
SECTION 15 - CONSERVATION AND ENVIRONMENT

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STATEMENT - CONSERVATION AND ENVIRONMENT - STRATEGY

15A STRATEGY**1. General Statement**

There are a number of attributes and qualities in the District which contribute to the pleasantness, harmony and coherence of the environment and to its enjoyment, in carrying out every day activities. These are fundamental to the District's quality and character as a place in which to live and work. These are both naturally occurring and man-made features, including the extensive coastline in its various topographical forms, rivers and streams, hills and valleys, individual trees and stands of trees, buildings or structures of historic, cultural, scientific, or visual interest and sites of historical and scientific or visual interest.

Conservation of the natural and man-made qualities and attributes of Rodney is a fundamental objective running through this District Plan. It is reflected in the zoning pattern (several significant Conservation Zones) and in the development controls on many activities, uses of land and subdivision. In some cases protection will be the most appropriate response, in others it will be carefully controlling development.

The District Plan does not operate alone in conserving the attributes of the District. There are other organisations and statutory controls which have a similar objective. One of the most significant of these is the Historic Places Act 1980. Under the provisions of this legislation any archaeological site is protected, whether it is registered in the District Plan or not.

The Historic Places Act provides for the classification of buildings into four classes under Section 35(1) of the Act. In respect of those classified under subsections (1)(a) and (b), a protection notice may be issued by the Trust under Section 36. When a protection notice has been issued, the notice is included in the District Plan under Part VIII of the Act. In addition, once the protection notice has been issued and served on the owner and occupier of the land, any demolition, alteration, or extension of the building subject to the protection notice is prohibited, without the consent of the Trust.

2. General Objective

To protect, conserve and enhance wherever possible features of the natural and man-made environment which are important to the character, amenity and visual quality of the district.

3. Policies - Protection of Trees and Vegetation

(a) To preserve as far as reasonably practicable trees which have landscape, historical or botanical significance by:

- (i) Recognising in the zoning structure the varying importance of trees in different parts of the District.
- (ii) Providing comprehensive protection of trees over specified heights in appropriate residential zones.
- (iii) Specifically listing in zones other than Rural and Rural Conservation Zones individual trees or groups of trees which are worthy of preservation in the public interest because of the particular landmark, visual, historical or scientific significance associated with such trees. These items are listed in Appendix 15B of this Section - Register of Protected Trees.

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- (iv) Protecting areas of vegetation in the rural areas of the District through controls on its removal.
- (v) Recognising the importance of vegetative cover and trees in controlling water run-off and contributing to land stabilisation.
- (vi) Ensuring trees on public reserves or other property owned by the Council are not removed or damaged unless there is a justifiable reason to do so.

4. Policies - Protection of Natural Features and Landform

- (a) To preserve as far as reasonably practicable all significant natural features and landforms by:
 - (i) Ensuring landforms which are significant in amenity terms are retained and used as a basis of subdivisional and building design.
 - (ii) Limiting the removal of topsoil in the most visually sensitive areas of the District, to that necessary to provide for stable building areas, access and servicing.
 - (iii) Limiting the deposition of spoil in the most visually sensitive areas of the District.
 - (iv) Using development controls in sensitive areas to retain significant features.
 - (v) Discouraging the location of buildings on prominent knolls, ridges or skylines, in the most visually sensitive areas of the District.
 - (vi) Allowing subdivision for significant natural features to ensure their long term protection.
- (b) To retain and protect the natural character of the coastal edge by:
 - (i) Prohibiting unnecessary development through zoning, through the activity provisions, and through the use of coastal and shoreline protection yards in appropriate locations.
 - (ii) Retaining the natural configuration of the coast except where reclamation and stabilisation works are in the public interest.
 - (iii) Ensuring that development which must be located on the foreshore is compatible with the natural qualities of the area.
- (c) To retain lakes, rivers, streams and wetlands in their natural state except where control works or diversions are warranted in the public interest.
- (d) To provide for the natural functioning of the beach and dune system and an area in which natural coastal processes may occur without human modification, through the use of coastal protection and shoreline yards as appropriate.

5. Policies - Protection of Notable Buildings, Structures, Objects and Sites

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- (a) To identify and as far as practicable preserve buildings, structures, objects and sites or areas of special historic, architectural, cultural, natural or archaeological significance by:
 - (i) Listing these items in Appendix 15A of this Section - Register of Protected Buildings, Structures, Objects and Sites.
 - (ii) Identifying registered items on the Planning Maps to encourage public awareness of their location and to identify them as being subject to special planning controls.
 - (iii) Subjecting registered items to the non-notified application procedures.
 - (iv) Requiring a change to the District Plan to remove or add any item to the register.

