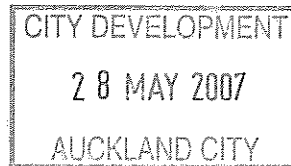


**NOTICE OF FURTHER SUBMISSION TO THE
AUCKLAND CITY DISTRICT PLAN
HAURAKI GULF ISLANDS - PROPOSED 2006
UNDER CLAUSE 8 OF THE FIRST SCHEDULE OF
THE RESOURCE MANAGEMENT ACT 1991**

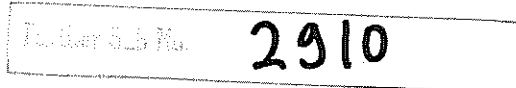


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File Ref D165-03-03

The Auckland Regional Council makes this further submission to the:

Auckland City District Plan – Hauraki Gulf Islands Section – Proposed 2006

The Auckland Regional Council made a primary submission on the Auckland City District Plan- Hauraki Gulf Islands Section- Proposed 2006 covering a number of matters.

The Auckland Regional Council's further submission to the Auckland City District Plan- Hauraki Gulf Islands Section- Proposed 2006 and the decisions requested are set out in that attached Annexure 1, and generally follows the order of the provisions as set out in the Proposed Plan.

The Auckland Regional Council does wish to be heard in support of this further submission.

Signed for and on behalf of the
AUCKLAND REGIONAL COUNCIL

Hugh Jarvis
Acting General Manager Regulatory Services

Dated on the 28th day of May 2007

Address for Contact:

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FURTHER SUBMISSIONS TO THE AUCKLAND CITY DISTRICT PLAN – HAURAKI GULF ISLAND SECTION PROPOSED 2006
Part 2 Resource Management Overview

Specific Provisions	Submission number	Submission	Decision sought	Reason
2.5.2	1243/9	Remove clause 2.5.2.	Oppose	"Sustainable management" is an environmental issue. Inaction on sustainable management issues would allow substandard environmental outcomes to continue or worsen. Section 2.5.2 is proactive and focuses on a positive environmental outcome.
2.5.3	1243/10	Remove issue 1 of clause 2.5.3.	Oppose	"Sustainable management" is an environmental issue. Inaction on sustainable management issues would allow substandard environmental outcomes to continue or worsen.
2.5.3	1243/11	Delete the phrase '(considering the impact of climate variability)' from issue 2 of clause 2.5.3.	Oppose	"Climate variability" is an environmental issue. Inaction on "climate change" issues would allow substandard environmental outcomes to continue or worsen.

Part 3 Strategic Management Areas

Specific Provisions	Submission number	Submission	Decision sought	Reason
3.2.3	1243/28	Amend clause 3.2.3(5) and other relevant parts of the Plan to give effect to the following regime which should apply to the protection of significant environmental features: There should be no basic restriction on the clearance of bush or the drainage of wetlands. The council may identify such resources and make that knowledge available to the relevant landowners. The individual landowner would then have the opportunity to 'register' the resource, thereby agreeing (perhaps by way of a contract) to protect the resource. The agreement would not be binding on subsequent landowners but could contain a provision requiring a resource consent for the development of the resource. The land owner would also have the opportunity to enter into a covenant with the Council or other organisation such as the QE11 trust that would permanently protect the land and would be binding on subsequent land owners.	Oppose	Great Barrier has areas of significant natural heritage; the preservation of the natural character of the coastal environment, wetlands and their margins needs to be protected from inappropriate development. Great Barrier is identified as an area of Outstanding Natural Landscape in the Auckland Regional Policy Statement Change 8. Key features are the retention of coastal landforms, indigenous vegetation and the interplay between vegetation and landform/ topography. Landuse controls at a district level are essential components of an integrated management approach.
3.2.3	1388/3	In clause 3.2.3 Objectives, amend 1. to read - By promoting growth and development throughout the island.	Oppose	Great Barrier is identified as an area of Outstanding Natural Landscape in the Auckland Regional Policy Statement Change 8. Development should be focused on the existing settlement areas to preserve the unique natural character of the environment.
3.2.4	231/1	Clause 3.2.4(3) should be amended to include recognition of land use outside the settlement areas.	Oppose	Great Barrier is identified as an area of Outstanding Natural Landscape in the Auckland Regional Policy Statement Change 8. Development should be focused on the existing settlement areas to preserve the unique natural character of the environment.
3.3.5	1250/5	Retain clause 3.3.5 but remove reference to the Owhanake Wastewater Treatment Plant in point (5).	Oppose	Owhanake Wastewater Treatment Plant is an essential piece of infrastructure and specific reference to it is supported.

FURTHER SUBMISSIONS TO THE AUCKLAND CITY DISTRICT PLAN – HAURAKI GULF ISLAND SECTION PROPOSED 2006

3.4.3	1243/36	Amend clause 3.4.3(1) and other relevant parts of the Plan to take into account concerns that the policy pays insufficient attention to the rights of the owners of land to use that land.	Oppose	The entire area of the Proposed Plan is within the area of the Hauraki Gulf Marine Park and is subject to the provisions of the HGMPA. Large parts of the Islands are identified as Outstanding Natural Landscape in ARC Regional Policy Statement Plan Change 8.
3.4.3	1243/37	Include the words "agriculture and horticulture" after "conservation and recreation activities" in clause 3.4.3(2).	Oppose	The provisions of 'agriculture and horticulture' is not consistent with the purpose of the objective. The entire area of the Proposed Plan is within the area of the Hauraki Gulf Marine Park and is subject to the provisions of the HGMPA. Large parts of the Islands are identified as Outstanding Natural Landscape in ARC Regional Policy Statement Plan Change 8. Agriculture and horticulture are not appropriate in large parts of the Hauraki Gulf Islands.

Part 4 General Rules

Specific Provisions	Submission number	Submission	Decision sought	Reason
4.4	462/1	Farming activities should be either a permitted activity or a discretionary activity.	Oppose	The entire area of the Proposed Plan is within the area of the Hauraki Gulf Marine Park and is subject to the provisions of the HGMPA. Pests and new organisms need to be prohibited to avoid damage to the environment.
4.4	463/1	Farming activities e.g. llamas or changing crops should be restricted discretionary activities.	Oppose	The entire area of the Proposed Plan is within the area of the Hauraki Gulf Marine Park and is subject to the provisions of the HGMPA. Pests and new organisms need to be prohibited to avoid damage to the environment.
4.4	1243/39	Remove clause 4.4(1)(a).	Oppose	The entire area of the Proposed Plan is within the area of the Hauraki Gulf Marine Park and is subject to the provisions of the HGMPA. Pests and new organisms need to be prohibited to avoid damage to the environment.
4.4	1243/40	Remove the words 'goats', 'deer', and 'wapiti' from clause 4.4(1)(c).	Oppose	Goats, Deer and Wapiti are all listed as pests in the Auckland Regional Pest Management Strategy 2007-12.
4.8	618/39, 619/5, 1101/85, 1287/10, 1288/33, 1289/94, 2878/46	The provisions for wastewater in clause 4.8 should be deleted and/or amended so that there is no reliance on upon ARC processing and timelines in respect of any proposal that requires any consent under the Plan.	Oppose	Landuse controls at a district level are essential components of an integrated management approach to Wastewater. If an ARC consent is required it should be processed concurrently with any ACC consent.
4.8	754/5, 859/5, 1286/45, 2670/5	The provisions for wastewater in clause 4.8 should be deleted and/or amended so that there is no reliance on upon ARC processing and timelines in respect of any proposal that requires any consent under the Plan.	Oppose	Landuse controls at a district level are essential components of an integrated management approach. If an ARC consent is required it should be processed concurrently with any ACC consent.

FURTHER SUBMISSIONS TO THE AUCKLAND CITY DISTRICT PLAN – HAURAKI GULF ISLAND SECTION PROPOSED 2006

4.8	1596/4	Submitter is concerned that only providing for the disposal of septic sludge in Landform 5 (productive land) is unnecessarily restrictive.	Oppose	Ineffective land disposal can lead to adverse impacts on the water quality and amenity values of water bodies. Often, the greatest potential for adverse effects is where on-site disposal systems are clustered around areas of high amenity. In many areas, this is complicated by the soil types, such as clay soils or free draining sands. Areas with clay soils experience significant problems with conventional septic tank and soakage trench systems, especially where high wastewater volumes are generated.
4.8	2878/48	Other land units beyond land unit 5 should be described in clause 4.8 as suitable for the disposal of treated solids.	Oppose	Ineffective land disposal can lead to adverse impacts on the water quality and amenity values of water bodies. Often, the greatest potential for adverse effects is where on-site disposal systems are clustered around areas of high amenity. In many areas, this is complicated by the soil types, such as clay soils or free draining sands. Areas with clay soils experience significant problems with conventional septic tank and soakage trench systems, especially where high wastewater volumes are generated.
4.8.2	618/44, 619/10, 754/11, 859/11, 1101/90, 1286/50, 1287/15, 1288/38, 1289/99, 2670/10, 2878/51	Wastewater management is a locally resolvable matter and should not be abrogated to be a solely regional matter. The interconnections between wastewater, water supply and use, site coverage and building size should be managed in an integrated way through the Plan.	Oppose	Wastewater is Regional issue as well as a District issue and may require consent under the Auckland Regional Plan: Air land and Water. Ineffective land disposal can lead to adverse impacts on the water quality and amenity values of water bodies. Often, the greatest potential for adverse effects is where on-site disposal systems are clustered around areas of high amenity. In many areas, this is complicated by the soil types, such as clay soils or free draining sands. Areas with clay soils experience significant problems with conventional septic tank and soakage trench systems, especially where high wastewater volumes are generated.
4.8.2	754/10, 859/10	Permitted activities can be defined by the use of a new rule that states where compliance with the Air Land and Water Plan is demonstrated then such activities are deemed permitted activities. Where no such compliance is proven or where an ARC consent is not held then such activities can be deemed restricted discretionary activities.	Oppose	Landuse controls at a district level are essential components of an integrated management approach. If an ARC consent is required it should be processed concurrently with any ACC consent however it should not be used as a mechanism to change the activity status of a district council consent.

