

SECTION 32 REPORT
PLAN CHANGE 23, HAURAKI GULF ISLANDS
APPENDIX I:

Subdivision Potential - GBI residential areas

1. Gooseberry Flat and Mulberry Grove – nil as permitted, perhaps 1 as discretionary
2. Tryphena – nil, combined lots – 15 of these.
3. Awana – nil
4. Whangaparapara – nil
5. Okupu – 28 sections greater than 5000sqm
6. Medlands – 5 sites larger than 5000, eight double lot, 1 triple lot
7. Claris – nil
8. Okiwi – 1 between 1-5000

Vacant sections

Where	Number
Mulberry Grove	45
Gooseberry Flat	47
Claris	22 – Ocean View Rd/Hector Anderson 33 – Interestecion of Blind Bay/Whangaparapara etc
Awana	16
Cape Barrier	20
Rosalie Bay	8
Medlands – near Sandhills Rd	47
Whangaparapara	26
Port Fitzroy	?
Okiwi	11
Okupu	54

Conclusions

Residential and Commercial

It is considered that there needs to be a review of residential and commercial/industrial land use demands on GBI and an investigation into suitable areas for further capacity.

Rural/Coastal

1. There are is a shortage of lots that are within the “middle” lifestyle block range between 10ha and 50ha.
2. There is a variety of vegetation ranging from high quality native bush to pasture land. Further flexibility in the subdivision is recommended. This should be

countered by a high level of subdivision design criteria with the objective of maintaining and enhancing the natural environment.

3. It is noted that the proposed subdivision controls provide for subdivision to smaller lot sizes than in the existing controls. This reflects the findings of this review. The plan controls are designed to provide for the current situation. Any applications to decrease down further than the lot areas that are stipulated, particularly in the rural coastal land units should be carefully assessed, as these may be against the policies and objectives of the subdivision chapter.