

Summary of submissions considered in report on land units and settlement areas - general

Decision requested	Submission no.
The introduction into all resource management issues, objectives and policies, and rules sections of part 10a (land units) of specific reference to the HGMPA.	302/3, 374/3, 570/3, 575/3, 636/3, 639/3, 643/3, 652/3, 685/3, 715/3, 732/3, 737/3, 797/3, 805/3, 806/3, 814/3, 823/3, 869/3, 888/3, 911/3, 921/3, 926/3, 955/3, 1019/3, 1040/3, 1055/22, 1153/3, 1166/10, 1231/3, 1240/3, 1720/3, 1721/3, 1722/3, 1723/3, 1724/3, 1725/3, 1726/3, 1727/3, 1728/3, 1729/3, 1730/3, 1731/3, 1732/3, 1733/3, 1734/3, 1735/3, 1736/3, 1737/3, 1738/3, 1739/3, 1740/3, 1741/3, 1742/3, 2113/3, 2116/3, 2281/3, 2783/3, 2831/3, 2992/3, 3004/3, 3189/3, 3203/3, 3217/3, 3224/3, 3239/3, 3244/3, 3256/3, 3266/3, 3272/3, 3276/3, 3282/3, 3308/3, 3326/3, 3328/3, 3339/3, 3353/3, 3363/3, 3368/3, 3383/3, 3417/3, 3562/3, 3623/3, 3818/3
Include statements in the objectives and policies of all land units that medium and high density residential development on or adjacent to beaches and coastal areas is highly undesirable	302/9, 374/9, 570/9, 575/9, 636/9, 639/9, 643/9, 652/9, 672/9, 685/9, 715/9, 732/9, 737/9, 797/9, 805/9, 806/9, 814/9, 823/9, 869/9, 888/9, 911/9, 921/9, 926/9, 955/9, 1019/9, 1040/9, 1055/28, 1153/9, 1166/16, 1231/9, 1240/9, 1720/9, 1721/9, 1722/9, 1723/9, 1724/9, 1725/9, 1726/9, 1727/9, 1729/9, 1730/9, 1731/9, 1732/9, 1733/9, 1734/9, 1735/9, 1736/9, 1737/9, 1738/9, 1739/9, 1740/9, 1741/9, 1742/9, 2113/9, 2116/9, 2281/9, 2783/9, 2831/9, 2992/9, 3004/9, 3189/9, 3203/9, 3217/9, 3224/9, 3239/9, 3244/9, 3256/9, 3266/9, 3272/9, 3276/9, 3282/9, 3308/9, 3326/9, 3328/9, 3339/9, 3353/9, 3363/9, 3368/9, 3383/9, 3417/9, 3562/9, 3623/9, 3818/9
On large bush blocks, sees no reason why more than one dwelling should be allowed.	331/1
Asks why Maori owned land can have multiple housing (rather than one dwelling per title)	331/2
The residential activity is classified as a controlled activity in residential land units, subject to compliance with all development standards.	358/4
In the event that the development standards are not complied with, residential activity should be classified as a restricted discretionary activity, with assessment criteria restricted to the matters of non compliance with those standards and the matters set out in clause 10c.5.7 (as amended by these submissions).	358/5
Amend these 10a sections (for island residential 1 and 2, commercial 1, 2, 3, 4 and 5, rural 1, 2 and 3, Pakatoa and Rotoroa) where applicable to include an additional development control as follows: "Water Storage <u>Where water supply for any new development is proposed to be by way of water tank supply, it shall meet the New Zealand Fire Service Water Suppliers Code of Practice NZS 4509:2003"</u>	537/12
The activity tables for all land units and landforms should be amended so they clearly provide for residential uses as permitted activities-as a dwelling is a building and not a use	618/49, 754/16, 859/16, 1101/25, 1287/31, 1289/32, 2670/15
Delete the approach taken in the Plan (specifically in part 10) to managing activities through prescriptive activity list and then deeming all activities outside of such lists to be non-complying. Replaced with an effects based approach similar to the operative Plan. Retain and restructure the current effects based approach of the operative Plan (amending existing discretionary use lists taking into account monitoring feedback on administration of the operative Plan for the last 10 years).	618/51, 619/17, 1101/27, 1287/33, 1289/34, 2670/17

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The activity tables for all land units and landform 5 (productive land) should be amended so that new buildings or additions to existing buildings are provided for as a controlled activity in all places where the Plan makes them restricted discretionary activities. Where buildings do remain as restricted discretionary activities then where there are ridgeline rules applying to such land then that additional development control should be deleted as the restricted discretionary criteria can be amended to include proper consideration of location and visual impact matters.	618/50, 619/16																																																				
The multiple dwelling provisions (eg at clause 10a.3.6(1)) need amendment and in all the places where the rule is repeated in the Plan to remove confusion that will arise from the reference to one dwelling per site and also needs amendment to specifically reference the subdivision rules that form the basis of any multiple dwelling application.	618/52, 1101/28, 1287/34, 1289/35																																																				