Part 6 Financial contributions

Specific Provisions	Submission number	Submission	Decision sought	Reason
6	560/4, 1093/15, 1094/3	Delete the provisions for financial contribution in respect of open space, infrastructure, community amenities, and environment or heritage matters.	oppose	The ARC supports the taking of financial contributions for environment or heritage.
6.8.1	337/1, 338/1	Adding to the end of clause 6.8.1(1): "unless it is demonstrated that the maintenance of the threatened habitat results in the impractical use of land."	Oppose	Policies already assess proposals on a "project by project basis". Plans shall include provisions for financial contributions for the preservation, protection and restoration of heritage resources, and to offset any unavoidable adverse effects to heritage resources. The ARC supports the taking of financial contributions for environment or heritage.

FURTHER SUBMISSIONS TO THE AUCKLAND CITY DISTRICT PLAN – HAURAKI GULF ISLAND SECTION PROPOSED 2006

6.8.3.1	1243/51	Provide in clause 6.8.3.1 that financial contributions will not be required as a condition of resource consents for normal farming activities.	Oppose	Payment of a financial contribution is determined on a case by case basis. In some instances a financial contribution may be necessary to avoid, remedy, mitigate damage to natural or heritage features.
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Part 7 Heritage

Specific Provisions	Submission number	Submission	Decision sought	Reason
7	1243/52	Remove the whole of part 7, or rework it to take proper account of the private property rights of the land owners on whose property the heritage resources are located, in particular the rights of the land owners involved to farm their land.		ARC and ACC are Heritage Protection Authorities. ARC and ACC have a duty to gather information, monitor and keep records, evaluating heritage according to policy 6.4.7 of the ARPS. The New Zealand Historic Places Trust has sole power to issue an authority to modify or destroy an archaeological site under ss11 & 12 of the Historic Places Act 1993.
7	1309/4, 1363/4, 1496/4, 1502/4, 1509/4, 1890/4, 1899/4, 1954/4, 2167/4, 2188/4, 2249/5, 2266/4, 2312/4, 2350/4, 2354/4, 3632/4, 3670/4, 3690/4, 3734/4, 3759/4, 3797/4	In respect of private land, the Council should limit its restrictions and protection to 'the most significant examples' of ecological and heritage items included in any survey of the island.		The ARC & ACC shall determine heritage assessment on both public & private land under s187 of the RMA. The New Zealand Historic Places Trust has sole power to issue an authority to modify or destroy an archaeological site under ss11 & 12 of the Historic Places Act 1993.
7	3667/2	Remove part 7 of the Plan in its current format completely.		ARC & ACC have a responsibility to recognise & protect heritage resources for current & future generations.
Table 7.1	526/18, 527/18, 528/18, 529/18, 539/18	Delete all reference to prohibited activities in table 7.1.		Prohibited activities on scheduled sites are necessary to protect heritage resources from damage.
Table 7.1	721/2	That planting of trees and digging gardens be permitted activities in these areas (category A scheduled archaeological sites).		The amendment sought in this submission has the potential to have adverse cumulative effects on heritage resources. The New Zealand Historic Places Trust has sole power to issue an authority to modify or destroy an archaeological site under ss11 & 12 of the Historic Places Act 1993.
Table 7.1	1243/56	For management group type E (archaeological deposits), where it is not practical to exclude the types of stock for which consent is required for, or which are prohibited from, provide for the necessary consent to be a controlled activity, which will be issued free of charge (see table 7.1).		The amendment sought in this submission has the potential to have adverse cumulative effects and damage to heritage resources. The New Zealand Historic Places Trust has sole power to issue an authority to modify or destroy an archaeological site under ss11 & 12 of the Historic Places Act 1993.

FURTHER SUBMISSIONS TO THE AUCKLAND CITY DISTRICT PLAN – HAURAKI GULF ISLAND SECTION PROPOSED 2006

Table 7.1	1269/1	That grazing by heavy animals be deleted from table 7.1 as it relates to management group types C and D.		The amendment sought in this submission has the potential to have adverse cumulative effects and cause damage to heritage resources. The New Zealand Historic Places trust has sole power to issue an authority to modify or destroy an archaeological site under ss11 & 12 of the Historic Places Act 1993.
Table 7.1	1269/3	That grazing by heavy animals in management group types C and D be a permitted activity in table 7.1.		The amendment sought in this submission has the potential to have adverse cumulative effects on heritage resources.
Table 7.1	2091/1	Amend table 7.1: Activity table for category A scheduled archaeological sites (in part 7 - Heritage), by inserting 'NC' in place of 'Pr' (prohibited) wherever it occurs in row 11 ('Grazing by heavy animals – i.e. cattle, horses'). Amend the legend below the table 7.1 by <ul style="list-style-type: none"> • adding 'NC = Non-complying' after the line 'D = Discretionary' • deleting PR = Prohibited. 		The amendment sought in this submission has the potential to have adverse effects as it removes the certainty of protecting scheduled sites in groups A, B & E from heavy cattle grazing. Activities such as heavy cattle grazing can damage heritage sites. The New Zealand Historic Places trust has sole power to issue an authority to modify or destroy an archaeological site under ss11 & 12 of the Historic Places Act 1993.
Table 7.1	2091/2	Amend table 7.1: Activity table for category A scheduled archaeological sites (in part 7 - Heritage), by deleting row 1 ('Erecting buildings or structures,...') and row 13 ('Works or activities within the scheduled site surrounds') in their entirety. Consequential renumbering of the other rows will be required.		The amendment sought in this submission has the potential to have adverse cumulative effects on heritage resources. The New Zealand Historic Places trust has sole power to issue an authority to modify or destroy an archaeological site under ss11 & 12 of the Historic Places Act 1993.
Table 7.2	721/3	That planting of trees and digging gardens be permitted activities in these areas (category B scheduled archaeological sites).		The amendment sought in this submission has the potential to have adverse cumulative effects on heritage resources. The New Zealand Historic Places trust has sole power to issue an authority to modify or destroy an archaeological site under ss11 & 12 of the Historic Places Act 1993.
Table 7.2	3547/1	Seeks a change to Activity 11 in table 7.2 to make the grazing of heavy animals P permitted, so that the property owners are free to make these decisions in accordance with the needs of the land. The size and number of animals should also be at the property owners discretion.		The amendment sought in this submission has the potential to have adverse cumulative effects on heritage resources. The New Zealand Historic Places trust has sole power to issue an authority to modify or destroy an archaeological site under ss11 & 12 of the Historic Places Act 1993.
Table 7.2	3548/1	That activity 8 in table 7.2 be designated a P for permitted activity to allow the property owners the unrestricted ability to maintain the power lines and water for irrigation as needed in this area.		The amendment sought in this submission has the potential to have adverse cumulative effects on heritage resources. The New Zealand Historic Places trust has sole power to issue an authority to modify or destroy an archaeological site under ss11 & 12 of the Historic Places Act 1993.
7.11.4.2	1577/1	Clause 7.11.4.2(1) should be completely deleted.		The amendment sought in this submission has the potential to have adverse cumulative effects on heritage resources.

FURTHER SUBMISSIONS TO THE AUCKLAND CITY DISTRICT PLAN – HAURAKI GULF ISLAND SECTION PROPOSED 2006
Part 8 Natural Hazards

Specific Provisions	Submission number	Submission	Decision sought	Reason
8	86/6, 293/6, 360/6, 622/6, 623/6, 624/6, 625/6, 720/6, 720/8, 755/6, 756/6, 757/6, 758/6, 759/6, 760/6, 761/6, 762/6, 763/6, 764/6, 765/6, 766/6, 767/6, 768/6, 769/6, 795/6, 838/6, 846/6, 847/6, 848/6, 860/6, 1124/6, 1188/6, 1189/6, 1212/6, 1213/6, 1222/6, 1246/6, 2051/6, 2052/6, 2059/6, 2090/6, 2548/6, 2665/6, 2590/6, 2627/6, 2629/6, 2698/6, 3027/6, 3555/6, 3606/6	Provide for sea walls which protect land from coastal erosion and which do not impede public access as a controlled activity.		The coastal environment is a fundamental part of HGI heritage and is sensitive to the adverse effects of inappropriate development. Development on the coast may affect the natural character of the coastal environment and may not be appropriate in all coastal areas. The entire Hauraki Gulf Islands area is within the Hauraki Gulf Marine Park.
8	3098/1	In part 8, provide for limited vegetation removal as a permitted activity.		Vegetation clearance can decrease stability of land, making it more prone to erosion.
8.5.1	526/15, 527/15, 528/15, 529/15, 539/15	Amend clause 8.5.1 to ensure that vegetation removal from slopes greater than 18 degrees as part of an approved rural management plan for vineyard or pastoral productive purposes is provided for.		The amendment sought in this submission has the potential to have adverse cumulative effects. Vegetation clearance can decrease stability of land, making it more prone to erosion. Steeply sloping land is most likely to be located in Landforms such as regenerating slopes and forest and bush. The maintaining of vegetation is crucial to the objectives of those zones.

