely to have a detrimental effect on residential amenity due to effects such as noise or traffic.
7. By only including existing development within the Awana settlement area.

## 10b.11 Objectives and policies for Okiwi settlement area

### 10b.11.1 Introduction

This settlement area is located on the gently sloping foothills of the Whangapoua Basin, two kilometres inland from Okiwi airport. A primary school, sports fields and small collection of houses make up the area, along with an area of rolling pasture. An area has been identified which offers an opportunity for extending the existing settlement.

The settlement area is characterised by:

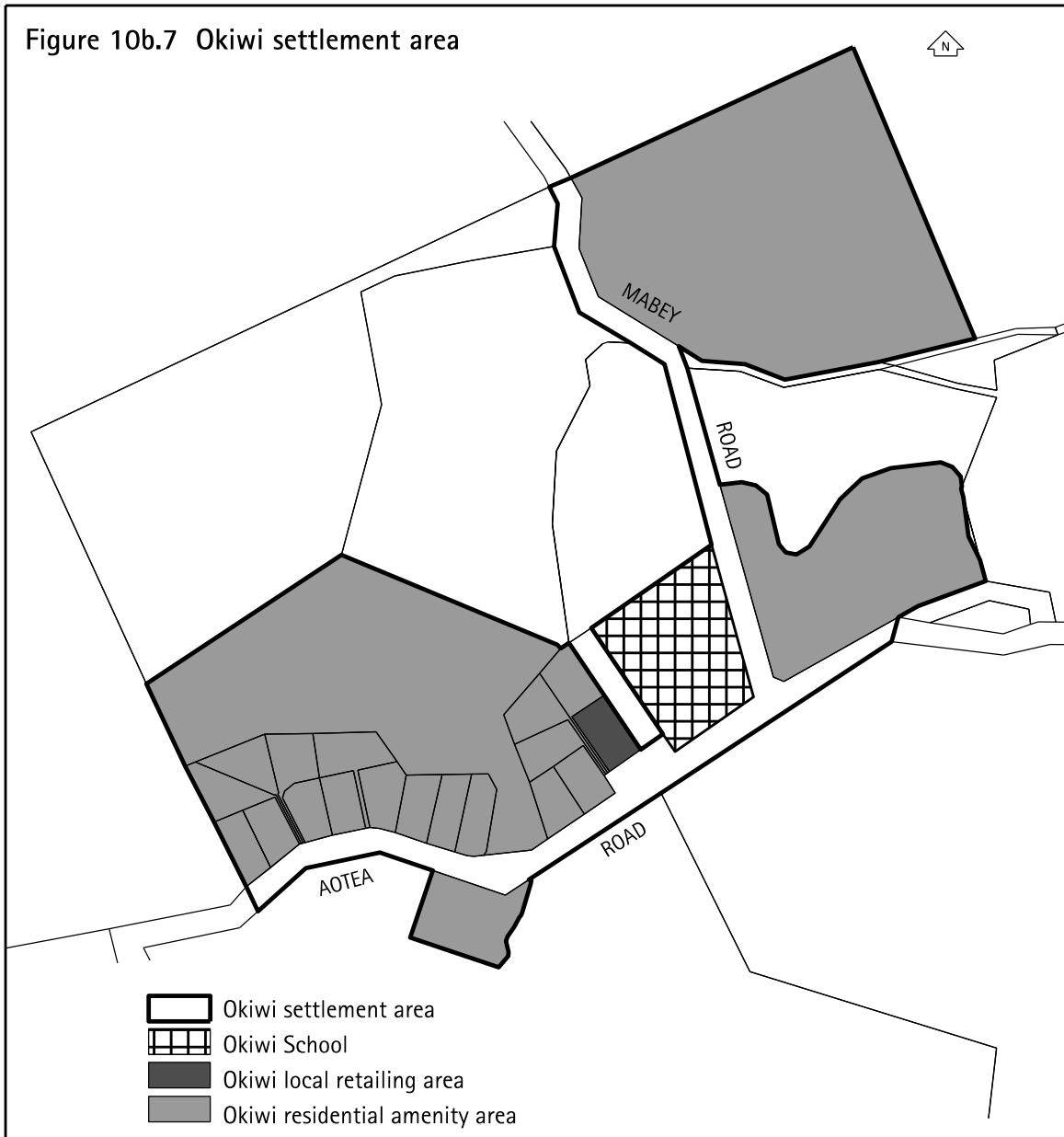
- Infrastructure of an existing settlement including local primary school, bus transport, proximity to the Okiwi airstrip, and an existing community.
- Traditional residential settlement pattern concentrated into a small settlement on the lower slopes of the surrounding Whangapoua basin.
- Undeveloped land within the settlement area that gives opportunity for additional growth.
- A modified landscape within a pastoral setting, with a backdrop of sloping hills and regenerating vegetation.
- An ecologically significant site in close proximity to the settlement area boundaries.

