

Summary of submissions: Rotoroa

Submission No.	Name	Decision Requested
947/2	Hauraki Gulf Planning Group	Subdivision options should be provided where <u>public</u> recreation or <u>public</u> visitor related activities are established/proposed and require leases over 35 years such that subdivision is deemed to occur. Such subdivision should be provided for as a restricted discretionary activity (with specific reference to Rotoroa).
947/3	Hauraki Gulf Planning Group	Clause 10a.27.1 should refer to the potential for sustainable re-use of existing buildings and their enhancement for recreation and visitor related uses etc. Reference to intent to remove existing buildings should be deleted as the obligation cannot be imposed on an owner or occupier.
947/4	Hauraki Gulf Planning Group	Clause 10a.27.2 should refer to the potential for sustainable re-use of existing buildings and their enhancement for recreation and visitor related uses etc. Reference to intent to remove existing buildings should be deleted as the obligation cannot be imposed on an owner or occupier.
947/5	Hauraki Gulf Planning Group	Clause 10a.27.2 should include reference to recreation activities as otherwise provisions are inconsistent.
947/6	Hauraki Gulf Planning Group	Clause 10a.27.3 - the objective and related policies should support outdoor recreation and visitor activities.
947/7	Hauraki Gulf Planning Group	Clause 10a.27.4(1) - should be amended so that the conservation/residential area is referring only to the northern area of figure 10a.5 and not the southern area which should be defined as just conservation area. The conservation areas should be clearly defined so that they allow for outdoor recreation but no buildings. The text should be deleted to remove reference to existing buildings being removed as the Plan cannot require that and re-use and improvement may be a more sustainable option.
947/8	Hauraki Gulf Planning Group	Clause 10a.27.4 (2) - the Visitor area A on figure 10a.5 should be split into 2 parts so that the majority of buildings are required to locate a the south western part at the wharf side of the island so as to reduce visual bulk and dominance.
947/9	Hauraki Gulf Planning Group	33% of the defined site coverage for the visitor accommodation area in Rotoroa, should be the maximum area allowed at the eastern part of area A with the boundary being the highest part of area A more or less.
947/10	Hauraki Gulf Planning Group	Clause 10a.27.4 (2) - The text should be amended to reflect the fact that if existing buildings are retained either completely or in part and re used/upgraded then an integrated approach is not applicable as the proposed provisions assume all buildings will be removed and that a totally new development will proceed at one time. That is not necessarily valid. It is enough that a comprehensive assessment of the areas and proposals occurs at the time of a development proposal whatever its nature and form. Also that approach does not facilitate separate development on the eastern side of Area A.
947/11	Hauraki Gulf Planning Group	Clause 10a.27.5.1 - that multiple dwellings be a discretionary activity, a caretakers dwelling a Restricted discretionary activity and that outdoor recreation should be a permitted activity. Any structures should be restricted discretionary activities due to potential adverse effects. Maintenance and formation of accessways and roads should be a restricted discretionary activity.
947/12	Hauraki Gulf Planning Group	Clause 10a.27.5.2 - new buildings or additions/alterations to existing buildings should be a discretionary activity, a caretakers dwelling a restricted discretionary activity and that outdoor recreation should be a permitted activity. Any structure should be restricted discretionary activities due to potential adverse effects. Maintenance and formation of access ways and roads should be a restricted discretionary activity. Wharf related activities should be defined and limited as to scale if permitted activities.

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947/13	Hauraki Gulf Planning Group	The activity tables (clause 10a.27.5.1) should be amended to reflect current/historical uses in the visitor areas A and B.
947/14	Hauraki Gulf Planning Group	The activity tables (clause 10a.27.5.2) should be amended to reflect current/historical uses in the visitor areas A and B.
947/15	Hauraki Gulf Planning Group	For table 10c.5 - residential height should be limited to 5m (at Rotoroa).
947/16	Hauraki Gulf Planning Group	For table 10c.5 - clarification is required as to whether 5m height in visitor area A allows for 2 storeys.
947/17	Hauraki Gulf Planning Group	For table 10c.5 - the 300m ² maximum footprint for dwellings at Rotoroa, should be reduced to 250m ² and any increase be by way of non-complying activity application and not through any development control modification process.
947/18	Hauraki Gulf Planning Group	For table 10c.5 - the 3000m ² maximum coverage for the visitor area should be split into a ratio allocation where it is specified how much can occur in area A1 or A2 (split into 2 parts as noted earlier in submission) and in area B.
947/20	Hauraki Gulf Planning Group	The Plan provisions should allow for access to the water for boat launching and also provide explicitly for wharf access and maintenance of the access to the wharf as a controlled activity.
947/21	Hauraki Gulf Planning Group	The Plan provisions/rules should include a requirement for a specific conservation management strategy and plan for those areas mapped as conservation and that should be submitted as part of any development of building proposals so that development is in sequence with conservation management.
947/22	Hauraki Gulf Planning Group	The list of activities in clause 10a.27.5.2 should be amended by including the following uses which represent historical and recent uses: i Rehabilitation of youth offenders ii Rehabilitation of at risk families and people in the community iii Education purposes iv Job skill workshops v Spiritual gatherings vi Historical gatherings vii Gatherings for cultural significance viii A retreat for community workers ix A teaching resource and workshop x Education xi Outdoor pursuit activities
947/23	Hauraki Gulf Planning Group	Policy 10a.27.3 (1) needs to be carried through into rules so that there are specified minimum outcomes for public access and recreation.
947/24	Hauraki Gulf Planning Group	The cultural and heritage provisions of the Plan need to include the existing chapel and the 'ex-army' accommodation block on Rotoroa.