FURTHER SUBMISSIONS TO THE AUCKLAND CITY DISTRICT PLAN – HAURAKI GULF ISLAND SECTION PROPOSED 2006
Part 10a Land Units Objectives, Policies and Activity Tables

Specific Provisions	Submission number	Submission	Decision sought	Reason
10a	1528/4, 1543/4	Add firewood harvesting of manuka and kanuka on landforms 3, 5, 6 and 7.	Oppose	Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests. Large scale clearance of bush in Landform 6 (regenerating slopes) and Landform 7 (forest and bush areas) is contrary to the very purpose of the zone.
10a	2555/6	That provision be made on the submitter's land (Lots 1 and 3, DP211223, Gray Road, Palmers Beach, Great Barrier) for multiple dwellings as a controlled activity.	Oppose	The submitters land is in Landform 6 and 7. Areas within Landform 6 and 7 are described as having high natural character and visual. Multiple dwellings in these landforms would be contrary to the purpose of the zoning which is to protect natural character and natural heritage values. Multiple dwellings would require clearance of scrubland, forest and bush and also require additional land for wastewater treatment systems. Parts of Landform 7 are steep slopes and is characterised by an absence of buildings.
10a	2670/18	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.	Oppose	The activities mentioned are urban activities and not suitable for rural land units.
10a	1100/1	Reclassify 171 Carsons Road, Waiheke ("Waiheke Airfield") from landform 5 (productive land), landform 6 (regenerating slopes) and landform 7 (forest and bush areas) to a separate special purpose zone or landform, providing for airfield activity	Oppose	There is no analysis to support the rezoning in the submission and the proposed landforms – 6, 7 and 8 – are considered appropriate.
10a	1100/2	The separate special purpose zone or landform for Waiheke Airfield at 171 Carsons Road, Waiheke should incorporate the relevant conditions of the original consent as set out in Appendix H of the operative Plan.	Oppose	There is no analysis to support the rezoning in the submission and the proposed landforms – 6, 7 and 8 – are considered appropriate.

FURTHER SUBMISSIONS TO THE AUCKLAND CITY DISTRICT PLAN – HAURAKI GULF ISLAND SECTION PROPOSED 2006

10a	1100/3	The separate special purpose zone for Waiheke Airfield, at 171 Carsons Road, Waiheke should provide for visitor accommodation, dwellings, offices, workshops, and hangars (which are associated with the airfield and which support the airfield activity), as controlled activities or restricted discretionary activities. Criteria should include the visibility and visual appearance of the buildings, materials and colour, noise attenuation, vegetation management, earthworks, stormwater management and effluent treatment and disposal.	Oppose	There is no analysis to support the rezoning in the submission and the proposed landforms – 6, 7 and 8 – are considered appropriate. These amendments would allow for buildings in a sensitive environment which has the potential to lead to adverse environmental effects.
10a.4.5	254/1	Add "home use firewood harvesting" of kanuka/manuka unrestricted in size limitations to clause 10a.4.5 as a permitted activity.	Oppose	The amendments sought have the potential to have adverse cumulative effects on natural and landscape character. Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests.
10a.4.5	512/3	Additional dwellings should be a permitted use if the owner of the site needs worker accommodation or more family homes are needed for help with permitted uses production on landform 3 on Great Barrier.	Oppose	The land unit is characterised by high water tables and various water bodies such as streams and wetlands. Additional dwellings should not be permitted in this landform as a permitted activity. Wastewater and stormwater runoff have the potential to significantly affect streams and wetlands.
10a.4.5	1524/1	Commercial firewood harvesting should be a permitted use in landform 3 (alluvial flats).	Oppose	The amendments sought have the potential to have adverse cumulative effects on natural and landscape character. Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests.
10a.4.5	3045/3	Provide for the farming of goats as a discretionary activity in Landform 3 (alluvial flats).	Oppose	Goats are listed as pests in the Auckland Regional Pest Management Strategy 2007-12.
10a.6.5	257/1	Add "home use firewood harvesting" of kanuka/manuka unrestricted in size limitations to clause 10a.6.5 as a permitted activity.	Oppose	The amendments sought have the potential to have adverse cumulative effects on natural and landscape character. Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests.
10a.6.5	512/4	Additional dwellings should be a permitted use if the owner of the site needs worker accommodation or more family homes are needed for help with permitted uses production on landform 5 on Great Barrier.	Oppose	Additional dwellings are not appropriate as permitted activities in largely unmodified wetland systems or areas of high hydrological importance within water catchments. Wastewater and stormwater servicing would have an adverse impact on water quality, smother habitats with earthworks, change the water temperature and include a variety of contaminants.
10a.6.5	1541/1, 1523/1	Commercial firewood harvesting should be a permitted use in landform 5 (productive land).	Oppose	The amendments sought have the potential to have adverse cumulative effects on natural and landscape character. Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests.

FURTHER SUBMISSIONS TO THE AUCKLAND CITY DISTRICT PLAN – HAURAKI GULF ISLAND SECTION PROPOSED 2006

10a.6.5	2554/6		That provision be made in Landform 5 for multiple dwellings as a controlled activity on sites with an area of 4.0 hectares or more.	Oppose	Significant areas of landform 5 is identified in Change 6 to the Auckland Regional Policy Statement as Outstanding Natural Landscapes. The Outstanding Natural Landscape rating recognises the visual significance of expansive areas of pastoral land, intermixed with areas of indigenous vegetation, strong landform definition and an undeveloped coastline. The ARC considers that the building coverage in Landform 5 should be reduced not increased and that construction of buildings should be a restricted discretionary activity.
10a.6.5	3045/4		Provide for the farming of goats as a discretionary activity in Landform 5 (productive land).	Oppose	Goats are listed as pests in the Auckland Regional Pest Management Strategy 2007-12.
10a.6.6	120/1		Amend clause 10a.6.6 to permit up to two dwellings over and above owners as a permitted or controlled activity.	Oppose	Significant areas of landform 5 is identified in Change 6 to the Auckland Regional Policy Statement as Outstanding Natural Landscapes. The Outstanding Natural Landscape rating recognises the visual significance of expansive areas of pastoral land, intermixed with areas of indigenous vegetation, strong landform definition and an undeveloped coastline. The ARC considers that the building coverage in Landform 5 should be reduced not increased and that construction of buildings should be a restricted discretionary activity.
10a.7	466/1, 467/1		Visitor accommodation (including the building it is located in) be a permitted activity in landform 6 (regenerating slopes).	Oppose	Significant areas of landform 6 is identified in Change 6 to the Auckland Regional Policy Statement as Outstanding Natural Landscapes. Visitor accommodation would require wastewater and stormwater servicing which is not compatible with the objective for the zone and requires bush clearance and construction in an area which aims to protect natural character, ecological and visual amenity.
10a.7.5	16/1		Add "Firewood-home use, manuka/kanuka, unrestricted in size limitations" to clause 10a.7.5 as a permitted activity.	Oppose	The amendments sought have the potential to have adverse cumulative effects on natural and landscape character. Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests.
10a.7.5	256/1		Add "home use firewood harvesting" of kanuka/manuka unrestricted in size limitations to clause 10a.7.5 as a permitted activity.	Oppose	Hauraki Gulf Islands's flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests. Large scale clearance of bush in Landform 7 (forest and bush areas) is contrary to the very purpose of the zone.
10a.7.5	285/1		To give provision for the cutting of manuka under 6m for Great Barrier wood burning stoves (with specific reference to clause 10a.7.5).	Oppose	The amendments sought have the potential to have adverse cumulative effects on natural and landscape character. Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests. Large scale clearance of bush in Landform 7 (forest and bush areas) is contrary to the very purpose of the zone.
10a.7.5	512/5		Additional dwellings should be a permitted use if the owner of the site needs worker accommodation or more family homes are needed for help with permitted uses production on landform 6 on Great Barrier.	Oppose	Regenerating slopes are areas of high natural heritage value with few buildings at all. Multiple dwellings is not appropriate and clearance of bush to establish buildings and wastewater systems is contrary to the very purpose of the zone.
10a.7.5	1067/1		Amend activity table 10a.7.5 to include educational facilities as a permitted activity within landform 6 (regenerating slopes).	Oppose	Educational facilities are an urban activity and not suitable for regenerating slopes which are characterised by small scattered, and unobtrusive buildings, if any at all. It would not be appropriate to remove regenerating vegetation to provide buildings or associated wastewater servicing.