Cross reference to the rural property plan should be made in the multiple dwelling provisions (eg at clause 10a.3.6(1)), subject to the relief sought in respect of comprehensive management plans).	618/53, 1101/29, 1287/35, 1289/36																																																				
In the multiple dwelling provisions (eg at clause 10a.3.6(1)) delete the statement that 'provisions that do not meet these rules are non-complying'. Make any such variations to the multiple dwelling provisions a discretionary activity in regard to density variations.	618/54, 1101/30, 1287/36, 1289/37																																																				
<p>For all rural zones as well as for the submitter's land specifically [at 205 Church Bay Road - 618/55; at Obsidian vineyard, Te Makiri Road - 1101/31; The Walden Family Trust property at Onetangi Road, either where it remains rural 1 or is rezoned residential 2a as sought in submission - 1289/38] the activity tables should be amended to also include the following activities in addition to those already in the proposed activity tables:</p> <table border="1" data-bbox="140 920 979 1731"> <thead> <tr> <th data-bbox="140 920 898 949">Activity</th> <th data-bbox="898 920 979 949">Status</th> </tr> </thead> <tbody> <tr><td data-bbox="140 949 898 978">Cafes/restaurants</td><td data-bbox="898 949 979 978">RD</td></tr> <tr><td data-bbox="140 978 898 1008">Outdoor recreation/adventure activities</td><td data-bbox="898 978 979 1008">RD</td></tr> <tr><td data-bbox="140 1008 898 1037">Residential use</td><td data-bbox="898 1008 979 1037">P</td></tr> <tr><td data-bbox="140 1037 898 1066">Wineries</td><td data-bbox="898 1037 979 1066">RD</td></tr> <tr><td data-bbox="140 1066 898 1095">Farm buildings</td><td data-bbox="898 1066 979 1095">C</td></tr> <tr><td data-bbox="140 1095 898 1124">Indigenous Plantation Forestry</td><td data-bbox="898 1095 979 1124">P</td></tr> <tr><td data-bbox="140 1124 898 1153">Exotic Forestry</td><td data-bbox="898 1124 979 1153">D</td></tr> <tr><td data-bbox="140 1153 898 1182">Art galleries and museums</td><td data-bbox="898 1153 979 1182">RD</td></tr> <tr><td data-bbox="140 1182 898 1211">Care centres</td><td data-bbox="898 1182 979 1211">RD</td></tr> <tr><td data-bbox="140 1211 898 1240">Educational facilities</td><td data-bbox="898 1211 979 1240">D</td></tr> <tr><td data-bbox="140 1240 898 1270">Function facilities</td><td data-bbox="898 1240 979 1270">D</td></tr> <tr><td data-bbox="140 1270 898 1299">Integrated visitor development</td><td data-bbox="898 1270 979 1299">D</td></tr> <tr><td data-bbox="140 1299 898 1328">Open air markets</td><td data-bbox="898 1299 979 1328">RD</td></tr> <tr><td data-bbox="140 1328 898 1386">Comprehensive management plans (or rural property management plans dependant on relief granted for other submissions)</td><td data-bbox="898 1328 979 1386">D</td></tr> <tr><td data-bbox="140 1386 898 1415">Tourist complexes</td><td data-bbox="898 1386 979 1415">D</td></tr> <tr><td data-bbox="140 1415 898 1444">Helipads</td><td data-bbox="898 1415 979 1444">D</td></tr> <tr><td data-bbox="140 1444 898 1473">Windmill towers to 15m for generation of electricity</td><td data-bbox="898 1444 979 1473">RD</td></tr> <tr><td data-bbox="140 1473 898 1503">Churches and places of worship, and church towers</td><td data-bbox="898 1473 979 1503">RD</td></tr> <tr><td data-bbox="140 1503 898 1532">Disposal of treated wastewater</td><td data-bbox="898 1503 979 1532">RD</td></tr> <tr><td data-bbox="140 1532 898 1561">Clustered residential developments</td><td data-bbox="898 1532 979 1561">RD</td></tr> <tr><td data-bbox="140 1561 898 1590">Minor dwellings</td><td data-bbox="898 1561 979 1590">RD</td></tr> <tr><td data-bbox="140 1590 898 1619">Farm buildings</td><td data-bbox="898 1590 979 1619">C</td></tr> <tr><td data-bbox="140 1619 898 1648">Grape growing</td><td data-bbox="898 1619 979 1648">P</td></tr> <tr><td data-bbox="140 1648 898 1706">Management and enhancement activities that facilitate wetland management</td><td data-bbox="898 1648 979 1706">RD</td></tr> <tr><td data-bbox="140 1706 898 1736">Sustainable farming and land management</td><td data-bbox="898 1706 979 1736">P</td></tr> </tbody> </table>	Activity	Status	Cafes/restaurants	RD	Outdoor recreation/adventure activities	RD	Residential use	P	Wineries	RD	Farm buildings	C	Indigenous Plantation Forestry	P	Exotic Forestry	D	Art galleries and museums	RD	Care centres	RD	Educational facilities	D	Function facilities	D	Integrated visitor development	D	Open air markets	RD	Comprehensive management plans (or rural property management plans dependant on relief granted for other submissions)	D	Tourist complexes	D	Helipads	D	Windmill towers to 15m for generation of electricity	RD	Churches and places of worship, and church towers	RD	Disposal of treated wastewater	RD	Clustered residential developments	RD	Minor dwellings	RD	Farm buildings	C	Grape growing	P	Management and enhancement activities that facilitate wetland management	RD	Sustainable farming and land management	P	618/55, 1101/31, 1289/38