6. Policies - Design and External Appearance of Buildings and Landscaping

- (a) To ensure that the design and external appearance of buildings, developments and sites is compatible with the general character of the locality, and other development within the site, by:
 - (i) Subjecting buildings in the most visually sensitive areas of the District to the controlled activity provisions to assess design and external appearance.
 - (ii) Considering all non-notified and notified land use consent applications in terms of Objective 15A.2 and this policy.
 - (iii) Considering the use of landscaping to ensure development is compatible within the site and with the surrounding area, in assessing all non-notified and notified applications.
 - (iv) Requiring the landscaping of all sites in some industrial zones in order to enhance visual amenity.

DISTRICT RULES - CONSERVATION OF ENVIRONMENT

15.1 **PROTECTION OF TREES**15.1.1 **URBAN RESIDENTIAL ZONES**

Refer to Rules 3.6.1 and 3.6.2.

15.1.2 **RURAL SETTLEMENT ZONES**

Refer to Rule 4.6.1.

15.1.3 **RURAL ZONES**

Refer to Rule 8.6.1.

15.1.4 **RURAL CONSERVATION ZONES**

Refer to Rules 10.6.1 and 10.6.2.

15.2 **PROTECTION OF NATURAL FEATURES AND LANDFORM**15.2.1 **URBAN RESIDENTIAL ZONES**

Refer to Rule 3.6.2.

15.2.2 **RURAL SETTLEMENT ZONES**

Refer to Rule 4.6.1.

15.2.3 **RURAL ZONES**

Refer to Rules 8.6.1 and 8.7.6.

15.2.4 **RURAL CONSERVATION ZONES**

Refer to Rules 10.6.1, 10.6.2, 10.7.1, 10.7.5, 10.7.6 and 10.7.15.

15.3 **PROTECTION OF NOTABLE BUILDINGS, STRUCTURES, OBJECTS AND SITES**

15.3.1 Except with the prior consent of the Council given on a non-notified application (or as part of a consent given on a notified application to establish and carry on an activity) no person shall wilfully destroy, remove, damage or alter, repair, add to or reconstruct any registered item listed in Appendix 15A, (Protected buildings, structures, objects and sites) or Appendix 15B (Protected trees), except that the Council's consent shall not be required where:

- (a) Redecoration, restoration, repair and/or minor alterations of any fabric or detailing thereof is carried out in the same manner and design and with similar materials as those originally used so as not to detract from the reasons for which it was registered.

15.3.2 Except with the prior consent of the Council given on a non-notified application no person shall carry on, conduct or execute any activity, use, excavation, construction, or other work in, on or under or in relation to or in the vicinity (on the same site) of any item listed in Appendix 15A (Protected buildings, structures, objects and sites) or Appendix 15B (Protected trees) which:

- (a) Endangers or is likely to endanger that item, or

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- (b) Detracts or is likely to detract from the architectural historic, archaeological or community interest or feature for which it was registered.

15.3.3 Assessment Criteria

- (a) In considering an application under Rules 15.3.1 and 15.3.2 above, the Council will take the following matters into account:
 - (i) The nature, form and extent of the proposed development, alteration or change and its effect on the registered item.
 - (ii) The written advice of any person or organisation considered by the Council to have specialist knowledge or interest relevant to the proposal.
- (b) If the Council grants its consent to any application under this Rule it may impose such conditions, restrictions and prohibitions as are necessary or desirable to retain or protect the significance of the registered item.

15.3.4 Deletion of Registered Item

The owner of the land upon which a registered item is situated may at any time apply to the Council for the deletion of that item from the register. The Council will then initiate a Plan Change to delete the item from the register so that the issue may be publicly debated. The Council will be at liberty itself to object to the proposed Plan Change.