FURTHER SUBMISSIONS TO THE AUCKLAND CITY DISTRICT PLAN – HAURAKI GULF ISLAND SECTION PROPOSED 2006

10a.7.5	1176/1, 1186/1, 1276/1, 2648/1, 3618/1	Include caretaker's cottages in landform 6 (regenerating slopes) of 4 hectares or more as a permitted activity.	Oppose	Regenerating slopes are areas of high natural heritage value with few buildings at all. Multiple dwellings is not appropriate and clearance of bush to establish buildings and wastewater systems is contrary to the very purpose of the zone.
10a.7.5	1176/3, 1186/3, 1276/3, 2648/3, 3618/3	Permit one of either a visitor accommodation unit or a caretaker's cottage in addition to a principal dwelling in Landform 6 as a permitted activity.	Oppose	Regenerating slopes are areas of high natural heritage value with few buildings at all. Multiple buildings are not appropriate and clearance of bush to establish buildings and wastewater systems is contrary to the very purpose of the zone.
10a.7.5	1525/2, 1540/2	Commercial firewood harvesting should be a permitted use in landform 6 (regenerating slopes).	Oppose	Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests. Large scale clearance of bush in Landform 6 (regenerating slopes) is contrary to the very purpose of the zone.
10a.7.5	1525/4, 1540/4	Multiple dwellings should be a permitted use in landform 6 (regenerating slopes).	Oppose	Regenerating slopes are areas of high natural heritage value with few buildings at all. Multiple dwellings is not appropriate and clearance of bush to establish buildings and wastewater systems is contrary to the very purpose of the zone.
10a.7.5	1280/4	That recognition is given in the plan to independent sleeping facilities (sleeps out) being established in accessory buildings in the landform 6 (regenerating slopes) land unit.	Oppose	Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests.
10a.7.5	2538/1	A change to clause 10a.7.5 to allow for manuka and kanuka harvesting for domestic heating at 38 Medland Road, Tryphena, at the rate of 7 cubic metres per annum as a permitted activity.	Oppose	Regenerating slopes are areas of high natural heritage value with few buildings at all. Multiple dwellings is not appropriate and clearance of bush to establish buildings and wastewater systems is contrary to the very purpose of the zone.
10a.7.5	2554/7	That provision be made in Landform 6 for multiple dwellings as a controlled activity on sites with an area of 4.0 hectares or more.	Oppose	The amendments sought have the potential to have adverse cumulative effects on natural and landscape character.
10a.7.5	3045/5	Provide for the farming of goats as a discretionary activity in Landform 6 (regenerating slopes).	Oppose	Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests. Clearance of bush in Landform 6 (regenerating slopes) and Landform 7 (forest and bush areas) is contrary to the very purpose of the zone.
10a.7.5	3788/2, 3791/2, 3794/2	Provide the following as permitted activities in landform 6 (regenerating slopes): private firewood harvesting, reasonable bush clearance for economic activities, more liberal clearance allowances particularly for sites greater than 2 hectares and imaginative and cooperative provisions to encourage reforestation programmes.	Oppose	Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests.
10a.7.5	3788/5, 3791/5, 3794/5	Allow multiple dwellings per site as a permitted activity on sites greater than 2 hectare (with particular reference to landform 6 (regenerating slopes)).	Oppose	Regenerating slopes are areas of high natural heritage value with few buildings at all. Multiple dwellings is not appropriate and clearance of bush to establish buildings and wastewater systems is contrary to the very purpose of the zone.

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10a.7.5	3788/6, 3791/6, 3794/6	Allow visitor accommodation up to 20 people to be a permitted activity on sites greater than 2 hectares with particular reference to landform 6 (regenerating slopes).	Oppose	Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests. Regenerating slopes are areas of high natural heritage value with few buildings at all. Visitor accommodation is not appropriate and clearance of bush to establish buildings and wastewater systems is contrary to the very purpose of the zone.
10a.8.5	18/1	Add "Firewood-home use", manuka/kanuka, unrestricted in size limitations" to clause 10a.8.5.	Oppose	The amendments sought have the potential to have adverse cumulative effects on natural and landscape character. Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests. Large scale clearance of bush in Landform 7 (forest and bush areas) is contrary to the very purpose of the zone.
10a.8.5	512/6	Additional dwellings should be a permitted use if the owner of the site needs worker accommodation or more family homes are needed for help with permitted uses production on landform 7 on Great Barrier.	Oppose	Areas within Landform 7 are described as having high natural character and visual amenity due to the age, scale and cover of the vegetation cover. Additional buildings in this landform would be contrary to the purpose of the zoning which is to protect natural character and natural heritage values. Additional buildings would require clearance of forest and bush and also require additional land for wastewater treatment systems. Parts of Landform 7 are steep slopes and the zone is characterised by an absence of buildings.
10a.8.5	512/9	Commercial firewood harvesting of manuka and kanuka, to be permitted use in landform 7 (forest and bush areas).	Oppose	The amendments sought have the potential to have adverse cumulative effects on natural and landscape character. Flora and fauna are dependant on the retention and continuing succession of the Manuka and Kanuka Forests. Large scale clearance of bush in Landform 7 (forest and bush areas) is contrary to the very purpose of the zone.
10a.8.5	512/10, 1526/3, 1542/3	Forestry should be a permitted use in landform 7 (forest and bush areas).	Oppose	Areas within Landform 7 are described as having high natural character and visual amenity due to the age, scale and cover of the vegetation cover. Forestry in this landform would be contrary to the purpose of the zoning which is to protect natural character. Forestry in this landform would lead to extensive loss of biological features and habitats, and reduction in ecological viability,
10a.8.5	512/11, 1526/4, 1542/4	Multiple dwellings should be a permitted use in landform 7 (forest and bush areas).	Oppose	Areas within Landform 7 are described as having high natural character and visual amenity due to the age, scale and cover of the vegetation cover. Multiple dwellings in this landform would be contrary to the purpose of the zoning which is to protect natural character and natural heritage values. Multiple dwellings would require clearance of forest and bush and also require additional land for wastewater treatment systems. Parts of Landform 7 are steep slopes and is characterised by an absence of buildings.
10a.8.5	1176/2, 1186/2, 1276/2, 2648/2, 3618/2	Include caretaker's cottages in landform 7 (forest and bush areas) of 4 hectares or more as a permitted activity.	Oppose	Areas within Landform 7 are described as having high natural character and visual amenity due to the age, scale and cover of the vegetation cover. Additional buildings in this landform would be contrary to the purpose of the zoning which is to protect natural character and natural heritage values. Additional buildings would require clearance of forest and bush and also require additional land for wastewater treatment systems. Parts of Landform 7 are steep slopes and the zone is characterised by an absence of buildings.

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10a.8.5	1176/4, 1186/4, 1276/4, 2648/4, 3618/4	Permit one of either a visitor accommodation unit or a caretaker's cottage in addition to a principal dwelling in landform 7 (forest and bush areas) as a permitted activity.	Oppose	Areas within Landform 7 are described as having high natural character and visual amenity due to the age, scale and cover of the vegetation cover. Additional buildings in this landform would be contrary to the purpose of the zoning which is to protect natural character and natural heritage values. Additional buildings would require clearance of forest and bush and also require additional land for wastewater treatment systems. Parts of Landform 7 are steep slopes and the zone is characterised by an absence of buildings.
10a.8.5	1327/2	That Landform 7 be amended to make provision for agricultural and horticultural purposes permitted activities on those parts of the Land Unit that are not consistent with the overall intention of the land unit.	Oppose	Areas within Landform 7 are described as having high natural character and visual amenity due to the age, scale and cover of the vegetation cover. Agriculture and horticulture in this landform would be contrary to the purpose of the zoning which is to protect natural character. Forestry in this landform would lead to extensive loss of biological features and habitats, and reduction in ecological viability.
10a.9.5	1127/13	Clustered residential development should be provided for as a restricted discretionary activity in clause 10a.9. Provision should be made for bonus density where significant environmental feature type rules can be applied and where there is adequate wastewater capacity on the site - with a maximum density being the equivalent of 1 dwelling per 1500m ² gross area of site.	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. Clustered development has the potential to create significant adverse cumulative effects in terms of character.
10a.10.3.2	2191/11, 2192/10	Amend clause 10a.10.3.2 to read as follows "To ensure that development of sites retains indigenous vegetation cover where practicable".	Oppose	Waiheke contains significant areas of native vegetation. Rather than being made more permissive objective 10a.10.3.2 should be strengthened to provide for the protection and restoration of the ecological values within this zone.
10a.10.3.2	2191/12, 2192/11	Delete clause 10a.10.3.2(1) which reads "By requiring the maximum amount of indigenous vegetation to be retained".	Oppose	Waiheke contains significant areas of native vegetation. Objective 10a.10.3.2 should be strengthened to provide for the protection and restoration of the ecological values within this zone.
10a.10.3.2	2191/13, 2192/12	Amend clause 10a.10.3.2 (2) to read "By ensuring that any development is located on portions of the site that are of lower ecological value where practicable".	Oppose	Waiheke contains significant areas of native vegetation. Rather than being made more permissive objective 10a.10.3.2 should be strengthened to provide for the protection and restoration of the ecological values within this zone.
10a.10.3.2	337/10, 338/10	Broaden clause 10a.10.3.2 objective to : "To endeavour to ensure, where appropriate, that development of sites retain indigenous vegetation cover".	Oppose	Waiheke contains significant areas of native vegetation. Rather than being made more permissive objective 10a.10.3.2 should be strengthened to provide for the protection and restoration of the ecological values within this zone.
10a.10.3.2	337/11, 338/11	Change the policy at clause 10a.10.3.2(2) to "by attempting to ensure that any development is located on portions of the site that are of lower ecological value."	Oppose	Waiheke contains significant areas of native vegetation. Rather than being made more permissive objective 10a.10.3.2 should be strengthened to provide for the protection and restoration of the ecological values within this zone.
10a.21.6.2	447/1, 1550/7, 2042/6, 2202/6	Remove planting of wastewater disposal areas (clause 10a.21.6.2) requirement.	Oppose	On-site wastewater disposal must be sustainable and planting assists significantly via wastewater transpiration and soil stabilisation to achieve long term system sustainability. Planting is a requirement of TP58 and therefore is also a requirement of ARC permitted activity rules for wastewater disposal in the proposed Auckland Regional Plan: Air Land and Water. It is appropriate that there is consistency between the requirements of both plans.

