

## **Plan Change 23 - Subdivision Summary of Submissions**

### **Submission Number 1**

**Relief requested** Land Unit 12 allowed on Great Barrier Island. Identify and correct those Land Units that have been incorrectly designated. This should involve a site visit with landowner.

### **Submission Number 2**

**Relief requested** Minimum lot sizes not to be reduced plus that "one-off" subdivision not introduced.

### **Submission Number 3**

**Relief requested** Turn down these changes.

### **Submission Number 5/1**

**Relief requested** Don't try to change the current District Plan by ramroading it through.

### **Submission Number 5/2**

**Relief requested** Cluster subdivision - supported if lot coverage is limited to 200 sqm.

### **Submission Number 5/3**

**Relief requested** Definition "Significant Environmental feature" supports new definition to include and clarify Wahi Tapu.

### **Submission Number 6/1**

**Relief requested** I object to the introduction in Part 8 subdivision of a new emphasis on "*economic and social growth and prosperity in the Hauraki Gulf Islands*". I believe this statement is inappropriate in a document that is designed (under RMA) to deal with effects on the natural environment.

### **Submission Number 6/2**

**Relief requested** I object to all new proposed minimum lot sizes.

### **Submission Number 6/3**

**Relief requested** Strongly object to any reduction in minimum lot size in Land Units 1-10,20.

### **Submission Number 6/4**

**Relief requested** Land Units 21 and 22 - Te Whau/Church Bay/Matiatia Estate. I object to any further subdivision in these land units.

### **Submission Number 6/5**

**Relief requested** Cluster Subdivision. I support the principal of this. I do not support a lot coverage of 500 sq m on a 2000 sqm lot in a rural zone (is this an error?)

### **Submission Number 6/6**

**Relief requested** Part 13 - definition of "Significant Environmental feature" I support this new definition to include and clarify Waahi Tapu.

### **Submission Number 7/1**

**Relief requested** No easing of subdivision rules.

### **Submission Number 7/2**

**Relief requested** Exclude the "Restricted Controlled Activity" category.

### **Submission Number 7/3**

**Relief requested** Withdraw the statement "*Subdivision and development are indicators of economic and social growth.*"

### **Submission Number 7/4**

**Relief requested** Abandon 'one-off' subdivision in L.U.21 and 22.

### **Submission Number 7/5**

**Relief requested** Cluster subdivision supported, if there are greater limits on lot coverage and requirements to protect/covenant natural features on remaining land.

### **Submission Number 7/6**

**Relief requested** Definition of Significant Environmental features supported. Maintain the status quo as suggested above.

### **Submission Number 7/7**

**Relief requested** Oppose any further subdivision in LU 20.

**Submission Number** 8/1

**Relief requested** Opposes 8.1 a) which emphasises enabling subdivision.

**Submission Number** 8/2

**Relief requested** Oppose new minimum Lot sizes in LU 1-10, 20.

**Submission Number** 8/3

**Relief requested** Opposes 'one-off' subdivision in LU 21,22.

**Submission Number** 8/4

**Relief requested** Support amended definition of "Significant Environmental Feature."

**Submission Number** 9

**Relief requested** Reject in entirety the proposed changes applicable on Waiheke Island.

**Submission Number** 10/1

**Relief requested** No increase in subdivision in Land Units 1-11, 15,20,21,22,24,25.

**Submission Number** 10/2

**Relief requested** Areas of 'significance' should be defined in District Plan, not by Iwi.

**Submission Number** 11

**Relief requested** Reject any proposed changes which don't fit with no.2. (ie do not allow increased density of housing).

**Submission Number** 12

**Relief requested** Retain existing controls.

**Submission Number** 13

**Relief requested** Opposes further subdivision of Te Whau and Church Bay.

**Submission Number** 14

**Relief requested** No relief stated. Issues outside scope.

**Submission Number** 15/1

**Relief requested** The council reject the proposed plan changes in their entirety.

**Submission Number** 15/2

**Relief requested** Opposes any changes regarding: i) introduction of terms 'restricted controlled activities' and 'restricted discretionary activities' ii) reduction of lot sizes in LU 1-10 and 20. iii) proposed subdivision opportunities in LU 21 and 22.

**Submission Number** 16

**Relief requested** I wish the council to reject the plan change in its entirety.

**Submission Number** 17/1

**Relief requested** "Subdivision and development are indicators of economic and social growth and prosperity..." This statement [is] contrary to the "Essential Waiheke" document.

**Submission Number** 17/2

**Relief requested** " The subdivision rules reflect the need to maintain and enhance the natural character of the Hauraki Gulf" I fail to see how this statement is reinforced by the proposal to allow further subdivision in areas where this has been prohibited in the past.

**Submission Number** 18

**Relief requested** That the plan changes be disallowed and that council upholds the principle of community involvement.

**Submission Number** 19

**Relief requested** The proposed plan changes be disallowed and that the council recognises the unique environment and lifestyle of Waiheke.

**Submission Numbers** 20 and 21

**Relief requested** Decline Plan Modification 23 in its entirety.

**Submission Number 22/1**

**Relief requested** Withdraw the proposed plan modification 23 until the statutory time for a review of the plan.

**Submission Number 22/2**

**Relief requested** Land Units 1 and 2 – Coastal Cliffs and Dunes – Keeping in mind the “Resource Management Issues” and the need to preserve the natural character of the coastal environment (8.2 a) I can see no grounds for allowing any further subdivision of these two land units anywhere on Great Barrier Island.

**Submission Number 22/3**

**Relief requested** All wetlands should be regarded as conservation/amenity areas with no provision for subdivision access or vegetation clearance except under very exceptional circumstances. The Operative District Plan seems much closer to the intent of the RMA than the current proposals.

**Submission Number 22/4**

**Relief requested** The “Land use capabilities” and “Environmental capacities” of all Land Units must be specified before the Proposed Policies can be enforced. Who will make these judgements? Such capabilities and capacities cannot be specified without detailed ecological and environment input. The past and potential future condition of the land must also be considered.

**Submission Number 23**

**Relief requested** Revision of the plan modifications that propose to impact on vegetation currently protected.

**Submission Number 24**

**Relief requested** Modify the Plan Change to account for integrated management principles and sustainable development in conjunction with an adequate section 32 analysis.

Modify /add changes in accordance with the following:

- i) add provisions that secure certain conditions/covenants/promises in perpetuity with subdivisions.
- ii) that larger amounts of earthworks be a permitted activity in conjunction with a subdivision.
- iii) increased opportunities for higher level of amenity where there is increased intensity of development created by subdivision (particularly in industrial areas).

**Submission Number 25/1**

**Relief requested** Oppose any relaxation of existing controls of subdivision.

**Submission Number 25/2**

**Relief requested** The proposed plan change be withdrawn.

**Submission Number 26**

**Relief requested** That the property be re-zoned.

**Submission Number 27/1**

**Relief requested** LU22- Residential lots supported if minimum title is 4ha and resulting lots have a minimum area of 2ha. Special allowance for pre 1996 titles to subdivide a 4000m<sup>2</sup> residential lot plus a minimum further subdivision down to 2ha. No further subdivision be allowed below 2ha (non-complying). Special bonus rules dropped and the rules become simplified and clarified.