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Amend all rural zone (and non-conservation islands) land use provisions to enable comprehensive management plans as a discretionary activity (and introduce a set of allied assessment criteria) excluding landforms 1-4.	618/128, 1284/13, 1286/110, 1289/18, 2721/10, 2878/111																																																				
Amend the residential type zone activity lists to enable comprehensive management plans as a discretionary activity (and particularly within the submitter's proposed residential 2A zone which is addressed in a separate submission) and introduce a set of allied assessment criteria.	618/130, 1101/15, 1289/20																																																				
Include as an appendix a set of environmental and design principles that apply to comprehensive management plans (eg. Far North District provisions, rule 12.9.2)	618/134, 1101/19, 1284/17, 1286/114, 1287/47, 1289/24, 2721/14, 2878/115																																																				
Provide for cluster (subdivision and / or) land use activities as a development option within comprehensive management plans. The balance area to be set	618/135, 1101/20, 1284/18, 1286/115, 1289/25, 2878/116																																																				

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aside into a combination of productive land (where it exists), and environmental enhancement processes and protection mechanisms	
In the land use provisions, provide for residential development consolidation as a development alternative to residential clusters where it is more appropriate on a site specific basis to create a hamlet form of development. The balance area to be set aside into a combination of productive land (where it exists), and environmental enhancement processes and protection mechanisms.	618/137, 1101/22, 1284/20, 1286/117, 1287/56, 1289/27, 2878/118
The activity tables for all land units and landform 5 (productive land) should be amended so that they clearly provide for residential uses as permitted activities as a dwelling is a building and not a use.	619/15
The activity lists for all rural land units should include the following activities as restricted discretionary activities : cafes/restaurants, outdoor recreation/adventure activities, residential uses, wineries, farm buildings, art galleries and museums, care centres, educational facilities, function facilities, integrated visitor developments, open air markets, rural property management plans, tourist complexes.	619/18, 754/20, 859/20, 2670/18
That all subsections under part 10a - Land units: objectives, policies and activity tables, include the conservation and wise management of wetlands.	651/1, 677/1, 723/1, 929/1, 964/1, 1017/1, 1664/1, 1665/1, 1666/1, 1667/1, 3643/1, 3650/1
The introduction into all resource management issues, objectives and policies, and rules sections of part 10a (land units) of specific reference to the HGMPA (in particular the protection and enhancement of matters within the Gulf).	672/3
The activity tables for all land units and landforms should be amended so that new buildings or additions to existing buildings are provided for as a controlled activity in all places where the proposed Plan make them restricted discretionary activities.	754/17, 1101/26, 1287/32, 1289/33
The approach taken in the Plan in managing activities through prescriptive activity list and then deeming all activities outside of such lists to be non-complying is opposed. That approach should be deleted [being the prime relief sought] as a planning method and replaced with an effects based approach similar to the operative Plan.	754/19, 859/19
Supports the integration of policy areas into the land unit text.	821/38
Provide for bridle paths in landforms 1 to 7 inclusive; recreation 1, 2, 3; rural 1, 2, 3.	852/4
Amend the proposed plan to provide for emergency service facilities as permitted activities in appropriate land units and settlement areas.	1074/2
Amend all rural zone (and non-conservation Islands) land use provisions to enable comprehensive management plan's as a discretionary activity (and introduce a set of allied assessment criteria) but not including the rural 2 zone (other than for Thompson's Point) and only on sites over 4 ha in the rural 1 zone and excluding landforms 1-4.	1101/13, 1287/52
Amend the proposed Plan provisions so that all new buildings in residential areas are controlled activities with visual impact criteria included in the amended provisions. Provide for any development not meeting those requirements as a restricted discretionary activities	1125/1