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10a.22	2909/4	With respect to recreation 1 include objectives, policies, assessment criteria and rules that prohibit the general wide use of sprays and fertiliser in parks, limiting such use to horticulture use around plants not turf. Any wider use should be a discretionary activity. Include other relevant criteria in the proposal.	Oppose	Fertilisers and sprays is used for park management and revegetation activities that are necessary to facilitate the delivery of conservation and recreation outcomes.
10a.22.5	1250/65	In clause 10a.22.5 change the status of the following to restricted discretionary: artworks, monuments and sculpture; car parking areas; park furniture; playgrounds; toilets and changing facilities	Oppose	Permitted activity status is appropriate as the submission refers to developments that are necessary to facilitate the delivery of conservation and recreation outcomes.

Part 10c Development Controls for Land Units and Settlement

Specific Provisions	Submission number	Submission	Decision sought	Reason
10cT	1100/4	Allow for an increased amount of building coverage for Waiheke Airfield at 171 Carsons Road, Waiheke to reflect the unique operations and requirements of the airfield and in order to provide for aircraft workshops and hangars, adequate reception facilities for people utilising the facility, a manager's residence, other dwellings and visitor accommodation to support the airfield and ensure its viable ongoing operation and maintenance	Oppose	The amount of building coverage provided for is considered adequate. These amendments have the potential to create adverse environmental effects.
10c.5	1100/6	Remove the control over exotic trees from the Plan	Oppose	The controls over exotic trees in the plan are considered appropriate and there would be a risk of adverse effects being created if they are removed.
10c.5	943/4	Allow residents to clear to 50 m from buildings and main access way within their properties to ensure reasonable personal health and safety in the event of fire.	Oppose	Resource consent can be obtained for Tree removal and judged on a case by case basis. The cumulative impact of a permitted activity provision such as this could be significant in terms of landscape and natural character.
10c.5	1981/1	That the clearing of any areas of predominantly manuka/kanuka be a permitted activity.	Oppose	Resource consent can be obtained for Tree removal and judged on a case by case basis. The cumulative impact of a permitted activity provision such as this could be significant in terms of landscape and natural character.
10c.5	2867/2	Ensure that Great Barrier farmers area able to clear and utilise regenerating scrubland that was once fertile pasture.	Oppose	Resource consent can be obtained for Tree removal and judged on a case by case basis. The cumulative impact of a permitted activity provision such as this could be significant in terms of landscape and natural character.
10c.5	3728/1	In Rural 2, removal of all planted trees (exotic or indigenous) or artificial plantings to be permitted, except where part of required revegetation for previous consents.	Oppose	Resource consent can be obtained for Tree removal and judged on a case by case basis. The cumulative impact of a permitted activity provision such as this could be significant in terms of landscape and natural character.

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10c.1T	3104/5	Opposes indigenous vegetation removal of only 1000m ² for landform 6 (regenerating bush). For larger blocks of land should be able to clear more, or at least 1000m ² per year.	Oppose	The removal of large sections of bush would be contrary to the very purpose of the landform 6 zoning. The cumulative impact of a permitted activity provision such as this could be significant in terms of landscape and natural character.
10c.1T	1035/2, 1037/2	That the indigenous vegetation clearance allowance for landform 7 (forest and bush) be increased to 1000m ² .	Oppose	The removal of large sections of bush would be contrary to the very purpose of the landform 7 zoning. The cumulative impact of a permitted activity provision such as this could be significant in terms of landscape and natural character.
10c.1T	1528/8, 1543/8	Reduce the wetlands and water bodies protection yard on landforms 3, 5, 6 and 7 to 10m.	Oppose	The reduction of the protection yard has the potential to cause adverse effects on water quality in wetlands, streams and discharges into the Hauraki Gulf Marine Park.
10c.2T	1330/7	Amend table 10c.2 to increase the building coverage of permitted activities from 40% to 60% for commercial 2.	Oppose	Increases in building coverage have resultant ant impacts on the ability of the site to manage its stormwater and wastewater. The cumulative impact of a permitted activity provision such as this could be significant in terms of the quantity and quality of stormwater and wastewater entering the stream network and the Hauraki Gulf Marine Park.
10c.2T	47/2, 81/2	That the building coverage limitation for commercial 4 (visitor facilities) as shown in table 10c.2 be amended such that the permitted activity for coverage is increased from 15% to 45%.	Oppose	Increases in building coverage have resultant ant impacts on the ability of the site to manage its stormwater and wastewater. The cumulative impact of a permitted activity provision such as this could be significant in terms of the quantity and quality of stormwater and wastewater entering the stream network and the Hauraki Gulf Marine Park.
10c.2T	1091/11	Extend the building coverage limits for commercial 4 (visitor facilities) land unit to 25%.	Oppose	Increases in building coverage have resultant ant impacts on the ability of the site to manage its stormwater and wastewater. The cumulative impact of a permitted activity provision such as this could be significant in terms of the quantity and quality of stormwater and wastewater entering the stream network and the Hauraki Gulf Marine Park.
10c.2T	1267/1	The building coverage control contained under Table 10c.2 for Commercial 4 (visitor facilities) be amended from 15% of net site area to 40% of net site area.	Oppose	Increases in building coverage have resultant ant impacts on the ability of the site to manage its stormwater and wastewater. The cumulative impact of a permitted activity provision such as this could be significant in terms of the quantity and quality of stormwater and wastewater entering the stream network and the Hauraki Gulf Marine Park.
10c.2T	1267/2	The building coverage control contained under Table 10c.2 for Commercial 4 (visitor facilities) contain a special exemption for development on Lot 2 DP 211567 CT 139C/304 (21 The Strand, Onetangi) to allow building coverage to 40% of net site area.	Oppose	Increases in building coverage have resultant ant impacts on the ability of the site to manage its stormwater and wastewater. The cumulative impact of a permitted activity provision such as this could be significant in terms of the quantity and quality of stormwater and wastewater entering the stream network and the Hauraki Gulf Marine Park.
10c.2T	1329/3	Amend Table 10c.2 to increase the building coverage in commercial 5 (industrial) for permitted activities from 40% to 60%.	Oppose	Increases in building coverage have resultant ant impacts on the ability of the site to manage its stormwater and wastewater. The cumulative impact of a permitted activity provision such as this could be significant in terms of the quantity and quality of stormwater and wastewater entering the stream network and the Hauraki Gulf Marine Park.
10c.4T	753/3, 1190/3	In rural 1 (rural amenity) - 500m ² (building coverage) change to 750m ² .	Oppose	Increases in building coverage have resultant ant impacts on the ability of the site to manage its stormwater and wastewater. The cumulative impact of a permitted activity provision such as this could be significant in terms of the quantity and quality of stormwater and wastewater entering the stream network and the Hauraki Gulf Marine Park.

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10c.4T	753/5, 1190/5, 3525/1	Remove the single building footprint size of 250m ² in building coverage for Rural 1 (rural amenity).	Oppose	Increases in building coverage have resultant ant impacts on the ability of the site to manage its stormwater and wastewater. The cumulative impact of a permitted activity provision such as this could be significant in terms of the quantity and quality of stormwater and wastewater entering the stream network and the Hauraki Gulf Marine Park.
10c.4T	821/4	Change the permissible building coverage for rural 1(rural amenity) from 500m ² to 750m ² and remove the maximum footprint control.	Oppose	Increases in building coverage have resultant ant impacts on the ability of the site to manage its stormwater and wastewater. The cumulative impact of a permitted activity provision such as this could be significant in terms of the quantity and quality of stormwater and wastewater entering the stream network and the Hauraki Gulf Marine Park.
10c.4T	560/11	Amend table 10c.4 to provide removal of indigenous vegetation up to 6m in height, or an area of 500m ² as a permitted activity, or in the alternative, as a controlled activity, (with particular reference to rural 2 (western landscape).	Oppose	The amendments sought in the submission have the potential to have adverse landscape and natural character effects.

Part 12 Subdivision

Specific Provisions	Submission number	Submission	Decision sought	Reason
12	618/136, 1101/21, 1284/19, 1286/116, 1289/26, 2721/16, 2878/117	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.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12	618/138, 1101/23, 1284/21, 1286/118, 1287/57, 1289/28, 2721/18, 2878/119	In the subdivision 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 from cluster developments to be set aside into a combination of productive land (where it exists), and environmental enhancement processes and protection mechanisms.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.

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12	618/76, 1286/77, 1289/9, 2878/77	All relevant sections of part 12. be amended accordingly by the inclusion of reference to such bonus provisions and other than where cluster development is to be achieved by attached buildings, a minimum building area of 350m ² . be provided for each dwelling to foster cluster development with the balance land area enabled as a single freehold lot with an additional dwelling on it enabled, and that the significance environmental feature definition and allied rules be amended accordingly.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12	1098/1, 1099/1	That subdivision rules for landform 6 (regenerating slopes) apply to landform 7 (forest and bush areas) specifically in the allowance to facilitate the clustering of built structures, hamlets and villages in areas with the capacity to absorb growth. That subdivision follows Ecologically Sustainable Design (ESD) principles.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12	1101/8	Where cluster development is to be achieved by attached buildings, a minimum building area of 350m ² . be provided for each dwelling to foster cluster development with the balance land area enabled as a single freehold lot with an additional dwelling on it enabled, and that the significant environmental feature definition and allied rules be amended accordingly.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12	1127/2. 6	Amend part 12 to allow for residential cluster development on larger sites in Island Residential 1 or 2 areas as an alternative to 2, 000m ² lot size regimes. This should be provided for as a restricted discretionary activity and integrate with communal wastewater provision and integrated urban design principles.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12	1287/49	Provide for cluster subdivision [and / or land use activities] as a development option within CMPs. Such development must meet prescribed design and environmental outcomes.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12	1287/59	The Plan should include provisions providing a comprehensive management approach to residential subdivision 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.	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.