**Submission Number 27/2**

**Relief requested** Or if residential lots are to be allowed I propose that the minimum existing titles be no less than 4ha giving a minimum median density of 2ha. No further subdivision be considered below 2ha, and 2ha becomes the permitted minimum lot size regardless of reserved areas etc.

**Submission Number 28**

**Relief requested** A specific rule for properties that have a previous consent for multiple dwellings. Consent to subdivide suitable areas of approx 2.5ha be given as of right for such properties. These properties should also benefit from the creation of a residential lot as proposed.

**Submission Number 29**

**Relief requested** That there be no minimum permitted lot size in Land Unit 15. Subdivision be determined by the ability of the site to provide for necessary services. If a general change is not acceptable, our own property and any similar properties already developed in a way suited for such

division be exempted from the present restriction.

**Submission Number 30**

**Relief requested** Delete provision 8.5.2.6.4 in its entirety so that some good agricultural land can be used for horticulture or viticulture.

**Submission Number 31**

**Relief requested** Allow for subdivision areas as low as 2 ha so that some good agricultural land could be used for horticulture or viticulture.

**Submission Number 32**

**Relief requested** Where a land unit zoned within industrial/commercial land (except where abutting land unit 11 or 12) no R.P.I. should be implemented.

**Submission Number 33**

**Relief requested** Retain status quo in Land Unit 21 and 22.

**Submission Number 34/1**

**Relief requested** [8.5.2.6.4] Increase minimum area of parent lot to 3.5 ha.

**Submission Number 34/2**

**Relief requested** Remove reference to clustering as a requirement.

**Submission Number 35**

**Relief requested** I support the proposed modification with the addition of 'between 2000 sqm and 4000 sqm' in clause 8.5.2.6.4 b) iii.

**Submission Number 36/1**

**Relief requested** Reword 8.5.1.2(d):

- Delete reference to "of the wider area" and replace with "of the surrounding natural landscape"
- Delete the word "proposed lot size" and replace with "lot design".
- Delete the words "on visual amenity" and replace by "on the surrounding natural landscape"

**Submission Number 36/2**

**Relief requested**

- Delete the wording in 8.5.2.6(b) referring to "shall result in retention of this land for this purposes" and replace with "shall result in the retention of as much of this land surrounding the building platform as practical".

**Submission Number 36/3**

**Relief requested** 8.5.2.6.2 Assessment Criteria for Cluster Subdivision - Unit 22: Reword as follows: The wording in (e) should be replaced by: "the proposed subdivision should minimise the impact on existing production development activities and limit land taken within the parent lot earmarked for potential production development activities. "

Delete reference to the need for appropriate guidelines on the design, form and exterior finish of future dwellings within the new lot.

Replace by: " Any subdivision proposal shall include a written and plan description of the configuration of the new lot, the proposed building platform(s), access/right of way and servicing arrangements. It shall also include appropriate guidelines as to the intended coverage and height of all future buildings and reference to the existing buildings (individually and cumulatively) and character of the existing environment including landscape character. Such guidelines may be included as a consent."

The wording in (ix) is replaced by: "any existing covenanted areas of vegetation required to be planted by any previous consent conditions shall be retained in the proposal. If any such areas are affected by the proposal, compensation areas shall be provided."

Amend wording "shall not be adversely affected" and "shall not be negatively affected" to avoid confusion.

**Submission Number 36/4**

**Relief requested** Land Unit 22

(a) (i) Rule 8.5.2.6.4 (a) (i) should be amended as below:

Recommended Amendment. "For each lot over 7.0ha, one additional lot may be approved additional to that proposed/granted under (i) subject to the assessment criteria below"

If new (ii) above is agreed, the existing para.(ii) needs to be revised to (iii) and various assessment criteria under (b) amended accordingly.

Delete any reference to the "clustering" of the new lot in proximity to the existing buildings and amend the wording as follows: *"building areas within the proposed lot shall be located so that the effects of any buildings and land use activities can be absorbed by the existing natural landscape"*

(b) (iii) should be amended to 2,000sqm. (b) The wording in (vii) should be replaced by: *"the proposed subdivision should minimise the impact on existing production development activities and land within the parent lot for potential production development activities"*

(b) (ix) Recommended Proposal: The wording in (ix) is replaced by: *"any existing covenanted areas of vegetation required to be planted by any previous consent conditions shall be retained in the proposal. If any such areas are affected by the proposal, compensation areas shall be provided."*

**Submission Number 37**

**Relief requested** That no changes be made to the existing District Plan provisions that relate to land unit 21.

**Submission Number 38**

**Relief requested** That Council take a wider vision of the existing needs of Waiheke before proceeding with plan changes.

**Submission Number 39**

**Relief requested** That the original document remain unchanged.

**Submission Number 40**

**Relief requested** No further subdivision on Hauraki Gulf Islands.

**Submission Number 41/1**

**Relief requested** Policy 8.4.12 - supports the retention *"To ensure that subdivision design minimises potential risk to people and property from fire hazards."*

**Submission Number 41/2**

**Relief requested** Part 8.5.1.2 (General Requirements) - Include an additional clause (g), which reads: *"Each lot shall be provided with water supply for fire fighting purposes that complies with the requirements of the Draft Code of Practice for Fire Fighting Water Supply or its latest version."*

**Submission Number 41/3**

**Relief requested** Part 8.5.2.6 (d-Access to Lots), (Assessment Criteria for Discretionary Activities) - Include an additional clause (x) which reads as follows: *"Each lot is provided with an access for emergency services purposes that complies with the requirements of the Draft Code of Practice for Fire Fighting Water Supply or its latest version."*

**Submission Number 41/4**

**Relief requested** Part 8.5.2.6 (f- Water Supply) *"Each lot is provided with a water supply in accordance with the Draft Code of Practice for Fire Fighting Water Supply or its latest version."*

**Submission Number 42**

**Relief requested** That minimum lot size for subdivisions in Land Unit 11 and 12 become 1500m<sup>2</sup>.

**Submission Number 43**

**Relief requested** Delay consideration of these changes until the 2006 review of the district plan.

**Submission Number 44**

**Relief requested** No relaxation of laws that protect natural environments. Auckland City is already overdeveloped.

**Submission Number 45/1**

**Relief requested** 8.1 Content and Structure (b) Bullet Point 3 amended to read: *"The New Zealand Coastal Policy Statement"*

**Submission Number 45/2**

**Relief requested** 8.2 Resource Management Strategy (a) Outstanding Natural Coastal Character. This paragraph should be amended to include reference to the New Zealand Coastal Policy Statement 1994 and the Auckland Conservation Management Strategy.

**Submission Number 45/3**

**Relief requested** 8.3 Resource Management Issues. In order to be consistent with the provisions of the New Zealand Coastal Policy Statement, this section should be amended to include the following issue:

*" the protection of significant indigenous vegetation and significant habitats of indigenous fauna."*

**Submission Number 45/4**

**Relief requested** 8.4.6.(b) Vehicle Access. Policy 8.4.6 (b) should therefore be deleted.

**Submission Number 45/5**

**Relief requested** 8.4.2 Particular Rules. "Ecological Effects" warrants inclusion in the list of factors over which the Council shall exercise its control over.