The continuous canopy native forestry concept by provided as a permitted activity in rural land units.	1175/1
Policy 4 on p.17 can be satisfactorily achieved with smaller rural residential type land units with single dwellings.	1199/3
That council incorporate in the Plan clearly stated rules for the protection of both beach areas and all coastal areas from substantial intensive apartment development.	1242/3
Provide for agriculture and forestry as permitted activities in all landform and rural land units.	1243/70
In all landforms and rural land units provide an incentive based scheme where the council desires to remove private land from agricultural use.	1243/71
Provide for rural property management plans in all landform and rural land units as discretionary activities.	1243/72
Include within the proposed Plan a new zone or a variation of an existing zone that specifically applies to the area of land occupied by the Waiheke Boating Club on Causeway Road, which through an appropriate set of objectives, policies and methods, recognises and provides for the continuing use of this land for the activities being carried out on this land, including (but not limited to): <ul style="list-style-type: none"> • Boat retrieval and launching activities • Boat repair and maintenance activities • Clubhouse operation. 	1254/1
The inclusion of a land unit for Waiheke specifically covering areas (a) of exotic trees and / or weeds and / or (b) where mixed species of native bush is	1272/1

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being actively regenerated by landowners - either from what was previously productive land or from land where the flora was primarily exotic trees and / or weeds.																																											
To review the proposed land unit categorisations for Waiheke with a view to more appropriately applying the land unit categorisations.	1272/2																																										
To encourage landowners generally to undertake eco-sourced regeneration programmes and / or exotic tree removal, and plant and animal pest control programmes by (a) allowing landowners to bypass a range of resource consent processes (i.e. the proposed exotic tree removal consents) by submitting a holistic land management plan for the land; and (b) giving such landowners rates relief or access to incentives in the form of grants (with particular reference to Waiheke).	1272/3																																										
To establish objectives, resource management strategies, rules - activity tables etc for such land which are in accordance with the Resource Management Act 1991 Part 1 purpose and principles and which support landowners in meeting the objectives of a holistic land management plan for the enhancement of the land's amenity values, quality of the environment and the development of natural and physical resources etc.	1272/4																																										
Amend the proposed Plan provisions so that all new buildings in residential areas are controlled activities with visual impact criteria included in the amended provisions.	1282/1																																										
Amend the land use provisions for all rural zones (including non-conservation Islands) to incorporate more flexible and diverse opportunities for land use and development outside of the proposed strategic limitations imposed by the proposed focus on concentrating development within existing settled areas with limited subdivision and use options elsewhere.	1284/10																																										
Amend residential and retail type zone activity list to enable comprehensive management plans as a discretionary activity and introduce a set of allied assessment criteria	1284/22																																										
Amend all rural zones (and non-conservation islands) land use provisions to enable comprehensive management plans as a discretionary activity (and introduce a set of allied assessment criteria) but not including landforms 1-4.	1287/29																																										
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Provide for cluster [subdivision and / or] land use activities as a development option within comprehensive management plans. Such development must meet prescribed design and environmental outcomes	1287/48																																										
Amend the residential zone activity lists to enable comprehensive management plans as a discretionary activity within the submitter's proposed residential zone (at 306 Sea View Road, Thompsons Point) (and introduce a	1287/54																																										

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set of allied assessment criteria).																							