DISTRICT RULES - CONSERVATION OF ENVIRONMENT - APPENDICES

APPENDIX 15A : PROTECTED BUILDINGS, STRUCTURES, OBJECTS AND SITES

No.	Map No.	Building/Object/Site	Location	Legal Description
1	H10	Minniesdale House	Shegadeen Road, Wharehine	Lot 2 DP 31499
2	H10	Minniesdale Chapel	Shegadeen Road, Wharehine	Lot 3 DP 31499
3	J19/4	Courthouse	Elizabeth Street, Warkworth	Pt Allot 49 SO 55636 Mahurangi Parish
4	J19/4	Masonic Lodge	Baxter Street, Warkworth	Lot 1 DP 98309
5	J19/4	Lime Kilns	Kowhai Park, Warkworth	Lot 1 DP 60431
6	J19/4	Bridge House	Elizabeth Street, Warkworth	Lot 4 DP 42439
7	J19/4	The Warkworth Establishment	Queen Street, Warkworth	Lot 2 DP 26658
8	J19/4	Broomfield House	Neville Street, Warkworth	Lot 1 DP 40569
9	I21	St Andrews Presbyterian Church	Matakana Valley Road, Matakana	Pt Allot 5A Matakana Parish
10	K25	Mansion House	Mansion House Bay, Kawau Island	Pt Lot 2 SO 45718
11	K25	Copper Mine, Chimney and Pumphouse	Dispute Cove vicinity, Kawau Island	Lot 231 DP 7674
12	K26	Smelting House	Smelting House Bay, Kawau Island	Pt Lot 282 DP 7674
13	M12	Mataia Homestead	Former State Highway 16, Glorit	Pt Mataia DP 11371
14	N19	Church of St Peter and St Paul	Krippner Road, Puhoi	Allot 125 Puhoi Parish SO 975A
15	N19	Puhoi Hotel	Ahuroa Road, Puhoi	Lot 2 DP 23398
16	N19	Puhoi Library	Ahuroa Road, Puhoi	Pt Allot 36 SO 47417 Village of Puhoi
17	N19	Original Landing Site	Puhoi Road, Puhoi	Lot 4 DP 93336
18	N19	Wayside Shrine	Puhoi Road, Puhoi	Adjacent to Lot 2 DP 99033
19	N19	Puhoi Hall	Puhoi Road, Puhoi	Lot 3 DP 93336
20	N21	Couldrey House	Wenderholm Regional Park, Waiwera	Pt Puhoi Blk
21	O12	Bow String Arch Bridge	Former State Highway 16, Makarau River	Makarau River
22	M22	Scott Homestead	Scotts Landing	Lot 43 DP 12998
23	O20/4	Orewa House and Watchhouse	State Highway 1, Orewa	Lot 1 DP 75940
24	Q13	Henley House	Former State Highway 16, Kaukapakapa	Pt Lot 1 DP 9843

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25	Q13	St Cuthberts Presbyterian Church	Pinchgut Road, Kaukapakapa	Pt Allot 10 Kaukapakapa Parish
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APPENDIX 15A : PROTECTED BUILDINGS, STRUCTURES, OBJECTS AND SITES

No.	Map No.	Building/Object/Site	Location	Legal Description
26	Q13	Kaukapakapa Library	Former State Highway 16, Kaukapakapa	Pt Lot 5 DP 9843
27	Q20/1	Holy Trinity Anglican Church	Wainui Road, Silverdale	Pt Allot 145 Waiwera Parish
28	Q20/1	Methodist Church, School and two Houses (Wainui Historical Society)	Silverdale Street and Wainui Road, Silverdale	Allot 556 SO 40407 Waiwera Parish; Lots 1 and 3 DP 63376
29	Q21/4	Burial Ground	Duck Creek Road, Stillwater	Pt Allot 10 Okura Parish
30	Q22/2	Cemetery	Stanmore Bay Road	Pt Allot 51 Waiwera Parish
31	R21	Dacre Cottage	Dacre Point, Karapiro Bay	Pt Lot 4 SO 60399
32	S11	Te Makiri (House)	State Highway 16, Helensville	Lot 3 DP 45125
33	T11	Paeroa (Monk House)	State Highway 16, Wharepapa	Pt Lot 4 DP 15476
34		Not allocated		
35	W14	Marston Farmhouse	Annandale Road, Taupaki	Lot 1 DP 87153
36	G24/4	Matheson House	65 Grand View Road, Matheson Bay	Lot 2 DP 75118
37	P28	Lighthouse	Chinaman Bay, Tiritiri Matangi Island	Section 4 Blk III Tiritiri SO 23189
38	J19/4	Post Office	Corner Neville and Alnwick Streets, Warkworth	Pt Lots 5 and 6 of Section E of Allot 67 Mahurangi Parish
39		Not allocated		
40	J19/4	St Columba's Church	Corner Bertram and Pulham Road, Warkworth	Lot 2 DP 61981
41	J20	Cement Works Ruins	Wilson Road, Mahurangi	Lot 1 DP 54387
42	L22	Graveyard, trees and structures.	Ridge Road, Mahurangi East	Part Allot 9 Mahurangi Parish
43	P17	Presbyterian Church	Wainui Road, Wainui	Pt Allot 54 Waiwera Parish
44	Q24/3	Hobbs Homestead	Hobbs Bay, Whangaparaoa	That part of Pt 1 DP 57805 on which the Hobbs Homestead building stands.
45	Q22/1	House	Claude Road, Stanmore Bay	That part of Lot 2 DP 33497 on which the house stands.
46		Not allocated		
47	O20/4	Machine Gun Post	Plantation Reserve	Lot 25 DP 29547
	P21/3	Machine Gun Posts	Amorino Park	Lot 160 DP 57962
48	E14	Underwood House	State Highway 1, Te Hana	Lot 1 DP 107321