Okiwi is able to support additional commercial activities and provide a centre for the north of the island. The settlement plan identifies three areas providing for residential, retailing and the school including recreational areas. The settlement plan also provides for additional residential growth in an area that is close to existing amenities, without compromising the rural and scenic qualities of the greater Whangapoua catchment.

The Okiwi settlement area has been divided into the following sub-areas:

- residential amenity area
- Okiwi School
- local retailing area.

Figure 10b.7 Okiwi settlement area



The location of each of these is shown on [figure 10b.7: Okiwi settlement area](#).

The objectives and policies for the Okiwi settlement area are set out below. The objectives and policies for all settlement areas contained in [clause 10b.3](#) also apply.

### 10b.11.2 Objective - Okiwi settlement area

To provide for residential development in the north of the island, and to support small scale commercial and education activities, while protecting ecologically significant sites and the natural character of the area.

#### Policies

1. By limiting the adverse visual effects of buildings through standards on colour and ensuring that the natural landscape remains the dominant element in terms of visual amenity.
2. By ensuring that development is subject to bulk, coverage and location controls, and where these standards are exceeded, that the adverse effects are avoided or mitigated.

## **Part 10b - Settlement areas: objectives, policies and activity tables**

3. By limiting removal of indigenous vegetation in order that drainage, stormwater and sedimentation problems are reduced or avoided and landscape values are maintained.
4. By encouraging replanting of indigenous vegetation where new development requiring resource consent is proposed.
5. By protecting riparian areas around streams and requiring replanting to maintain water quality.
6. By allowing for additional residential sites to be created within the Okiwi settlement area.
7. By ensuring that residential development protects the ecological values of adjacent ecologically significant areas.

### **10b.11.3 Objective - Okiwi residential amenity area**

To maintain and enhance the low impact character of the residential amenity area.

#### **Policies**

1. By limiting the footprint of buildings to ensure that building sizes are of a residential scale.
2. By providing for home occupations and homestays as a permitted activity to enable an economic use of appropriate scale for residential sites.
3. By limiting activities that are likely to have a detrimental effect on residential amenity due to effects such as noise or traffic.
4. By ensuring that where new subdivision occurs, that it protects ecologically significant areas.

### **10b.11.4 Objective - Okiwi School**

To recognise the importance of Okiwi School and sports fields to the northern Great Barrier community.

#### **Policy**

1. By enabling a range of activities at Okiwi School to assist with sustaining its viability and provide a focus for the community of Okiwi.

### **10b.11.5 Objective - Okiwi local retailing area**

To provide an area for commercial activities which are compatible with the character and scale of Okiwi, to service the north part of Great Barrier.

#### **Policy**

1. By ensuring that premises are not used for residential purposes, except where it is for the purpose of managing other activities on the site.

## **10b.12 Objectives and policies for Port Fitzroy settlement area**

### **10b.12.1 Introduction**

This settlement area is located in a large harbour on the western side of the island. Development comprises mainly residential activities. An area with wharf facilities, it is popular with recreational boating traffic and is an access point for goods entering or leaving the island.

The settlement area is characterised by:

- A small bay, enclosed by sloping topography and hills clad in indigenous vegetation, some of which is well advanced in terms of regeneration.