Include provisions providing a comprehensive management approach to residential land use whereby bonus density is enabled at a ratio in relation to securing areas of protected land and management and environmental enhancement proposals including re-plantings of native vegetation.	1287/58, 1289/29																						
The land use rules for the residential zones on Waiheke in relation to any sites over 6000m ² should include a provision for a bonus density regime, being the equivalent of the rural significant environmental feature type approach but in a urban context, as a means of securing higher residential density within a bush protection environment and should allow cluster development to occur within such land up to a maximum density of one dwelling/ 1000m ² only where communal infrastructure is proposed and where significant environmental feature type protection covenants secure the greater (>50%) proportion of the site.	1287/60, 1289/13																						
Create a special sub-zone of island residential 2A (bush residential for the Walden Family Trust property at Onetangi Road to provide for a buffer residential zone as a transition to the rural 1 zone. The density under that zoning, which could potentially be a deferred zoning triggered when the stated Essentially Waiheke "90% take up rate need trigger" kicks in should be based on a providing for maximum number of 80 dwellings as a restricted discretionary activity (being discretionary beyond that).	1289/12																						
Inclusion of appropriate clauses recognising all existing paths, walkways, bush tracks, tracks, driveways, quad-bike tracks, accessways as existing uses or permitted activities within each landform description and tables, and in settlement areas.	1350/1, 1355/1, 1453/1, 1465/1, 1470/1, 1489/1, 1514/1, 2243/1, 2273/1, 2488/1, 2861/1, 3636/1, 3671/1																						
All rules and activity tables for landforms 1 to 7 on Great Barrier, and settlement areas be amended as follows: Non-complying (NC) becomes RD (Restricted Discretionary) Restricted Discretionary (RD) becomes D (Discretionary) Discretionary (D) becomes P (Permitted) Permitted (P) remains P (Permitted)	1564/1																						
Include in the objectives and policies of all Land units that medium and high density residential development on or adjacent to beaches and coastal areas is highly undesirable, and not permitting non-complying activities.	1728/9																						
All tables for activities and land use restrictions should be amended throughout the Plan in respect of Great Barrier Island as follows: All notified references Permitted (P) become/s Permitted (P) Discretionary (D) become/s Permitted (P) Restricted Discretionary(RD) become/s Discretionary (D) Non-Compliant(NC) become/s Restricted Discretionary (RD)	1896/1																						
Note: The classification, Restricted Discretionary will be limited to exceptional situations and features, and imposed in full consultation with the local Great Barrier community.	1896/2																						
The activity tables for all land units and landforms should be amended so that new buildings or additions to existing buildings are provided for as a controlled activity in all places where the Plan makes them restricted discretionary activities. Where buildings do remain (following determinations on submissions) as restricted discretionary activities then where there are ridgeline rules applying to such land then that additional development control should be deleted as the restricted discretionary criteria can be amended to include proper consideration of location and visual impact matters	2670/16																						
Helipad should be included in the activity lists for all rural land units as discretionary activity.	2670/19																						
Seeks a return to land use zones, farm zone, commercial zone (for Great Barrier)	2714/4																						
Amend the proposed list of activities to include the following: <table border="0"> <thead> <tr> <th>Activity</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>Cafes/restaurants</td> <td>RD</td> </tr> <tr> <td>Outdoor recreation/adventure activities</td> <td>RD</td> </tr> <tr> <td>Residential use</td> <td>P</td> </tr> <tr> <td>Wineries</td> <td>RD</td> </tr> <tr> <td>Farm buildings</td> <td>C</td> </tr> <tr> <td>Indigenous Plantation Forestry</td> <td>P</td> </tr> <tr> <td>Exotic Forestry</td> <td>D</td> </tr> <tr> <td>Art galleries and museums</td> <td>RD</td> </tr> <tr> <td>Care centres</td> <td>RD</td> </tr> <tr> <td>Educational facilities</td> <td>D</td> </tr> </tbody> </table>	Activity	Status	Cafes/restaurants	RD	Outdoor recreation/adventure activities	RD	Residential use	P	Wineries	RD	Farm buildings	C	Indigenous Plantation Forestry	P	Exotic Forestry	D	Art galleries and museums	RD	Care centres	RD	Educational facilities	D	2721/6