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49	Q22/4	Stanmore Cottage	Brightside Road, Stanmore Bay	Lot 4 DP 50657
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APPENDIX 15B : PROTECTED TREES

No.	Map No.	Trees	Location	Legal Description
101	J19/4	Stand of Mature Oaks, Pepper Tree and Norfolk Pine	Neville Street and Queen Street, Warkworth	Lot 5 DP 20837; Lot 2 DP 26658
102	J20/3	Stand of Kauris	Pulham Road, Warkworth	Pt Lots 3 and 4 DP 71251
103	J19/4	Elm	Neville Street, Warkworth	Lot 4 Section 1 of Allot 67 Mahurangi Parish
104	J19/4	Kauri	Neville Street, Warkworth	Lot 1 DP 98214
105	J19/4	Kahikatea, Titoki and Kauri	Neville Street, Warkworth	Lot 1 DP 98214
106	J20/3	Tulip Tree and Eucalyptus Tree	Lilburn Street, Warkworth	Lot 2 Section 2 of Pt Allot 67 Mahurangi Parish
107	G24/4	Norfolk Pines	65 Grand View Road, Matheson Bay	Lot 2 DP 75118
108	Q22/3 Q22/4 R22/1 R22/2	Trees and bush to be protected by covenant. (i) Lots 31 - 33, 35, 36, 40, 43, 44, and 46, DP 125798 and Lot 47 DP 125800 (ii) Lots 163 - 192 on Scheme Plan R14315 (approved 14 January 1988) (see plan at Appendix 15C); (iii) Lots 247, 273 - 275, 277, 278, 283, 289, 292, 296, 299, 306 - 308 and 318 - 322 on a plan of subdivision annexed to the covenant prepared pursuant to the decision of the Planning Tribunal dated 12 July 1989 (see plan at Appendix 15D).	Ferry Road vicinity, Whangaparaoa	As described Lot 112 DP 125802 Lot 111 DP 125801
109	Q 23/3	Eucalypt	990-992 Whangaparaoa Road, Big Manly	Lots 585 and 154 DP 17816
110	Q 23/3	Monterey Cypress	105 Esplanade, Big Manly	Lot 40 DP 17816
111	Q 23/3	Poplar	20 Laurence Street, Big Manly	Lot 96, DP 17816
112	Q 23/3	Poplar	37 Laurence Street, Big Manly	Lot 9 DP 27688
113	Q 23/3	Monterey Cypress	39 Laurence Street, Big Manly	Lot 8 DP 27688

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No.	Map No.	Trees	Location	Legal Description
114	Q 22/4	Monterey Cypress	96 Ladies Mile, Big Manly	Lot 64 DP 11689
115	Q 22/4	Eucalypt	2 Ardlui Avenue, Big Manly	Lot 15 DP 37226
116	Q 22/4	Poplar	6 Glengarry Avenue, Big Manly	Lot 36 DP 37336
117	Q 22/4	Poplar	7 Glengarry Avenue, Big Manly	Lot 13 DP 37226
118	Q 22/4	Monterey Cypress	16 Arkles Strand, Arkles Bay	Lot 15 DP 53711
119	Q 21/2	Monterey Cypress	28 D'Oyly Drive, Stanmore Bay	Lot 50 DP 45276
120	P 20/4	Eucalypt	13 Centreway Road, Orewa	Lot 74 SO 22803
121	P 20/2	Monterey Cypress	149 Centreway Road, Orewa	Lot 39 DP 38916
122	Q 23/3	Pine	19 Laurence Street, Big Manly	Lot 45 DP 17816
123	Q 22/4	Pines	116 Stanmore Bay Road, Stanmore Bay	Lot 1 DP 50657
124	Q 22/4	Pine	802 Whangaparaoa Road, Little Manly	Lot 147 DP 44459
125	Not Allocated	Not Allocated	Not Allocated	
126	Q 22/4	English Oak	7 Glamis Avenue, Big Manly	Lot 32 DP 30450
127	P 20/2	Macrocarpa	149 Centreway Road, Orewa	Lot 39 DP 38916

APPENDIX 15C : PROTECTED TREES SOUTH OF FERRY ROAD, WHANGAPARAOA
(Affected lots marked with)

APPENDIX 15D : PROTECTED TREES NORTH OF FERRY ROAD, WHANGAPARAOA
(Affected lots marked with)