- Small scale residential development that is integrated amongst the bush on the slopes above the bay.
- A wharf that services the popular marine activities of the sheltered harbour and provides an access point for materials entering and leaving the island.

The settlement plan identifies two areas reflecting the residential and retailing activities of Port Fitzroy, and overall provides for small scale residential living within an area of high natural character and landscape value. The high values of the landscape in the harbour mean that the settlement area is tightly constrained to existing development and subdivision patterns.

The Port Fitzroy settlement area has been divided into the following sub-areas:

- residential amenity area
- local retailing area.

The location of each of these is shown on [figure 10b.8: Port Fitzroy settlement area](#).

The objectives and policies for the Port Fitzroy settlement area are set out below. The objectives and policies for all settlement areas contained in [clause 10b.3](#) also apply.

### **10b.12.2 Objective - Port Fitzroy settlement area**

To maintain existing development patterns and protect the bush covered character of the Port Fitzroy settlement.

#### **Policies**

1. By limiting the adverse visual effects of buildings through standards on colour, and ensuring that the natural landscape remains the dominant element in terms of visual amenity.
2. By limiting removal of indigenous vegetation in order that drainage, stormwater and sedimentation problems are reduced or avoided and landscape values are maintained.
3. By ensuring that development is subject to bulk, coverage and location controls, and where these standards are exceeded, that the adverse effects are avoided or mitigated.
4. By protecting riparian areas around streams and requiring replanting to maintain or enhance water quality.

### **10b.12.3 Objective - Port Fitzroy residential amenity area**

To protect and enhance the low impact bush covered character of the residential amenity area.

#### **Policies**

1. By limiting the footprint of buildings to ensure building sizes are of a residential scale.
2. By providing for home occupations and homestays as a permitted activity to enable an economic use of appropriate scale for residential sites.
3. By limiting activities that are likely to have a detrimental effect on residential amenity due to effects such as noise or traffic.

### **10b.12.4 Objective - Port Fitzroy local retailing area**

To provide for local retailing which is compatible with the character of Port Fitzroy.

#### **Policy**

1. By ensuring that premises are not used for residential purposes, except where it is for the purpose of managing other activities on the site.

Figure 10b.8 Port Fitzroy settlement area



## 10b.13 Introduction to activity tables

The remainder of this part contains the activity tables for the eight settlement areas. As shown on the settlement plans (figures 10b.1-8), each settlement area has been further divided into sub-areas. The activity tables and any related information have been organised according to the following sub-areas:

- residential amenity areas
- local retailing areas
- headland protection area
- Dune and wetland conservation areas
- Claris light industry area
- Claris airport area
- Mulberry Grove School, and Okiwi School

All of the development controls for the settlement areas are in [part 10c - Development controls for land units and settlement areas](#).

## 10b.14 Residential amenity areas

There are residential amenity areas in all eight settlement areas: ie Tryphena, Medlands, Claris, Okupu, Whangaparapara, Awana, Okiwi and Port Fitzroy. The location of the residential amenity area for each settlement area is identified on the applicable settlement plans (figures 10b.1-8).

### 10b.14.1 Rules - activity table

Activity	Status
The construction and relocation of buildings, including buildings being used for any of the other activities listed in this table <sup>1</sup>	P
Alterations and additions to the exterior of existing buildings, including buildings being used for any of the other activities listed in this table <sup>1</sup>	P
Accommodation for care	P
Accommodation for retired, elderly or disabled people	P
Art galleries and museums	P
Boarding house or hostel	D
Boarding kennels and catteries	D
Camping facilities	D
Care centres	P
Community facilities	P
Dairy	D
Dwelling (one per site)	P
Educational facilities	D
Emergency services facilities	D
Entertainment facilities	D
Function facilities	D
Healthcare services	D
Home occupations	P
Homestay	P

Activity	Status
Multiple dwellings	D
Offices	D
Papakainga housing	D
Residential accessory buildings	P
Restaurant, cafe and other eating places	D
Retail premises	D
Tourist complex	D
Visitor accommodation	D

#### Legend

P = Permitted

D = Discretionary

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

#### Explanation

The activities in the residential amenity areas are intended to provide for low impact small scale activities to ensure that the level of residential amenity in the settlement area is maintained.