**Submission Number 45/6**

**Relief requested** 8.5.2.4.7 Subdivision Proposals that Provide Legal Protection for the Conservation, Enhancement and/or Creation of Areas of Ecological and/or Cultural Significance. A Protection of Environmental Features. The provisions should also provide protection for areas which through maintained weed/pest control and stock proof fencing have the potential to regenerate to an area of 2ha or greater.

F Certification. This should be amended to include areas of vegetation which through maintained weed/pest control and stock proof fencing have the potential to be self sustaining.

**Submission Number 45/7**

**Relief requested** 8.5.2.6 Assessment Criteria for Discretionary Activity Applications. (g) Stormwater Disposal. Reference should be made to the relevant Auckland Regional Council Technical publications (eg TP10 Stormwater Treatment Devices, TP 124 Low Impact Design Manual for the Auckland Region).

**Submission Number 45/8**

**Relief requested** 8.6.1.3 Esplanade Reserve or Strip. Modification to include reference to river, stream and lake margins.

**Submission Number 45/9**

**Relief requested** The use of a Restricted Controlled considered to be inappropriate and contrary to Section 88 of the Resource Management Act 1991. Interpretation is required as to the significance of no activity status being depicted for a Land Unit. Subdivision in the Wetland Systems Land Unit should therefore be classed as either discretionary or non-complying.

**Submission Number 46/1**

**Relief requested** To reject the plan changes in their present form.

**Submission Number 46/2**

**Relief requested** Seek to uphold the views expressed with Essentially Waiheke.

**Submission Number 46/3**

**Relief requested** Seek to redefine criteria so that the plan changes suit the specific attributes of the various islands rather than applying a blanket approach.

**Submission Number 46/4**

**Relief requested** Council to broaden its s.32 analysis to include greater emphasis on non-economic aspects of effects.

**Submission Number 47**

**Relief requested** The proposed changes are unenforceable. The boundaries Council uses to calculate compliance with the proposed changes cannot control the actual use of land, hence the proposed change are unable to comply with Section 31 of the RMA. Non compliance with section 31 means the controls are not effects based. Land is more than fee simple and effect issues from land use not fee simple use.

**Submission Number 48**

**Relief requested** To delete clause 8.5.2.6.4 in its entirety or to annex Okoka Bay and its environments from the clause and for the status quo to prevail for that area.

**Submission Number 51**

**Relief requested** (i) Deleting all reference to the words "as at 30 July 2002" and making such other amendments as necessary; or (ii) insertion of a new subclause (c) which states: "(c) notwithstanding the requirements of rules 8.5.2.6.4 (a) and (b), Pt Lot 1 DP 154784 shall be

permitted to subdivide to an effective density of one site per 1.25 hectares and that any development for a more intensive form of activity shall be deemed to be a discretionary activity where subclauses 8.5.2.6(iv) to (ix) only of Rule 8.5.2.6.4(b) Assessment Criteria, shall apply."

**Submission Number 52/1**

**Relief requested** Clause 8.4.2 .D states: *"By limiting subdivision so that the natural characteristics of headlands, dunes and wetlands are less likely to be detrimentally affected through inappropriate land use activities."* EDS seeks that an objective or policy to this effect be included in the Proposed Plan Change.

**Submission Number 52/2**

**Relief requested** EDS supports Policy 8.4.6 (a) with respect to management of vehicle access.

**Submission Number 52/3**

**Relief requested** EDS supports Policy 8.4.7(b) requiring pedestrian links to the coastline from public places as a general policy.

**Submission Number 52/4**

**Relief requested** EDS supports Policy 8.4.8 (b).

**Submission Number 52/5**

**Relief requested** EDS supports Policy 8.4.9(a) which promotes low impact design practices.

**Submission Number 52/6**

**Relief requested** EDS supports Rule 8.5.1.2(d) which refers to the control of cumulative impacts. EDS seeks that the clause be strengthened to provide more certainty.

**Submission Number 52/7**

**Relief requested** In general EDS supports the intention of Rule 8.5.2.4.7 which seeks to provide limited subdivision opportunity when conservation, ecological or cultural features are protected in perpetuity. In particular EDS supports those clauses that require development to be clustered. EDS submits that as part of every discretionary activity consent application under this rule a Conservation Management Plan should be provided outlining matters such as pest and weed management, stock control, revegetation requirements, access management, landscape.

**Submission Number 52/8**

**Relief requested** EDS supports Rule 8.5.2.6 (l) (i). *"(ii) The proposed subdivision shall maximise the use of areas that are already cleared for vehicle access and building sites. Areas where the natural ecology is still intact, or partly intact shall also be conserved wherever this [is] practicable."* The title of Rule 8.5.2.6 is "Protection of Vegetation and Landscape". EDS requests that a further rule (iii) be added to address landscape protection and enhancement.

**Submission Number 52/9**

**Relief requested** EDS supports the intent of Rule 8.5.2.6(o). Be amended as follows: *"Where there are natural watersystems and features on the property, the subdivision design shall address the need for maintaining and where practicable enhancing their water quality and appearance."*

**Submission Number 52/10**

**Relief requested** Land Units 1,2,4,10 and 23 Table be amended to make general subdivision non-complying in these land units.

**Submission Number 52/11**

**Relief requested** EDS opposes Rule 8.5.2.6.4 (in relation to Land Units 21 and 22) in its entirety.

**Submission Number 52/12**

**Relief requested** Clause 8.5.5.1 of the Operative Plan be included at Section 8.6 *"The nature of the coastline and the rivers of the Hauraki Gulf Islands is such that the provisions of the Act are used to the fullest extent. However, it is recognised that there may be circumstances where an increase, reduction or waiver of the esplanade area requirements could be justified."*

**Submission Number 52/13**

No changes be made to the minimum areas for subdivision until a thorough and comprehensive coastal management, rural and settlement/growth strategy for the gulf islands has been completed.

**Submission Number 53**

**Relief requested** No relief. Issues outside scope.

**Submission Number 54**

**Relief requested** Reject plan changes.

**Submission Number 55**

**Relief requested** Prepare a separate District Plan Section for Great Barrier Island.

**Submission Number 56**

**Relief requested** To re-address the problem (incorrect land unit).

**Submission Number 57**

**Relief requested** To respect Essentially Waiheke's findings that the community supports low density development. Do not reduce minimum lot sizes in Land Units 4,8 or 20.

**Submission Number 58**

**Relief requested** I submit that the principles resulting from public current situation, Essentially Waiheke, be respected plus no reductions be allowed.

**Submission Number 59/1**

**Relief requested** Amend the cluster subdivision rules to clarify how they should be interpreted. In particular, make it clear whether the reference to "lot" in Rules 8.5.2.4.7A, B or C is reference to the balance lot in a cluster subdivision.

**Submission Number 59/2**

**Relief requested** Amend Rule 8.5.2.4.7A(a) to read as follows "Contain an existing or regenerating continuous stand of indigenous bush, having a which has or will have a closed canopy and an area of not less than 2 1.2ha."

**Submission Number 59/3**

**Relief requested** Amend Rule 8.5.2.4.7C to reduce the area for legal retirement to not less than 1.2ha within any proposed lot.