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12	1287/61, 1289/14	The subdivision rules for the residential zones on Waitheke 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	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.
12	1288/62	For landforms 2, 4-7, beyond the baseline minimum lot size areas in Table 12. 2 (as modified by the submitters separate submission), the Plan should include provisions providing a bonus density approach to rural land use and subdivision whereby an appropriate density is determined by a ratio in relation to sustainability and management enhancements including areas of protected land, open space and land management and enhancement proposals including re-plantings of native vegetation and management of water systems. Thus for every 4 ha of additional significant environmental feature type outcome secured beyond a baseline requirement of 50% of parent site, sustainability managed/ protected/enhanced two addition lots beyond the (submitters proposed) Table 12. 2 density regime should be enabled. The bonus provisions should enable a conjunctive application for removal of vegetation to obtain vehicle access and provide for dwellings as a discretionary activity.	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.
12	1895/1	Where a property /title is divided by a legal road or a legal unformed road, subdivision of the property which reflects the division should be a permitted activity.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12	1895/2	Where a property/ title is divided by a legal road or a legal unformed road the minimum site size should be 1500sm.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12	2713/4	There is need for rural cluster or extra subdivision on Great Barrier	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.

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12	3046/3	Provide for "ecological subdivision" in the Okiwi residential amenity area, which should include a minimum lot size criteria (as per submission 3046/1) and restricted ownership of pets - with no cats.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12	3053/1	States that allowed housing density on all areas except landform 3 (alluvial flats) is too low.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12	3501/1	Seeks the ability to subdivide any land contaminated by weed spray by the council.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12	3501/8	Seeks the ability to create 5 sections of 1000m2 on the Schooner Bay frontage of the property at 80 Schooner Bay Rd, Tryphena, Great Barrier.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12.3.9	618/108, 619/55, 2670/54	Objective 12.3.9 needs to be amended as do the allied policies to recognise the limited areas of land available for subdivision at 2000m2. lot size minimums. The residential objectives and policies need refocusing to address the likely development pressures which are not those relating to subdivision of land at 2,000m2 densities.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12.3.9	754/65, 859/65	Objective 12.3.9 needs to be amended, as do the allied policies, to recognise the limited areas of land available for subdivision at 2,000m2. lot size minimums. The proposed provisions have little meaning in terms of the key issue of managing development on the typical existing pattern of 800-1200m2 lot sizes. The residential objectives and policies need refocusing to address the likely development pressures which are not those relating to division of land at 2000m2 densities.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12.3.9	669/1	Objects to the council setting a minimum site size for residential development of 2000m2	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.

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12.6.6	618/14, 619/61, 2670/60	Clause 12. 6.6(2) needs to be amended so that it sensibly reflects the on-ground situation. The areas of land that become residual lots from settlement area lots where there are split land units will frequently not be able to meet the minimum areas for the relevant land unit classification and such subdivision should be provided for as discretionary activities. Also the areas within settlement areas also may not meet the minimum area and should be able to be assessed and determined as discretionary activities. If that is not the case then the boundaries should be adjusted accordingly to avoid creating of unnecessary non-complying activities.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12.6.6	754/72, 859/72	Clause 12. 6.6(2) needs to be amended so that it sensibly reflects the on-ground situation. The areas of land that become residual lots from settlement area lots where there are split land units will frequently not be able to meet the minimum areas for the relevant land unit classification and such subdivision should be provided for as a discretionary activity.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12.6.6	754/73, 859/73	The areas within settlement areas also may not meet the minimum area and should be able to be assessed and determined as discretionary activities. If that is not the case then the boundaries should be adjusted accordingly to avoid creating a raft of unnecessary non-complying activities (clause 12. 6.6(2.)).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12.9.2.	129/2, 130/2, 132/2, 172/2, 237/2, 243/2, 241/2, 270/2, 271/2, 272/2, 274/2, 275/2,	Broaden the definition of clause 12. 9.2. to allow provision for further development for the necessities of continuing / maintaining and expanding settlement areas for future development and the economic implications for Great Barrier.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12.9.3	618/75, 1289/31, 2878/78	Include provisions for a bonus density approach to rural land use and subdivision whereby an appropriate density is determined by a ratio in relation to sustainability and management enhancements including areas of protected land, open space and land management and enhancement proposals including re-plantings of native vegetation and management of water systems. Thus for every 1 ha of additional significant environmental feature type outcome secured beyond a baseline requirement of 50% of parent site sustainably managed/protected/ enhanced one additional lot is enabled.	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.

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12.9.3	619/24, 754/28, 859/28	The proposed provisions should be amended to allow for a bonus density approach within clause 12.9.3 (similar to the methodology (but not detail) in the operative Plan for land unit 2. 2).	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.
12.9.3	1101/24	Beyond the baseline minimum lot size areas in Table 12. 2 include provisions providing a bonus density approach to rural land use and subdivision whereby an appropriate density is determined by a ratio in relation to Sustainability and Management Enhancements including areas of protected land, open space and land management and enhancement proposals including replantings of native vegetation and management of water systems. Thus for every 1 ha of additional significant environmental feature type outcome secured beyond a baseline requirement of 50% of parent site sustainably managed/protected/ enhanced two addition lots beyond the Table 12. 2 density regime is enabled.	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.
12.9.3	1286/75	The significance environmental feature rules for Rural 1 land in clause 12.9.3 be amended to provide for lot size areas of 1 ha and 1.5ha respectively and to also include provision for bonus density development regimes for Rural 1 sites over 4ha.	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.
12.9.3	1287/10	Clause 12.9.3 be amended to allow for a bonus density approach (similar to the method in the operative plan for land unit 2. 2)	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.
12.9.3	1287/26	A bonus density regime should be applied to rural 2 (western landscape) sites (table 12. 2 and clause 12.9.3). Beyond the baseline minimum lot size areas in table 12. 2 (as modified by the submitters separate submission) the Plan should include provision whereby an appropriate density is determined by a ratio in relation to sustainability and management enhancements including areas of protected land, open space and land management and enhancement proposals including re-plantings of native vegetation and management of water systems. Thus for every 1 ha of additional significant environmental feature type outcome secured beyond a baseline requirement of 50% of parent site sustainably managed/protected/ enhanced one addition lots beyond the (submitters proposed) Table 12. 2 density regime is enabled.	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.

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12.9.3	1288/52	Allow for a bonus density approach within clause 12.9.3 (similar to the methodology but not detail in the Operative Plan for land unit 2. 2). That approach should enable a higher density beyond that defined by a significant environmental feature type subdivision so that where cluster housing is proposed there can be more household units within a clearly defined set of environmental and strategic outcomes.	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.
12.9.3	2670/24	The proposed provisions should be amended to allow for a bonus density approach within clause 12.9.3 and consequentially clause 12.9.4 (similar to the methodology (but not detail in the Operative Plan for land unit 2. 2).	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.
12.9.4	619/25, 754/29, 859/29	Clause 12.9.4 should be amended to allow for a bonus density approach (similar to the methodology (but not detail) in the operative Plan for land unit 2. 2).	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.
12.9.4	754/26, 859/26	Clause 12.9.4 needs to be amended so that it enables cluster subdivision to occur without a requirement that all new lots have an equal undivided share in the residual lot.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12.9.4	754/27	The proposed lot size regime for clustered lots at 3000-4000m2 area per site is not sufficiently flexible and will not facilitate appropriate development patterns. The proposed lot sizes enabled in the subdivision rules should relate to the proposed or likely disposition, scale and form etc of buildings and may be sustainable at lot sizes as low as 500m2.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12.9.4	1250/81	Retain provisions for cluster subdivision in so far as the grouping of built structures in one area and expand it to all subdivision proposals not just protection of significant environmental features.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
12.9.4	1287/11	Clause 12.9.4 be amended to allow for a bonus density approach (similar to the method in the operative plan for land unit 2. 2)	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.
12.9.4	1288/53	Allow for a bonus density approach within clause 12.9.4 (similar to the methodology but not detail in the Operative Plan for land unit 2. 2). That approach should enable a higher density beyond that defined by a significant environmental feature type subdivision so that where cluster housing is proposed there can be more household units within a clearly defined set of environmental and strategic outcomes.	Oppose	It is considered that the Proposed District Plan provides for adequate subdivision potential. The cumulative impact of the sought in this submission could be significant.