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Function facilities D Integrated visitor development D Open air markets RD Comprehensive Management Plans (or rural property management plans dependant on relief granted for other submissions) D Tourist complexes D Helipads D Disposal of treated wastewater RD Clustered residential developments RD Minor dwellings RD Farm buildings C Grape growing P Management and enhancement activities that facilitate wetland management RD Sustainable farming and land management P	
Provision should be made for Comprehensive Management Plans in the rural zones.	2721/7
Provide for cluster (subdivision and / or) land use activities as a development option within comprehensive management plans. The balance area to be set aside into a combination of productive land (where it exists), and environmental enhancement processes and protection mechanisms	2721/15
In the land use provisions, provide for residential development consolidation as a development alternative to residential clusters where it is more appropriate on a site specific basis to create a hamlet form of development. The balance area to be set aside into a combination of productive land (where it exists), and environmental enhancement processes and protection mechanisms.	2721/17
Land units or areas must be identified according to the views and perceptions of the affected residents, after performing an open survey and public consultation on the matter within the existing established "land units".	2763/1
The prioritisation or weighting of the four areas of human well-being (social, economic, cultural and environmental) to which the RMA and LGA are directed must be duly considered in general, in respect to the formation of land units, and in respect to specific objectives for such agreed "units" or localities.	2766/4
Council must identify and address the "issues" from the proper perspectives for the HGI and for each land unit, policy area or settlement area.	2766/17
Reject the entire part 10a Land units: objectives, policies and activity tables and revert to the existing operative plan	2804/1, 2805/1, 2809/1, 2811/1, 2813/1, 2816/1
No decision requested. No indication of support or opposition given. (Refers to part 10a).	2821/1
That the amenity values that make up, and that might make up, our separate villages are identified, recognised generally in objectives, policies, assessment criteria and rules and listed in any activity as discretionary.	2932/1
No high rises and overdevelopment of the beachfront and beachfront sections.	2992/10
Changes to the number, type, style and nomenclature of the land units to reflect the re-structuring of the strategic management areas back to a catchment framework.	3061/59
That all subsections under part 10a - Land units: objectives, policies and activity tables include the conservation and wise management of wetlands and that there be consequent protection under part 10c - Development controls for land units and settlement areas.	3061/72
An intrinsic "Right to Farm" should be included in the rules governing all rural and rural amenity land units.	3583/5
Adequate controls must be put in place to assure consent for function facilities include proper mitigation controls - which in my opinion need to be architectural - physically containing the activity and noise.	3611/2
The formulation of objectives, rules and policies that prevent built development on the peninsulars and promontories around Waiheke Island.	3701/1
For each proposed area or land unit, a comprehensive and coherent set of proposed issues, objectives, policies, etc should be provided so that people can participate effectively in the evaluation and review of the views of council's experts.	3726/2
The proposal for each area should include : Proposal for each land unit (as per section 10 etc), including settlement areas. A transparent and clear list of activities which are not permitted (as per the operative plan)	3726/3

Decision requested	Submission no.
<p>The proposed subdivision rules and minimum site areas Applicable developments controls Applicable heritage and other rules Other information necessary for understanding the policies and rules applicable to each area and community The specific weighting or significance to be applied to each criterion provided in policies and rules.</p>	
<p>Each section relating to an area or land unit should state the changes proposed, the reason for the changes, and the rejected alternatives, including doing nothing, with reasons.</p>	3726/4
<p>Amendments to recognise all existing paths, walkways, bush tracks, tracks, driveways, quadbike tracks, and the use thereof as permitted activities within all landform zones and settlement areas.</p>	3757/1
<p>Provide for more than 1 dwelling per site in rural land units as a discretionary activity.</p>	3844/1