### 10b.14.2 Rules - standards and terms for multiple dwellings

An application for multiple dwellings will only be considered as a discretionary activity where one or more of the following criteria are met:

1. The resulting number of dwellings on the site will be no more than that which would occur if:
  - a. the site were subdivided in accordance with the minimum site areas and minimum average site areas set out in [table 12.3](#) for this settlement area; and
  - b. one dwelling was located on each site.
2. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.
3. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

Proposals which do not meet these standards are a non-complying activity.

### 10b.14.3 Rules - development controls

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in the residential amenity areas. The development controls listed in that part apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

#### 10b.14.4 Assessment matters

For applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

### 10b.15 Local retailing areas

There are local retailing areas in the following settlement areas: Tryphena, Claris, Okiwi and Port Fitzroy. The location of the local retailing area for each settlement area is identified on the applicable settlement plan ([Tryphena - figure 10b.1](#), [Claris - figure 10b.3](#), [Okiwi - figure 10b.7](#) and [Port Fitzroy - figure 10b.8](#)).

#### 10b.15.1 Rules - activity table

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table.	P
Accommodation for care	D
Accommodation for retired, elderly or disabled people	D
Art galleries and museums	P
Boarding house or hostel	P
Camping facilities	D
Care centre	D
Community facilities <sup>2</sup>	P
Dairy	P
Dwelling (one per site)	RD
Educational facilities <sup>2</sup>	P
Emergency services facilities	D
Entertainment facilities	P
Function facilities	P
Funeral parlour	P
Healthcare services <sup>2</sup>	P
Home occupation on existing sites with an established residential use	P
Homestay on existing sites with an established residential use	P
Motor vehicle sales	P
Motor vehicle services	P
Multiple dwellings	D
Offices	P
Open air market	P
Restaurant, cafe and other eating places	P
Retail premises	P
Service station	D
Tavern	P
Tourist complex	D

Activity	Status
Visitor accommodation	P

**Legend**

P = Permitted

RD= Restricted discretionary

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. Where these activities are located in the Claris local retailing area, their status may be affected by the noise management controls in [rule 10c.5.4](#).
3. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

**Explanation**

The location of dwellings needs to be controlled so residential uses do not occupy space that should be reserved for retailing activities.

### 10b.15.2 Rules - standards and terms for multiple dwellings

An application for multiple dwellings will only be considered as a discretionary activity where one or more of the following criteria are met:

1. The resulting number of dwellings on the site will be no more than that which would occur if:
  - a. the site were subdivided in accordance with the minimum site areas and minimum average site areas set out in [table 12.3](#) for this settlement area; and
  - b. one dwelling was located on each site.
2. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.
3. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

Proposals which do not meet these standards are a non-complying activity.

### 10b.15.3 Rules - development controls

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in the local retailing areas. The development controls listed in that part apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

### 10b.15.4 Assessment matters

#### 1. Matters of discretion for dwellings

When considering an application for resource consent for a dwelling, the council has restricted its discretion to considering the following matters:

- a. Whether the dwelling takes up ground level space that could otherwise be used for retail or other non-residential activities.
- b. Whether the dwelling is required on site to manage an activity on the site.

- c. Whether the dwelling has sufficient acoustic insulation to mitigate noise effects arising from airport activities.
- 2. Other listed activities**
- For applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

## 10b.16 Headland protection area

There is a headland protection area in the Tryphena settlement area. The location of the headland protection area is identified on the settlement plan for Tryphena ([figure 10b.1](#)).

### 10b.16.1 Rules

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Dwelling (one per site)	P
Home occupations	P
Homestay	P
Multiple dwellings	D
Residential accessory buildings	P
Visitor accommodation	D

#### Legend

P = Permitted

RD= Restricted discretionary

D = Discretionary

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

#### Explanation

The headlands at Tryphena are particularly sensitive to development. A limited range of activities are provided for to limit the potential for adverse effects that may result from larger developments. Of particular importance is the blending in of buildings into the environment, and the scale, form and location of buildings are carefully controlled to achieve this.