**Submission Number 59/4**

**Relief requested** Amend Table 8.3 to reduce the minimum lot area for land units 6-10 from 4ha to 1.5ha and the average lot area from 7.5ha to 1.5ha.

**Submission Number 60**

**Relief requested** To amend 8.5.2.6.4 so that there is no reference to 30 July 2002.

**Submission Number 61/1**

**Relief requested** 8.1 Content and Structure be amended to give a more balanced focus to reflect Waiheke's natural and coastal character. Minimum areas for lots on Waiheke land units remain the same. I support the proposed clauses 8.5.2.4.7 A,B and C to achieve the above objectives.

**Submission Number 61/2**

**Relief requested** Request restrictions on building size and design in any proposed clusters.

**Submission Number 61/3**

**Relief requested** I request that land units 21 and 22 be excluded from clause 8.5.2.6.2.

**Submission Number 61/4**

**Relief requested** 8.5.2.6.4 Land Unit 21 Te Whau Peninsula Land Unit 22 Western Peninsula. I request that this clause be deleted.

**Submission Number 62/1**

**Relief requested** Content and Structure: 8.1 We want to see the introduction in the Operative Plan retained and the whole section aligned to its tone and content.

**Submission Number 62/2**

**Relief requested** Oppose the halving of minimum lot-sizes in Land Units 1-10.

**Submission Number 62/3**

**Relief requested** Oppose the introduction of cluster-subdivision in the format proposed.

**Submission Number 63/1**

**Relief requested** Plan Change 23 be withdrawn/postponed until "Essentially Waiheke" is formalised within the HGI D Plan.

**Submission Number 63/2**

**Relief requested** A City modify the proposed Plan Change in favour of a 'Variation' that reflects the community view.



**Submission Number 64**

**Relief requested** To turn down the proposed plan changes.

**Submission Number 65**

**Relief requested** On Rakino Island, decrease the minimum lot size to 2Ha from 2.5Ha.

**Submission Number 66**

**Relief requested** We oppose increased opportunity for subdivisions.

**Submission Number 67**

**Relief requested** Possibly look at a "new" settlement (centre). Consider the document produced by 'Essentially Waiheke' and keep Waiheke different from Auckland - a place where one can pause.

**Submission Number 68**

**Relief requested** Is that Proposed Plan Change 23 be upheld in respect of introducing a resource management hierarchy and strategy that utilises planning techniques and methods that include permitted activities, restricted controlled and restricted discretionary activities.

**Submission Number 69/1**

**Relief requested** Proposed Plan Change 23, including Parts 8.5, 8.8.4 and 8.10.1 in particular, be amended to be consistent with the provisions of Proposed Plan Change 38 as publicly notified, in respect to all subdivision related matters. Proposed Plan Change 23 be amended to include subdivision provisions for the applicant's land.

**Submission Number 69/2**

**Relief requested** Amended so that attached subdivision provisions are included as provisions for a new Land Unit 27 at Matiatia, as promoted by Proposed Plan Change 38. Consequential and necessary amendments should be made to all other parts of Proposed Plan Change 23, including Parts 8.2(e), 8.3, 8.4, 8.5.1.2(b), 8.5.1.2(c), 8.5.1.3, 8.5.1.6, 8.5.2, 8.8.4, 8.10.1, 8.10.3.

**Submission Number 70/1**

**Relief requested** Amended to include subdivision provisions for the applicant's land as set out in Proposed Plan Change 38 provisions. All necessary amendments be made to fully reflect the subdivision provisions as set out in the Attachment. The Proposed Plan Change should separate out the provisions for subdivision so that the applicant's land at Matiatia in Land Unit 25 is distinguished from other Land Unit 25 locations by particular exclusionary provisions, exemption provisions or separate provisions. For example in Part 8.5.2.6.7 of Proposed Plan Change 23 a new clause d) could be inserted that states;

*"The above provisions do not apply to Lot 8, DP 146325 at Matiatia. In respect of that land, or any subsequent title arising from subdivision of that land, the following provisions shall apply:*

*"Insert the relevant subdivisions provisions set out in Attachment 1 but insert as provisions for the applicant's land within Land Unit 25. "*

**Submission Number 70/2**

**Relief requested** Consequential amendments need to [be] made to all other parts of the Proposed Plan Change including Parts 8.2(e), 8.3, 8.4, 8.5.1.2(c), 8.5.1.3, 8.5.1.6, 8.5.2, 8.8.4, 8.10.1, 8.10.3.

**Submission Number 71**

**Relief requested** To remain with the existing provisions, policies and objectives of the operative district plan Hauraki Gulf Islands section.

**Submission Number 72**

**Relief requested** To delete Clause 8.5.2.6.4 and related provisions or withdraw the Proposed Plan Change in its entirety.

**Submission Number 73/1**

**Relief requested** That the change be approved.

**Submission Number 73/2**

**Relief requested** That the averaging clause be deleted from tables 8.2 and 8.3 as unnecessary and

arbitrary. That such clarification as necessary be incorporated into the change to give effect to it.

**Submission Number 74/1**

**Relief requested** That the change be approved.

**Submission Number 74/2**

**Relief requested** Clarify the provisions of proposed rule 8.5.2.4.7. The area of a significant ecological feature be consistent with that of a site of ecological significance and a site of ecological enhancement and protection. All should be 2.0 hectares.

**Submission Number 74/3**

**Relief requested** That the averaging clause be deleted from tables 8.2 and 8.3 as unnecessary and arbitrary. That such clarification as necessary be incorporated into the change to give effect to it.

**Submission Number 75**

**Relief requested** Support of plan change, specifically relating to subdivision of land in Unit 21, Te Whau Point.

**Submission Number 76**

**Relief requested** To increase the subdivision on the island [Great Barrier] to smaller hectares from a minimum size of 1/2 hect to 2 hecets.

**Submission Number 77**

**Relief requested** Oppose any reduction in lot size of sections in Blackpool/Oneroa.

**Submission Number 78**

**Relief requested** That there be no further subdivision on the western end of Waiheke Island. That there be a commitment to onsite waste disposal.

**Submission Number 79**

**Relief requested** Do not change the plan to allow further subdivision in Land Units 21 & 22.

**Submission Number 80**

**Relief requested** Retain the rules that require all water to be dealt with on-site.

**Submission Number 81**

**Relief requested** That the council reject completely plan modification No. 23.

**Submission Number 82**

**Relief requested** Reduction in section size to 1600 - 2000m<sup>2</sup> in the Sth Medlands.

**Submission Number 83/1**

**Relief requested** Regional Park.  
Amend Policy 8.4.1(a) to read:

*“Subdivisions shall minimise the proliferation of buildings, earthworks and impermeable surfaces associated with development as a means of maintaining the ecological and visual quality of the coastal environment, significant ridgelines and Whakanewha Regional Park”*

Amend rule 8.5.1.2 (d) to read:

*“Any subdivision proposal must not lead to any reduction in amenity or environmental values of the wider area through cumulative impacts such as reduced drainage capability (in relation to wastewater disposal) or reduced visual amenity values. Where necessary, for visually sensitive areas, such as those adjacent to sensitive ridgelines and Whakanewha Regional Park, a landscape analysis and visual impact assessment report will be required to assess the effect of the proposed lot size on visual amenity.”*

· Amend 8.5.2.4.7 D(b) to read as follows

*"Such lots and the associated building areas shall be clustered together on land that is clear of any significant environmental feature, or land adjacent to Whakanewha Regional Park or vegetation including restoration plantings."*

**Submission Number** 83/2

**Relief requested** Add to Section 8.3 the following Resource Management Issue:

*"Recognising the limitations of water supply when determining the extent and location of further subdivision".*

**Submission Number** 83/3

**Relief requested** Include the following objective and policy to address the resource management issue set out above:

*"Objective: Water Quantity*

*To ensure that provision is made for an adequate and reliable water supply.*

*Policy*

*Where on-site tanks are to be used to supply potable water minimum storage capacities must be supplied."*

**Submission Number** 83/4

**Relief requested** Provide an explanation as to what is intended by the use of the phrase 'properly provided', such as reference to the Hauraki Gulf Islands Development Code, June 2002.