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1102/2	The Salvation Army New Zealand Trust	Amend the last paragraph of clause 10a.27.1 from "it is intended that the majority of existing buildings will be removed" to read "it is intended that selected existing buildings will be removed".
1102/3	The Salvation Army New Zealand Trust	Include a sentence in clause 10a.27.1, which reads "Many of the physical features of Rotoroa Island are a direct reflection of the long established land uses on the Island and the fact that the Island has been in single private ownership since 1907".
1102/4	The Salvation Army New Zealand Trust	Amend clause 10a.27.2(3) from "How to provide for public access around the Island, particularly adjoining the coast" to read "How to manage public access to suitable areas of the Island, particularly adjoining the coast".
1102/5	The Salvation Army New Zealand Trust	Amend clause 10a.27.3 (objective) to read "to provide for residential and conservation activities to occur and to facilitate and manage visitor facilities, whilst ensuring that the landscape character and natural features of the island are protected and maintained"
1102/6	The Salvation Army New Zealand Trust	Delete the expression "enhanced" from clause 10a.27.3 (Objective).
1102/7	The Salvation Army New Zealand Trust	Delete clause 10a.27.3 (3).
1102/8	The Salvation Army New Zealand Trust	Add the following words to the first sentence in the first paragraph of clause 10a.27.4 "that are cohesively designed and managed to maintain, and where appropriate enhance landscape and natural character".
1102/9	The Salvation Army New Zealand Trust	Add a 3rd paragraph under clause 10a.27.4 (2) (Visitor area) that reads: "The existing buildings in the Visitor Area may also be used for temporary accommodation and amenity blocks for works undertaking restoration and construction activities, provided that such accommodation does not involve external changes to the appearance of, or footprints to, existing buildings."
1102/10	The Salvation Army New Zealand Trust	Amend Table 10a.27.5.1 as follows: (a) provide for multiple dwellings (up to a maximum of 10 - excluding caretaker's residence) and associated residential accessory buildings, located within the areas identified as indicative house sites on figure 10a.5: Rotoroa as a controlled activity. (b) delete Visitor Information Centre (c) provide for two caretakers residences as a Permitted Activity in the Conservation/Residential area. (d) provide for the continued use of selected areas of the conservation/residential area for pastoral and rural activities as a permitted activity.
1102/11	The Salvation Army New Zealand Trust	Amend table 10a.27.5.2 as follows: (a) Provide for the visitors information centre as a restricted discretionary activity. (b) Add the provision for pastoral and grazing activities as a permitted activity

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		(c) Add the provision for temporary accommodation for workers within existing buildings in Visitor Area A and B as a permitted activity (d) To include the provision for two caretakers residences as a permitted activity in Visitor Areas A and B. (e) Add the provision for storage facilities for trailer boats and ancillary equipment in Visitor Areas A and B as a controlled activity.
1102/12	The Salvation Army New Zealand Trust	Amend the standard for residential dwellings within the Conservation/Residential Area of the Rotoroa land unit from 300m ² to 600m ² in table 10c.5.
1102/13	The Salvation Army New Zealand Trust	The deletion of assessment criteria 5 under 10a.27.7.2.
1102/14	The Salvation Army New Zealand Trust	Amend Table 12.4: Activity Table for all types of subdivision to provide for leases, including renewals, for longer than 35 years for site which have complying or approved activities as a controlled activity.
1102/15	The Salvation Army New Zealand Trust	Amend Table 12.4: Activity table for all types of subdivision to provide for the following activities as controlled activities: (a) Any subdivision including cross leases which do not comply with the minimum site sizes in table 12.1, 12.2, and 12.3. (b) Any proposed subdivision in Aotea settlement areas, commercial 6 (quarry), commercial 7 (wharf) and Rotoroa.
2523/1	Department of Conservation	That the clause 10a.27.3 (3) be amended as follows: "By requiring a <u>minimum of 50% revegetation of the Island</u> to be undertaken concurrently with the construction of residential buildings so that the adverse effects of those buildings are mitigated and the natural character of the Island is enhanced."
2523/2	Department of Conservation	The clause 10a.27.7.2 (2) be amended as follows: "the extent to which landscaping and native revegetation planting will be undertaken to offset and integrate built development and to enhance the natural character of the island. An overall target of 50% native revegetation of the island should be achieved to offset the affects of residential development. Revegetation planting is to be undertaken in accordance with best practice including (but not limited to) sourcing plant stock from within the island to maintain genetic purity (where possible), and only introducing new or exotic species if it is part of an approved re-vegetation plan. "
2523/3	Department of Conservation	That clause 10a.27.7.2 be amended by adding an additional criterion as follows: "The extent to which any revegetation plan includes provisions for the control and management of weeds and pests. The keeping of domestic pets on the island is considered to be inconsistent with best practice for revegetation and habitat restoration."
2523/4	Department of Conservation	That clause 10a.27.7.3 be amended by adding an additional criterion as follows: "The extent to which any revegetation plan includes provisions for the control and management of weeds and pests. The keeping of domestic pets on the island is considered to be inconsistent with best practice for revegetation and habitat

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		restoration."
2523/5	Department of Conservation	That clause 10a.27.5.1 conservation/restoration area be amended by deleting provision for playgrounds and the visitor information centre from the activity table.
3521/113	Auckland Regional Council	Retain clause 10a.27.3
3574/21	Auckland Conservation Board	Supports the proposal to limit development on Rotoroa island to 10 lots apart from the Salvation Army land.
3574/22	Auckland Conservation Board	Supports the proposal to allow public access right around Rotoroa, but biosecurity requirements must be strict to ensure that new animal pests do not find their way onto this relatively pest-free island.
3574/23	Auckland Conservation Board	Would like to see the old and precarious pine trees removed from Rotoroa with future planting to be of native trees only.