### 10b.16.2 Rules - standards and terms for multiple dwellings

An application for multiple dwellings will only be considered as a discretionary activity where one or more of the following criteria are met:

1. The resulting number of dwellings on the site will be no more than that which would occur if:
  - a. the site were subdivided in accordance with the minimum site areas and minimum average site areas set out in [table 12.3](#) for this settlement area; and
  - b. one dwelling was located on each site.

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2. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.
3. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

Proposals which do not meet these standards are a non-complying activity.

#### **10b.16.3 Rules - development controls**

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in the headland protection area. The development controls listed in that part apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

#### **10b.16.4 Assessment matters**

For applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.
- Assessment criteria for discretionary activities.

### **10b.17 Dune and wetland conservation areas**

The dune and wetland conservation areas are located in the following settlement areas:

- Medlands - dune and wetland conservation area ([figure 10b.2](#))
- Claris - dune and wetland conservation area ([figure 10b.3](#))

The location of these areas for each settlement area is identified on the applicable settlement plan.

#### **10b.17.1 Rules - activity table**

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Conservation activities	P
Home occupations	P
Dwelling (one per site)	P
Homestay	P
Residential accessory buildings	P
Visitor information centre	P

#### **Legend**

P = Permitted

RD= Restricted discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

**Explanation**

Within the settlement areas, particular areas have been identified that need particular care from an ecological, hazard and amenity perspective, in terms of activities that can occur. The dune areas maintain an important function in terms of protection from the sea, with the wetland areas providing an important habitat for local flora and fauna. Due to the sensitivities of these areas it is important that any building or construction activity in these areas is carefully controlled.

**10b.17.2 Rules - development controls**

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in the dune and wetland conservation areas. The development controls listed in that part apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

**10b.17.3 Assessment matters**

For applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.
- Assessment criteria for discretionary activities.

**10b.18 Claris light industry area**

The location of the Claris light industry area is shown on the Claris settlement plan ([figure 10b.3](#)).

**10b.18.1 Rules - activity table**

Activity	Status
The construction and relocation of buildings, including buildings being used for any of the other activities listed in this table <sup>1</sup>	P
Alterations and additions to the exterior of existing buildings, including buildings being used for any of the other activities listed in this table <sup>1</sup>	P
Art galleries and museums	P
Boarding kennels and catteries	P
Commercial firewood harvesting <sup>2</sup>	D
Dairy	P

Activity	Status
Dwelling (one per site) in the sub-area of the Claris Light Industry Area as defined in <a href="#">figure 10b.3</a> , where the following circumstances apply: <ul style="list-style-type: none"> <li>The dwelling is ancillary to any lawfully established activity or any permitted activity listed in this table</li> <li>The building coverage of the dwelling does not exceed 65m<sup>2</sup></li> <li>The dwelling is designed and constructed to ensure that the internal noise level does not exceed a level of 35dBA (L<sub>eq</sub>)10pm-7am in bedrooms and 40 dBA (L<sub>eq</sub>) 7am-10pm in all habitable rooms (including bedrooms).<sup>4 5</sup></li> <li>An encumbrance instrument is registered on the title in favour of the Auckland Council restricting the owners and occupiers of such land from complaining about, objecting to, or otherwise opposing:               <ul style="list-style-type: none"> <li>any lawfully established activity generated within Claris Light Industry Area</li> <li>any effects associated with the operation of the Claris airfield.</li> </ul> </li> </ul>	P
Funeral parlour	P
Home occupations on existing sites with an established residential use	P
Horticulture	P
Industry	P
Motor vehicle sales	D
Motor vehicle services	P
Offices, where they are an ancillary activity to a permitted activity	P
Offices not provided for as a permitted activity	D
Refuse transfer station	D
Restaurant, cafe and other eating places	D
Retail premises, where they are an ancillary activity to a permitted activity	P
Retail premises not provided for as a permitted activity	D
Sand quarrying	D
Service station	D
Winery	P