**Submission Number** 83/5

**Relief requested** Include Assessment Criteria with respect to water supply such as the minimum storage capacities and water quality testing identified in the "Hauraki Gulf Islands Development Code, June 2002".

**Submission Number** 83/6

**Relief requested** Amend the criterion relating to water supply under clause 8.5.2.6(f) to read as follows:

*"An adequate and reliable supply of potable water shall be available to each proposed lot. A supply of rainwater, stored in a tank represents an acceptable supply. The reliability and adequacy of water supply is specified in the provisions of the "Hauraki Gulf Islands Development Code, June 2002".*

**Submission Number** 83/7

**Relief requested** Include an introduction which sets the context for subdivision of the Hauraki Gulf Islands, for example referring to:

- the Hauraki Gulf Marine Park Act 2000 and the fact that this legislation recognises that the Hauraki Gulf has a quality and diversity of biology and landscape that makes it outstanding within New Zealand and of national significance.
- the fact that subdivision has a significant influence on landscape values, natural character, natural values and wilderness values and Hauraki Gulf Islands has significant areas of coastline which have outstanding and regionally significant landscape values and high natural character
- the need to have particular regard to the preservation of natural character and landscape values of the coastal environment
- the need to protect the high number of significant archaeological sites in the coastal environment of Waiheke Island
- the fact that Hauraki Gulf islands are a key recreation and tourist destination within the Auckland region which are particularly valued and promoted for their coastal beaches, high natural character and landscape values, and for the wilderness value they provide within a relatively short distance from Auckland City
- the need for subdivision in the coastal environment to be concentrated in areas where natural character has already been compromised

- the need to avoid sprawling and sporadic subdivision of the coastline of the Hauraki Gulf Islands, particularly in areas of high natural character and landscape value
- Amend section 8.1(b) bullet 1, to read:

*"the physical and natural environment including natural character and landscape values"*

- Amend section 8.1 (b) bullet 3, to read:

*"Requirements under the Resource Management Act 1991, The ~~National~~ New Zealand Coastal Policy Statement, The Auckland Regional Policy Statement, the Proposed Auckland Regional Plan: Coastal, the Proposed Auckland Regional Plan: Air, Land and Water and the Hauraki Gulf Marine Park Act 2000."*

**Submission Number** 83/8

**Relief requested**

- Amend the last sentence of section 8.2 a), to read:

*"The subdivision rules reflect the need to ~~maintain and enhance~~ preserve the natural character of the coastal environment of the Hauraki Gulf Islands and protect from inappropriate subdivision, including the cumulative effects of subdivision." (Refer Section 6(a) RMA and Policy 1.1.1 NZCPS)*

- Include a statement explaining that the Plan aims to avoid sprawling and sporadic subdivision in the coastal environment by providing for appropriate subdivision in areas characterised by development and where natural character has been compromised.

**Submission Number** 83/9

**Relief requested** Add as a statement to section 8.2, or similar:

**"Outstanding Landscape Values**

*Significant areas of the coastline of the Hauraki Gulf islands are identified as having either Outstanding or Regionally Significant Landscape Value in the ARPS and the PARP; C.*

*The Council will ensure outstanding landscape values of the Hauraki Gulf Islands are protected from inappropriate subdivision.*

**Submission Number** 83/10

**Relief requested** Hazard Prone Land

- Add a new statement to section 8.2.

**"Coastal Processes**

*Any new subdivision in the coastal environment should be located and designed to avoid interference with natural coastal processes including erosion and sea level changes so the need for coastal hazard protection measures is avoided."*

**Submission Number** 83/11

**Relief requested** Add as resource management issues to section 8.3:

- The need to preserve the natural character of the coastal environment wetlands, rivers and their margins and protect them from inappropriate subdivision*
- The need to protect outstanding natural features and landscapes from inappropriate subdivision*
- Providing for the maintenance and enhancement of public access to and along the coastal marine areas and rivers consistent with the protection of conservation values*

*Ensuring that new subdivision in the coastal environment is located and designed to avoid interference with natural coastal processes (including erosion and sea level changes) so that the need for coastal hazard protection measures is avoided.*

**Submission Number** 83/12

**Relief requested** Add as an objective to section 8.4, or similar wording:

"Natural Character and Landscape Values

To ensure that subdivision and development occurs in a way which preserves natural character and protects any outstanding natural features and landscapes of the Hauraki Gulf Islands from inappropriate subdivision."

Policies

Policies similar to 5B.4.1 of Isthmus Plan and Policy 6.4.19 of the ARPS should be included.

"Subdivision and development shall be concentrated in areas where natural character has been compromised.

Subdivision and development in the coastal environment shall be avoided where the effect, including the cumulative effect, is sprawling and sporadic development in the coastal environment

Subdivision and development in land units where the coastline has been identified as having outstanding landscape value shall be avoided where the resulting development cannot be visually accommodated within the landscape without adversely affecting the character, aesthetic value and integrity of the landscape unit as a whole."

**Submission Number** 83/13

**Relief requested** 8.4.6. Vehicle Access

- Add an additional objective that requires that access roads/tracks in the coastal environment be designed and located so as to avoid significant adverse effects on natural character and landscape values.
- A policy should be included requiring the mitigation of any adverse effects of access tracks on natural character and landscape values.

**Submission Number** 83/14

**Relief requested** 8.4.7 Pedestrian Access to the Coastline

- This section be amended to read "Public Access to and Along the Coastline" which is broader than pedestrian access, including road access, and is consistent with s6 RMA. An objective be added consistent with Section 6 RMA, and similar to Objective 5B.4.4 of the ACC Isthmus Plan.
- That policies similar to 5B.4.4 be included.
- That a policy be included indicating that on subdivision over 4 hectares adjoining the coastal marine area the Council will seek to secure an esplanade or access strip where it will, or may in the future, enhance public access along the coast, provide a link with other accessways and public spaces or where this is likely to be further subdivision in the area.

**Submission Number** 83/15

**Relief requested**

- 8.4.8 Natural Hazards- Include an Objective that subdivision in the coastal environment should avoid interference with natural coastal processes and the need for coastal hazard protection measures.
- Include a policy requiring an assessment of coastal erosion and the identification of a building platform that is located and designed to avoid interference with natural coastal processes, and the need for coastal protection works, both at the time of the subdivision and within the foreseeable future, on subdivision of land adjoining the coastal marine area.