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12.9.4	1288/63	<p>Clause 12.9.4 should be amended to enable cluster development where resultant residential density can be established using the bonus significant environmental feature density provisions. The amended Rule should also include a comprehensive set of assessment criteria that ensure the location of dwellings using a bonus density regime is appropriate in a landscape and environmental / infrastructure sense. The cluster dwelling approach should not require common ownership in a large residual lot as proposed in clause 12.9.4.3(3). The residual lot can optionally be held as a separate freehold title providing for a dwelling.</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>
12.9.4	859/27	<p>The proposed lot sizes enabled in the subdivision rules should relate to the proposed or likely disposition, scale and form etc of buildings and may be sustainable at lot sizes as low as 500m²</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>
12.9.4.3	619/70	<p>Clause 12.9.4.3 should be amended so that lot sizes can be reduced to facilitate proper clusters (down to 500m²) and so that all lots do not need to have a share in any residual balance lot (significance ecological features lot). The residual or balance lot should include provision for a dwelling. The proposed rule has a potential to conflict with clause 12.9.3.3.</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>
12.9.4.3	618/123, 2670/69	<p>Clause 12.9.4.3 should be amended so that lot sizes can be reduced to facilitate proper clusters and so that all lots do not need to have a share in any residual balance lot (significant environmental feature lot). The residual or balance lot should include provision for a dwelling. The proposed rule has a potential to conflict with clause 12.9.3.3.</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>

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12.9.4.3	754/83, 859/83	<p>Clause 12.9.4.3 should be amended so that lot sizes can be reduced to facilitate proper clusters (down to 500m²) and so that all lots do not need to have a share in any residual balance lot (significant environmental feature lot). The residual or balance lot should include provision for a dwelling. The proposed rule has a potential to conflict with clause 12.9.3.3. The approach to cluster development will need to vary for each proposal and the proposed rules are too generic and hinder good subdivision and development. A comprehensive application approach should be provided for in association with a bonus density provision as suggested elsewhere and that should have a set of key design principles that define appropriate outcomes in terms of natural environment, infrastructure and visual and landscape matters.</p> <p>That the minimum lot size in clause 12.9.4.3 be reduced to 2000m² and no greater than 5000 m².</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>
12.9.4.3	3084/1	That the minimum lot size in clause 12.9.4.3 be reduced to 2000m ² and no greater than 5000 m ² .	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>
12.9.8.3	115/2	Revege for Rakino to be 2.5% to 35% to allow for lifestyle activities on the land.	Oppose	<p>The zone seeks to protect the existing indigenous vegetation and encourage the replanting of indigenous vegetation to enhance the ecological and visual amenity values of the island and allow for effective stormwater and wastewater disposal, identified as Resource management issues under 10a.2.1.2. The amendments sought will compromise these outcomes.</p>
12.9.8.3	444/1	Delete 80% revegetation requirement for subdivision in rural 3 (Rakino amenity) and reduce to 10%.		<p>The zone seeks to protect the existing indigenous vegetation and encourage the replanting of indigenous vegetation to enhance the ecological and visual amenity values of the island and allow for effective stormwater and wastewater disposal, identified as Resource management issues under 10a.2.1.2. The amendments sought will compromise these outcomes.</p>
12.9.8.3	441/2	Decrease the revegetation requirement to 0% (for subdivision within rural 3 (Rakino amenity). There should be no link between the right to sub-divide and revegetation whatsoever.	Oppose	<p>The zone seeks to protect the existing indigenous vegetation and encourage the replanting of indigenous vegetation to enhance the ecological and visual amenity values of the island and allow for effective stormwater and wastewater disposal, identified as Resource management issues under 10a.2.1.2. The amendments sought will compromise these outcomes.</p>
12.9.8.3	1550/10, 2202/9, 2042/9, 3094/8, 3518/9, 3552/9	Reduce vegetation requirement within clause 12.9.8.3 (2) to 30% to allow for lifestyle activities e.g. grapes, olives etc.	Oppose	<p>The zone seeks to protect the existing indigenous vegetation and encourage the replanting of indigenous vegetation to enhance the ecological and visual amenity values of the island and allow for effective stormwater and wastewater disposal, identified as Resource management issues under 10a.2.1.2. The amendments sought will compromise these outcomes.</p>
12.9.8.3	3082./2.	Reduce the vegetation requirement for rural 3 in clause 12.9.8.3 to 2. 5% - 35% to allow area for lifestyle activities.	Oppose	<p>The zone seeks to protect the existing indigenous vegetation and encourage the replanting of indigenous vegetation to enhance the ecological and visual amenity values of the island and allow for effective stormwater and wastewater disposal, identified as Resource management issues under 10a.2.1.2. The amendments sought will compromise these outcomes.</p>

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12.9.8.3	3144/1	Delete 80% requirement for revegetation in case of subdivision on Rakino.	Oppose	The zone seeks to protect the existing indigenous vegetation and encourage the replanting of indigenous vegetation to enhance the ecological and visual amenity values of the island and allow for effective stormwater and wastewater disposal, identified as Resource management issues under 10a.2. 1.2. The amendments sought will compromise these outcomes.
12.9.9.3	2001/40	The minimum site areas as proposed in clause 12 9.9.3 should be deleted in their entirety and replaced by standards that allow for; clustered residential units to have separate title whether or not they have a share in any balance land beyond that land immediately associated with a dwelling which may be a minimum of 350m ² . in area.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	115/1	Minimum site size in table 12.1 to come down to 2.5 ha for Rakino to allow some of the largest blocks that are long and narrow to be cut in two to give better management of properties.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	345/1	Rewrite part 12 in consultation with land owners so that subdivision down to 3 - 4ha can be achieved with a minimum of obstacles (with particular reference to Great Barrier).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	669/2.	Objects to the council setting a minimum site size for residential development of 2000m ² .	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1015/7	That the minimum lot size is to be 1/2 acre anywhere on Waiheke.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	3144/2.	Allow 2 ha subdivision size on Rakino.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	19/1	Reduce the proposed lot size for landforms 4 to 7, from 2.5 ha to 2.0 ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	69/1	3.5ha minimum permitted lot size for landforms 2. (dune systems), 3 (alluvial flats), 5 (productive land), 6 (regenerating slopes), 7 (forest and bush areas).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.

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Table 12.1	878/1, 1306/1, 1353/1, 1407/1, 1923/1, 240/1, 2144/1, 2154/1, 2182/1, 2206/1, 2229/1, 2234/1, 2270/1, 2316/1, 2337/1, 2356/1, 2362/1, 2388/1, 2410/1, 2419/1, 2731/1, 3676/1, 3754/1, 3781/1	Amend the minimum site size in table 12.1 for landforms 1, 2 and 4 from 2.5ha to 8ha	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1121/1, 1333/1, 2851/1	Amend the minimum site size in table 12.1 for landforms 1, 2 and 4 from 2.5ha to 4ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1288/58	Amend the minimum site area in table 12.1 for landform 4-7 to 15ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1405/10, 1406/10	That table 12.1 provide 3.5ha minimum lot size, with no average lot size, for all Great Barrier Island landforms.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	159/1	Landforms 4-7 minimum site area amended to 10ha from 2.5ha in Table 12.1.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	2654/1	Amend table 12.1 so that the minimum site area for landforms 4-7 is changed from 2.5ha to 5ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1512/1	Amend minimum site areas for landform 1 & 2 (table 12.1) to 8 hectares).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	382 /1	For landform 3 (alluvial flats), provide for further subdivision on land blocks larger than 4ha with the usual provisos for appearance, services etc.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1093/76	Amend table 12.1 to provide for a minimum site area of 5.0 ha within landform 3 (alluvial flats).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1288/59	Amend the minimum site area in table 12.1 for landform 3 to 2.5ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	3106/5	In Landform 3, increase the minimum site area to 10ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.

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Table 12.1	1091/9	Reinstate the minimum site areas for subdivision (table 12.1) for landform 4 (wetland systems) to 15 hectares as in the Operative Plan.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1335/1, 1344/1, 1357/1, 1391/1, 1399/1, 1893/1, 1924/1, 1971/1, 1987/1, 2158/1, 2183/1, 2201/1, 2222/1, 2328/1, 2367/1, 2403/1, 2409/1, 2466/1, 2467/1, 3029/1, 3103/1, 3111/1, 3112/1, 3675/1, 3755/1, 3782/1	Amend the minimum site size in table 12.1 for landform 5 from 2.5ha to 3.5ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1091/10	Reinstate the minimum site areas for subdivision (table 12.1) for landform 5 (productive land) to 15 hectares as in the Operative Plan.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	3118/1, 3121/1	Amend the minimum site size in table 12.1 for landform 5 from 2.5ha to 2ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1284/8	The minimum lot size for landform 5 (productive land) and landform 6 (regenerating slopes) should be reduced and provide for a range of lot sizes with a minimum of 4ha and an average lot size of 15ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1539/1	Amend the minimum site area in table 12.1 for landform 5 and 6 from 2.5ha to 3.5ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	3140/1	Change minimum site size in table 12.1 and other sections to permit 3.5 ha lifestyle blocks in Landform 5 (productive land) and landform 6 (regenerating slopes).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	2717/1	Greater opportunity to subdivide in landforms 5, 6 and 7 (for lots of 4 ha or more).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	460/1, 461/1	A minimum area of 2 ha for landform 6 (regenerating slopes) would be a more realistic size.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.

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Table 12.1	514/1	Subdivision in landform 6 (regenerating slopes) around the Tryphena Harbour should be permitted, with a minimum site size of 1.5 ha, so long as there is compliance with other proposed environmentally-focussed development restrictions.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	333/1	Reconsider the minimum figure (site size) of 2.5 ha and come up with a more realistic figure for landform 6 (regenerating slopes) and landform 7 (forest and bush areas).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1303/1, 1336/1, 1341/1, 1346/1, 1356/1, 1568/1, 192.5/1, 1950/1, 2134/1, 2166/1, 2187/1, 2211/1, 2221/1, 2318/1, 2333/1, 2369/1, 2387/1, 2412/1, 2445/1, 2471/1, 3031/1, 3113/1, 3122/1, 3125/1, 3150/1, 3163/1, 3608/1, 3738/1, 3783/1	Amend the minimum site size in table 12.1 for landforms 6 and 7 from 2.5ha to 8ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1400/1	Amend the minimum site area for landforms 6 and 7 to 1 dwelling per 1 hectare. Remove 1 hectare per 2.5 hectares off my property and change to 1 dwelling per hectare.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1948/1, 3071/1, 3102/1	Amend the minimum site size in table 12.1 for landforms 6 and 7 from 2.5ha to 4ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	3673/1	Amend the minimum site size in table 12.1 for landforms 6 and 7 from 2.5ha to 2ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.