**Legend**

P = Permitted

RD= Restricted discretionary

D = Discretionary

**Notes:**

- An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
- Commercial firewood harvesting is not expected to comply with the vegetation clearance controls set out in [part 10c - Development controls for land units and settlement areas](#) for the Claris light industry area.
- The activities of earthworks and vegetation clearance (other than for commercial firewood harvesting) are treated as development controls and are therefore not listed in this table.
- The limits shall be complied with at the same time as the relevant ventilation requirements of the Building Code are met. Compliance with the limits shall include the noise generated by any mechanical ventilation system, if required. Noise levels shall be measured and assessed in accordance with the provisions of New Zealand Standard NZS 6801:2008 "Acoustics - Measurement of Environmental Sound" and

New Zealand Standard NZS 6802:2008 "Acoustics - Environmental Noise".

5. Compliance with the internal noise limits shall be based on;
  - i. Between the hours of 10pm - 7am, a noise level incident on the dwelling of Leq 40dBA (see [table 10c.6](#))
  - ii. Between the hours of 7am - 10pm, a cumulative noise incident on the dwelling of Leq 55 dBA (see [table 10c.6](#)) and the published noise level contours of the Claris airfield (see [figure 10c.5](#))

#### **Explanation**

The Claris light industry area has historically provided for activities with higher adverse effects, such as panelbeating, the landfill, and milling activities. Industrial activities that may contaminate ground or water sources in the area need to be carefully controlled due to the porous sand nature of the surrounding area. There is a particular need to ensure that reverse sensitivity issues are addressed so that the higher impact activities can locate in the vicinity, and that lower impact or sensitive activities are located in more appropriate locations. Residential use is a non-complying activity, although there will be some continuing existing uses, and where these exist home occupations are able to be undertaken on the site.

#### **10b.18.2 Rules - development controls**

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in the Claris light industry area. The development controls listed in that part apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

#### **10b.18.3 Assessment matters**

For applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

#### **10b.19 Claris airport area**

The location of the Claris airport area is shown on the Claris settlement plan ([figure 10b.3](#)).

#### **10b.19.1 Rules - activity table**

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Airstrip, including the construction and maintenance of runways, taxiways and drains	P
Commercial carparking	P
Helipad	P
Offices	P
Restaurant, cafe and other eating places	P
Retail premises	P

#### **Legend**

P = Permitted

RD= Restricted discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

**Explanation**

Claris airport provides the major air linkage for Great Barrier, and it is the start of the Great Barrier experience for many of the tourists that come to the island. It is important that the airport has a high level of amenity, and provides services that will assist with the tourist experience. The activities identified provide for supporting services that will contribute to the area as a gateway.

### 10b.19.2 Rules - development controls

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in the Claris airport area. The development controls listed in that part apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

### 10b.19.3 Assessment matters

For applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.
- Assessment criteria for discretionary activities.

## 10b.20 Mulberry Grove and Okiwi School areas

The Mulberry Grove School area is located in the Tryphena settlement area. The Okiwi School is located in the Okiwi settlement area. The location of these areas is shown on the Tryphena and Okiwi settlement plans ([figure 10b.1](#) and [figure 10b.7](#)).

### 10b.20.1 Rules - activity table

Activity	Status
The construction and relocation of buildings, including buildings being used for any of the other activities listed in this table <sup>1</sup>	P
Alterations and additions to the exterior of existing buildings, including buildings being used for any of the other activities listed in this table <sup>1</sup>	P
Care centres	P
Community facilities	P
Educational facilities	P
Healthcare services	P
Open air market	P

**Legend**

P = Permitted

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development

controls and are therefore not listed in this table.

#### **Explanation**

The Mulberry Grove and Okiwi School provide an important focal point for the Great Barrier community. Their location within their respective settlements makes them ideal for additional uses that may contribute to their sustained existence on the island. Activities such as open air markets may encourage local production of produce, potentially contributing to a sustainable economy for the island and a meeting point for the community.

#### **10b.20.2 Rules - development controls**

Refer to [part 10c - Development controls for land units and settlement areas](#) applying in the Mulberry Grove and Okiwi School areas. The development controls listed in that part apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

#### **10b.21 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) should be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)