**Submission Number** 83/16

**Relief requested** Amending 8.5.1.2 (a) to read:

"The subdivision proposal shall be consistent with the objectives and policies for the Strategic Management Area, Land Unit(s) and Policy Area, the objectives and policies of this chapter, and the relevant chapters of the NZCPS, the ARPS, the PARP: Air, Land and Water and the Hauraki Gulf Marine Park Act 2000."

**Submission Number** 83/17

8.5.2.4.1 - Restricted Discretionary Activities- Amending d) visual effects, to read:

"including natural character of the coastal environment and landscape values"

**\*Submission Number 83/18**

Assessment Criteria for Discretionary Activity Applications Include criteria:

- relating to the maintenance and enhancement of public access to and along the coastal marine area and the extent to which the subdivision/lot provides for the maintenance or enhancement of public access to and along the coast and/or rivers or to linking public spaces etc.
- relating to the preservation of natural character and outstanding landscapes and natural features

**Submission Number 83/19**

**Relief requested** General Assessment Criteria

c) Lot Design and Layout

- Amending iv) to include:

*"The location of building platforms on Lots adjoining the coastal marine area shall avoid the need for coastal protection works*

*Lots adjoining the coastal marine area should be set back at least 25 metres from MHWS to enable the provision of an esplanade reserve, either at the time of subdivision, or in the event of future subdivision."*

d) Access Lots

Including the following as an assessment criteria:

*"The impact of roading and access on natural character and landscape values of the coastal environment."*

**Submission Number 83/20**

**Relief requested** Rule 8.5.2.5.2. Subdivision to lots sizes smaller than those provided for in Table 8.2, in areas identified as having Outstanding Landscape Value, be treated as a Non Complying Activity, or preferably a Prohibited Activity.

**Submission Number 83/21**

**Relief requested** 8.6 Esplanade Reserves.

Include an introduction and explanation similar to the introduction to this matter in section 5B.5.3 of the ACC Isthmus Plan.

Include the following matters:

- The Act anticipates that 20 metres will be provided on subdivisions of less than 4 hectares
  - That in respect of subdivision less than 4 hectares an esplanade reserve shall be given preference to an esplanade strip on subdivisions of less than 4 hectares due to:
    - the permanent public ownership
    - more effective and cohesive management can be achieved with "one landowner - the Council" over time
    - reserves are identified on the District Plan maps as Open Space and can be identified in coastal management, walkway and open space strategies - both in the present and future
    - reserves can be linked over time particularly where further subdivision can be anticipated
- Include a "General Provisions", similar to section 5B.8.1 of the ACC Isthmus Plan, identifying the other circumstances when the landowner will need to provide an esplanade reserve.

**Submission Number 83/22**

**Relief requested** 8.6 Reduction in Width This section be expanded to include all the matters and criteria relating to this issue that are included in 5B.8.2 of the Isthmus Plan.

- Include the following statement:

*"any application to waive or reduce an esplanade reserve requirement, or to vary or cancel and esplanade strip, will be publicly notified."*

**Submission Number 83/23**

**Relief requested** Table 8.1 Subdivision in All Land Units and Policy Areas

That this rule be subject to the inclusion of all of the matters discussed above, as part of the assessment of these applications.

**Submission Number** 83/24

**Relief requested**

Stormwater. Clarify the meaning of stormwater infrastructure, and include the need for infrastructure for both stormwater quantity and quality.

- Include in Section 8.5.2.3(b) and 8.5.2.6(g) the need to provide for stormwater treatment (as well as disposal).
- Include Engineering Standards relating to Stormwater Treatment and Design in Section 8.8.

**Submission Number** 83/25

**Relief requested**

- Amending the assessment criteria in 8.5.2.6 (l) to include provision for ecological enhancement, where appropriate.

**Submission Number** 83/26

**Relief requested**

- Amending Rule 8.5.2.4.7 to provide clarity on what is considered a 'significant' environmental feature, and include maps showing these features.
- Reviewing the provisions of this Rule to better understand the environmental effects from allowing smaller lot subdivision, in particular the effect on outstanding landscape values.
- Amending the Rule to provide a minimum lot size of 4ha for all Land Units.
- Amending the rule to clarify that the whole 'feature' or 'site of ecological significance' shall be protected.
- Deleting from 8.5.2.4.7A(b) the words 'esplanade' and 'estuarine area'.

**Submission Number** 83/27

**Relief requested**

- Amending Objective 8.4.1 and the associated policies to be more consistent with the RMA and ARPS, for example:

*"To facilitate Iwi input into the subdivision consent process.*

*Policies*

*a) by ensuring that iwi are properly consulted in accordance with statutory obligations.*

*b) by allowing iwi to participate in a manner that is consistent with kaitiakitanga and tikanga Maori."*

**Submission Number** 83/28

Amending the proposed Plan Change in a manner that addresses the concerns outlined in this submission.

**Submission Number** 84/1

**Relief requested** That 8.4.6 should be deleted.

**Submission Number** 84/2

**Relief requested** 8.10.1.c. "The formation of" be deleted. The word "may" be changed to "will"

**Submission Number** 84/3

**Relief requested** Land units 5 - 10, Table 8.2 minimum lot areas should be reduced to 2 hectares in both minimum and average. Table 8.3 Land units 5 to 10 Protection of S.E.F should be reduced to minimum 1ha, average 1.5ha.

**Submission Number** 85

**Relief requested** That the plan change include a mechanism to ensure that no slippage can occur.

**Submission Number** 86/1

**Relief requested**

1. Insert between 8.5.2.6.7 and 8.5.2.6.8 the following new clause in its entirety;  
*"8.5.2.6.8 Land Unit 26 - Rotoroa Island.*

*a) The subdivision of Rotoroa Island is not provided for as the Land Unit was specifically created to provide for the treatment and rehabilitation of people suffering from addiction problems on the Island. Therefore any subdivision will be assessed as non-complying activity."*

2. Renumber the existing 8.5.2.6.8 to 8.5.2.6.9 as a subsequent amendment to above.

**Submission Number** 86/2

**Relief requested** Insert the following column in Table 8.2;

Land Units	26
Minimum Lot Area	Non-complying

**Submission Number** 86/3

**Relief requested** Any consequential amendments that may result from the above amendments.

**Submission Number** 87

**Relief requested** Freeze the process. Go back into the field. Set up meetings with the many interested parties on the island. Go out and reality check the draft ideas.

**Submission Number** 88

**Relief requested** Section 8.5.2.6.4 Land Unit 21 Te Whau Peninsula and Land Unit 22 Western Landscape "... a residential lot may be created with a lot size of between 2000m<sup>2</sup> and 4000m<sup>2</sup>" Remove this section.

**Submission Numbers** 89 and 90

**Relief requested** A proposed draft of a solution is appended. Adoption.

**Submission Number** 91/1

**Relief requested** 8.4.7b) Add "equestrian links"

**Submission Number** 91/2

**Relief requested** 8.4.11a) Add "... an empty 100mm diameter data conduit pipe , covenanted to perpetual public ownership (cannot be privatised) to allow upgrading of data delivery systems as technology evolves over time. Each data pipe to include easily accessed T junctions at each buildable section."