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Table 12.1	1198/3	<p>The development of a formula for the subdivision of sections existing at the date of the acceptance of the District Plan or the subdivision of sections formed by the amalgamation before or after that date of such sections. Such a formula might look like this;</p> <p>Minimum size of 1250m² from the subdivision of a 2500m² plus section</p> <p>Minimum size of 1333m² from the subdivision of a 4000m² plus section</p> <p>Minimum size of 1500m² from the subdivision of a 7500m² plus section</p> <p>Minimum size of 1600m² from the subdivision of a 9600m² plus section</p> <p>Minimum size of 1750m² from the subdivision of a 14000m² plus section</p> <p>Minimum size of 2,000m² from the subdivision of a 20000m² plus section</p> <p>(Refers to island residential 1 and 2)</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>
Table 12.1	1198/1	<p>The reduction of the minimum section size for island residential 1 and unit to a size between 1250m² and 1500m².</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>
Table 12.1	1094/7	<p>Reduce the minimum site area in island residential 2 (bush residential) (table 12.1) to either 500m², or such other area (less than 2,000m²).</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>
Table 12.1	1198/2	<p>The reduction of the minimum section size for island residential 2. (bush residential) to 1500m².</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>
Table 12.1	489/1	<p>Change minimum lot size to 1.5ha in rural 1 (rural amenity) with building platform of 2.50m². Reclassify as rural residential lots.</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>
Table 12.1	534/1	<p>That the minimum size for the rural 1 (rural amenity) be returned to 3.5ha.</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>
Table 12.1	560/16	<p>Reduce the minimum site area in the rural 2 (western landscape) to 4 ha, in accordance with the operative Plan.</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>
Table 12.1	1093/78	<p>Retain table 12.1 to provide the minimum site area for rural 1 (rural amenity) as 5.0ha.</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>
Table 12.1	1101/5	<p>The minimum lot sizes for Rural 1 areas set out in Table 12.1 be reduced and provide for a range of lot sizes with a minimum of 2 ha and an average lot size of 4 ha.</p>	Oppose	<p>The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.</p>

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Table 12.1	1199/2, 3583/4	That a minimum lot size of 2Ha be implemented for Rural 1 (rural amenity).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1286/74, 1289/6	The minimum lot sizes for rural 1 areas set out in Table 12.1 be reduced and provide for a range of lot sizes with a minimum of 2ha and an average lot size of 3 ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1591/2	Rural 1 minimum site area amended to 3.5 ha (from 5 ha) in Table 12.1.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	2045/1	Restore the minimum lot size of 3.5ha to rural 1 in table 12.1.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	2878/74	The minimum lot sizes for Rural 1 areas set out in table 12.1 be reduced and provide for a range of lot sizes with a minimum of 2ha and an average lot size of 3ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	3409/1	In subdivision, table 12.1, minimum site area for land units Rural 1 (rural amenity) should change from 5 hectares down to 1 hectare average minimum site area.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	3526/1	Reduce the minimum site size in Rural 1 to 2 ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	3526/2.	Reduce the minimum site size for subdivision in Rural 1 at the western end of Palm Beach north of Cory Road to 2 ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	83/1	Seeks a change in table 12.1 so that the minimum lot size in rural 2 (western landscape) is 3ha with an average of 5ha as allowed for in the Thompson Point area, and all such consequential changes to other parts of the Plan necessary to give effect to the request.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	520/1	Delete the minimum site area of 2.5ha for rural 2 (western landscape) and replace with a minimum site area of 5ha and amend all references in the Plan accordingly.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	520/2.	Delete the minimum site area of 2.5ha for rural 2 (western landscape) and replace with that specified in clause 12.9.7.3 for Thompsons Point (i.e. 4ha) and amend all references in the Plan accordingly.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	618/102, 619/4, 2670/46	Table 12.1 should be amended so that the minimum areas for rural 2 (western landscape) is 5ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.

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Table 12.1	618/72	The minimum lot sizes for rural 2 (western landscape) set out in table 12.1 should be reduced to 5ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	754/56, 859/56	Table 12.1 should be amended so that the minimum area for rural 2 (western landscape) is 4.5ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1287/23	Amend Rural 2 subdivision rules in Table 12.1 applicable to 306 Sea View Road, Thompsons Point and Rural 2 generally to a 5ha lot size minimum.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	441/1	Decrease the subdivision size to 2ha (in rural 3 Rakino amenity).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	444/2	Allow 2ha subdivision size (within rural 3 (Rakino amenity)).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	1550/9, 2042/8, 2202/8, 3082/1, 3094/7, 3518/8, 3552/8	Change minimum site areas in table 12.1 within rural 3 to 2.5 hectares.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.1	2591/1	Retain 2.5ha as the minimum site area for rural 3 on Rakino.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.2	323/1	That subdivision significant environmental features and the protection provision rules for landforms 4-7, specifically landform 6 (regenerating slopes), be lowered to a 2ha minimum and 3ha average (table 2.2).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.2	533/1	That the minimum average site area for a significant natural feature in landform 5 (productive land) is reduced from 7.5ha in the Plan back to 5ha, as was originally in the operative Plan.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.2	618/74	Amend table 12.2 to include rural 2 (western landscape) sites with a minimum lot size of 3 to 3.5ha and an average lot size of 5ha. Also to provide for bonus density development regimes for rural 2 sites over 5ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.2	619/48, 754/57, 859/57, 2670/47	Table 12.2 should be amended so that rural 2 (western landscape) is included (to reflect the operative provisions) with a minimum lot size of 3ha and an average lot size of 5ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.2	1099/5, 1099/5	That the provisions in table 12.2 be amended to allow for an average subdivided site area of 4 hectares (not 7.5 hectares) for landform 6 (regenerating slopes) and landform 7 (forest and bush areas).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.

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Table 12.2	1101/7	Amend table 12.2 to include to include rural 1 sites (of 1ha and 1.5ha) and to provide for bonus density development regimes for rural 1 sites over 4ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.2	1286/76	The significant environmental features rules for Rural 1 land in table 12.2 be amended to provide for lot size areas of 1 ha and 1.5ha respectively and to also include provision for bonus density development regimes for Rural 1 sites over 4ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.2	1287/25	Amend table 12.2 to include Rural 2 land with a minimum area and a 3.5ha average, and a baseline requirement of 50% of the parent site sustainably managed / protected / enhanced.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.2	1288/60	Amend the minimum site area in table 12.2 for landform 3 to 1.0ha and the minimum average site area to 1.5ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.2	1288/61	Amend the minimum site area in table 12.2 for landform 4-7 to 3ha and the minimum average site area to 5ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.2	1289/8	Amend table 12.2 to include rural 1 sites with a minimum lot size of 1ha and an average lot size of 1.5ha. Also to provide for bonus density development regimes for rural 1 sites over 4ha.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.2	1405/11 1406/11	That table 12.2 provide 1.5ha minimum lot size, with no average lot size, for all subdivisions to protect significant environmental features in all landforms for Great Barrier Island.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.3	278/1	Reduce the land sites (for the Medlands residential amenity area) from 2000m2 to 1000m2 as in keeping with the rest of Sandhills Road.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.3	283/1	Change the minimum lot size to 1200m2. for the sites at 7 and 13 Medland Road, Tryphena (Lots 3 and 6, DP41332.).	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.3	619/77, 859/90, 618/141, 754/90, 2670/75	Table 12.3 should be amended so that it provides for reduced minimum site areas within local retail areas and within the Claris light industry area, when a comprehensive approach to wastewater is adopted.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.3	754/89, 859/89	Table 12.3 should be amended so that it provides for reduced minimum site areas within local retail areas such as at Tryphena when a comprehensive approach to wastewater is adopted.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.3	1405/12, 1406/12	That table 12.3 provide for a minimum site area of 1500sqm in all settlement areas with no average site area.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.

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Table 12.3	1422/1, 1447/1, 1485/1, 1521/1, 1937/1, 1992/1, 2164/1, 2225/1, 2250/1, 2305/1, 2320/1, 2364/1, 2376/1, 2379/1, 2747/1, 2862/1, 3609/1, 3678/1, 3753/1, 3780/1	Amend minimum site areas in table 12.3 to read 1500m ² as the minimum site area and 2000m ² as the minimum average site area for all settlement areas.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.3	1921/1	Amendments to the Plan to amend subdivision site area requirements across all settlement areas so that the minimum site areas will be 1500sm with the minimum average site area being 2000sm.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.3	2713/1	Seeks smaller minimum lot sizes for settlement areas.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.
Table 12.3	2595/1	Change the minimum lot size from 2000m ² to 1200m ² to allow for the subdivision of the sum of Lot 3 and Lot 6 DP 41332 (Medland Road, Tryphena) into 3 lots with a minimum area of 1200m ² for any lot.	Oppose	The subdivision provisions in the Proposed District Plan are considered adequate and the amendments sought in this submission have the potential to create cumulative adverse environmental effects.