**Submission Number** 91/3

**Relief requested** Add new section 8.5.1.9 "adequate potable water must be proven to be available, according to the principles cited in Essentially Waiheke, on-site, and not requiring top-ups from trucked in water or piping water from the mainland."

**Submission Number** 91/4

**Relief requested** 8.5.2.3 Objection filed to the new criteria "Restricted Controlled Activities".

**Submission Number** 91/5

**Relief requested** 8.5.2.4.1. Add the following:

g) road and traffic, both local and island-wide

h) drinking water

i) noise

j) attractive nuisances

h) out of character"

and many more, requiring far more community dialogue than provided herein.

**Submission Number** 91/6

**Relief requested** 8.5.2.6 f) Recommend provision of a ratio of roof coverage & tank capacity to number of occupants, bedrooms or some other reasonable formula....

...i) Add "...an empty 100 mm diameter data conduit pipe, covenanted to perpetual public ownership (cannot be privatised) to allow upgrading of data delivery systems as technology evolves over time. Each data pipe to include easily accessed T junctions at each buildable section."

...k) include equestrian

**Submission Number** 91/7

**Relief requested** 8.5.2.6.6 A blanket objection is filed.

**Submission Number** 91/8

**Relief requested** 8.7 Typographical error... section d is a continuation of section c's paragraph.

**Submission Number** 91/9

**Relief requested** 8.10.3 Objection filed to the criteria "Restricted Discretionary Activities". If checks and balances are to be inhibited, an interim appeal of the classification must be provided for on a case by case basis.

**Submission Number** 91/10

**Relief requested** Table 8.1, objection per Land Unit 21 and 22. Remove "A subdivision proposal seeks..."



**Submission Number** 91/11

**Relief requested** Table 8.2 Object to incomplete table ("See 8... [sic]).

**Submission Number** 92

**Relief requested** Reject all components of proposals as they refer to Waiheke Island.

**Submission Number** 93/1

**Relief requested** To correct typographical errors within the draft.

**Submission Number** 93/2

**Relief requested** We would seek to re-define the "*Restricted Discretionary Activity*" by retaining the provisions of the RMA 94 (2) (a) and (b) with the following modification. In the event of (b) not being obtained from all the persons affected we consider it should be necessary to have a meeting between the applicant, the affected parties, the Council planner concerned and his immediate superior officer, at which after discussion, a majority vote on the matter in dispute shall be binding.

**Submission Number** 93/3

**Relief requested** The proposal to allow creation of a single new lot within existing lots over 2.5ha in Land Units 21 and 22 is unacceptable.

**Submission Number** 94

**Relief requested** I would like Council to withdraw the plan change in favour of the status quo.

**Submission Number** 95/1

**Relief requested** Land Units 21,22 - Retain existing lifestyle blocks with no further subdivision permitted under any conditions.

**Submission Number** 95/2

**Relief requested** Retain the existing provisions for all subdivisions to require discretionary activity consent and where they are likely to have a major impact on neighbouring properties or on the character of the surrounding area, the applicant should be publicly notified.

**Submission Number** 95/3

**Relief requested** Land Units 1-10 and 20- Retain existing minimum lot size and medium lot size requirement.

**Submission Number** 96/1

**Relief requested** Please do not delete 6.21.3.1F[i.e. Policy for Land Unit 21 Te Whau Peninsula- "By using specific subdivision rules including a minimum lot size of 3ha and a maximum number of lots so that an inappropriate intensity of development is prevented."]

**Submission Number** 96/2

**Relief requested** Please retain the existing introduction 8.1 because it is a more balanced RMA focus.

**Submission Number** 96/3

**Relief requested** The amended definition of "*significant environmental feature*" is an improvement.

**Submission Number** 96/4

**Relief requested** I support the introduction of cluster housing as long as there is no increase in the number or size of buildings allowed.

**Submission Number** 96/5

**Relief requested** I support making minor boundary changes easier if there are no adverse environmental effects.

**Submission Number** 96/6

**Relief requested** I strongly object to the non-notified "*restricted discretionary activity*" category.

**Submission Number** 96/7

**Relief requested** 8.8.2C. Please encourage the use of permeable surfaces.

**Submission Number** 97/1

**Relief requested** The proposed modification rejected.

**Submission Number** 97/2

**Relief requested** The provisions in the present Hauraki Gulf District Plan upheld.

**Submission Number** 97/3

**Relief requested** Cross leases and unit titles seem to be ways of increasing previously subdivided

areas. This is contrary to the present DP therefore all such references should be rejected.

**Submission Number** 97/4

**Relief requested** All subdivision on the island should remain "*discretionary*" making it subject to notification in most instances.

**Submission Number** 98/1

**Relief requested** Abandon the proposed changes and return the existing provisions.

**Submission Number** 98/2

**Relief requested** We request that ACC retain the existing subdivision provisions in the District Plan. We insist that this include the abandonment of the "*restricted discretionary*" category.

**Submission Number** 98/3

**Relief requested** We agree with the cluster concept . We find clusters of 500 sqm building sites on 2000 sqm lots unacceptable.

**Submission Number** 99

**Relief requested** These proposed changes do not go ahead.

**Submission Number** 100

**Relief requested** No to any form of relaxation or change of rules which might lead to increased housing density.

**Submission Number** 101

**Relief requested** To reject all proposed Plan Changes involving Waiheke Island which increase the extent or ease of subdivision.

**Submission Number** 102

**Relief requested** Reject decrease in subdivision density on Waiheke Island in general.

**Submission Number** 103

**Relief requested** Reject the proposed changes in their entirety

**Submission Number** 104

**Relief requested** Reject proposed changes entirely.

**Submission Number** 105

**Relief requested** No changes be made in respect of water reticulation, sewerage plus subdivision requirements as they now stand.

**Submission Number** 106

**Relief requested** Delay in implementing this proposal until full implications are canvassed on Waiheke.

**Submission Number** 107

**Relief requested** No to any further subdivision except perhaps the eastern end of the island. We are opposed to Land Units 5 & 6 being reduced to 15 or 12 hectares and are specifically opposed to further subdivision of the *green-belts* and Church Bay, Owhanake, Matiatia and Te Whau.

**Submission Number** 108

**Relief requested** Would like to see it being made harder to subdivide. More public green spaces and land for revegetation should be set aside. If there needs to be more development on our island the council should open up a new village.

**Submission Number** 109/1

**Relief requested** 8.5.2.6.4(a); (b) (ii) Having to have title by the 30 July 2002 unfair.

**Submission Number** 109/2

**Relief requested** Remove 30 July 2002 deadline.

**Submission Number 110**

**Relief requested** Not proceed with these plan changes.

**Submission Number 111**

**Relief requested** Please withdraw this proposal.

**Submission Number 112/1**

**Relief requested** That there be an inner and Outer Island section of Part 8 and that a more appropriate Strategies, Issues, Objectives, Policies and Rules to be formulated specifically suited to the Inner Islands.

Alternatively Part 8 be withdrawn until a more careful review is undertaken to identify the differing needs of the inner and outer islands of the Hauraki Gulf.

**Submission Number 112/2**

**Relief requested** I seek the words "*environmentally sensitive*" be inserted after the phrase "*natural hazards unless*"

**Submission Number 112/3**

**Relief requested** 8.5.1.3 Collective Wastewater Treatment & Disposal Facilities. I seek that the rule (b) be deferred, carefully reviewed and reintroduced when Council policy on this issue is clarified.

**Submission Number 112/4**

**Relief requested** 8.5.2.3 & 8.5.2.4 & Table 8.1 Restricted Controlled and Restricted Discretionary Activities. I seek that the concept of Restricted Controlled and Restricted Discretionary Activities be entirely rejected and the activities in these two categories are treated as discretionary.

**Submission Number 112/5**

**Relief requested** 8.5.2.4.7 and Table 8.4 Subdivision Proposals that Provide Legal Protection..... c) Cluster subdivision. I seek that this provision be reviewed so that the benefits of cluster housing can be better achieved.

**Submission Number 112/6**

**Relief requested** Tables 8.2, 8.3 & 8.4 and Special Rules 8.5.2.6.4 & 8.5.2.6.5 & 8.5.2.6.6 & 8.5.2.6.7. I seek that the proposed changes for minimum area sizes for subdivision affecting all Waiheke Land Units be withdrawn.

**Submission Number 113**

**Relief requested** To reject the complete plan change.

**Submission Number 114**

**Relief requested** Retain existing provisions in the District Plan.

- ACC should **retain the existing subdivision provisions** in the District Plan. This must include especially the **abandonment of the "restricted discretionary"** category and overall **no relaxing of the provisions for third part involvement**.
- The only exception would be in respect of *Cluster subdivision* (8.5.2.4.7 D p11). We support the concept of "*legal protection for the conservation, enhancement and/or creation of areas of ecological significance*" especially as it is intended to set aside/create bush areas. But there should be **no more residences in total than the existing plan allows for**. There needs however to be a **change to the lot coverage and lot size thresholds** because a cluster of 500 sq m building sites on 2000 sq m lots is likely to dominate the landscape.

**Submission Number 115**

**Relief requested** That no change be made to reduce lot sizes in any land units on Waiheke Island.

**Submission Number 116**

**Relief requested** That no change shall be made to reduce any lot sizes in dry land units of Waiheke Island.

**Submission Number 117**

**Relief requested** I seek that the proposed plan change be declined in its entirety or, failing that be extensively and appropriately modified so as to give relief to the intent of these submissions.

**Submission Number** 118/1

**Relief requested** I Support the reduction in lot sizes. The Council's obligation should be to serve the interests of the ratepayer. The market should dictate the price.

**Submission Number** 118/2

**Relief requested** The cutting of larger blocks in half, thirds or quarters, more subdivision north of Claris store.

**Submission Number** 119/1

**Relief requested** To adopt the proposed changes.

**Submission Number** 119/2

**Relief requested** 8.5.2.5 I support this provision which I believe allows for special one off subdivision to create title for community or educational facilities.

**Submission Number** 119/3

**Relief requested** I support halving lot size re minimum lot size in land unit 1 to 10.

Lot size in land unit 8 should be reduced to 4ha lots.

Land unit 9 also can sustain 4ha lots.

Land Unit 7 should have 4ha lot potential.

People who have land unit 3 land who wish to keep land unit 3 intact for agricultural production, should have the ability or permission to subdivide other adjoining land to land unit 3, by development transfer right.

**Submission Number** 120/1

**Relief requested** To adopt the proposed changes.

**Submission Number** 120/2

**Relief requested** 8.5.2.5 Provides for subdividing out a community or educational facility, or a rural industry, regardless of land units - except for Land Units 1,4,7,10 which would be exempt.

**Submission Number** 121

**Relief requested** 8.5.2.4.2 Discretionary Activities and Table 8.2, Minimum Areas for Lots relating to Land Units 11 and 12. Reduction in minimum lot size for Land Units 11 and 12 to 1200m<sup>2</sup>, provided that environmental performance standards can be met.

**Submission Number** 122

**Relief requested** Rule 8.6.2 and 8.6.3 (esplanade reserves. Identify on the Planning Maps the areas where Rules 8.6.2 and 8.6.3 will be implemented, using the criteria contained in these rules.

**Submission Number** 123

**Relief requested** Rule 8.5.2.4.7A: Amend areas and /or descriptions so that there is no area requirement in (b) and (c).

**Submission Number** 124

**Relief requested** Rule 8.5.2.4.7.E(a) Table 8.2, 8.3 and 8.4. These tables contradict each other. Clarification of this rule.

**Submission Number** 125

**Relief requested** Rule 8.5.2.6(k), Note 2, requiring all proposed reserves to be vested and any easements created before the titles are issued. Rewording the rule to require conditional easements.

**Submission Number** 126

**Relief requested** Table 8.3, Protection of significant environmental features, minimum and average lot areas for Land Units 3, 4 and 5. Retaining the minimum and average areas contained in Table 8 of the Operative District Plan.

**Submission Number** 127

**Relief requested** Rule 8.5.2.4.7. Clarification of the ownership of the lot containing the significant environmental feature.

**Submission Number 128**

**Relief requested** Rule 8.5.2.4.3, Subdivision Applications seeking to reduce the lot sizes set out in Table 8.2 (specifically in relation to Land Units 11 and 12) Retaining Rule 8.5.3.2.B(b) in the Operative Part of the District Plan.

**Submission Number 129**

**Relief requested** Rule 8.5.2.6.4(a), Rule 8.5.2.6.4(b) (iii) and Table 8.1 relating to Land Units 21 and 22. Allowing a lot size with a minimum area between 2000m<sup>2</sup> and 4000m<sup>2</sup>.

**Submission Number 130**

**Relief requested** Removal of these parts of Rule 8.5.2.4.7.C.

**Submission Number 131**

**Relief requested** Rule 8.8.2.B(b) Access widths The minimum width of carriage ways to be reduced to 3m, with adequate passing bays.

**Submission Number 132**

**Relief requested** Rule 8.10.3.B, Notification of Discretionary and Non-Complying Activities. Include Non-Complying activities in this rule.

**Submission Number 133**

**Relief requested** Rule 8.5.2.5.2 - Subdivision not provided for elsewhere in the plan Rules. Clarification of this rule.

**Submission Number 134**

**Relief requested** That original Rules re subdivision in these land units be retained.

**Submission Number 135**

**Relief requested** The proposed changes to minimum lot sizes of land unit 1-10 and 20 should not be accepted and the lot sizes as stated in the current operative district.

**Submission Number 136**

**Relief requested** The proposed changes to minimum lot sizes of LU 1 - 10 and 20 should not be accepted for Waiheke nor should any form of cross leasing on any of the land units.

**Submission Number 137**

**Relief requested** That council does not open the door for further subdivision in areas already subdivided. Throw out 8.5.2.6.4

**Submission Number 138/1**

**Relief requested** The proposed changes should be withdrawn and public opinion sought at the end of the District Plan (HGI) operative time span.

**Submission Number 138/2**

**Relief requested** When the District Plan Hauraki Gulf Section comes up for review Waiheke Island should have it' own separate district plan based on the wishes of the community outlined in "Essentially Waiheke" and submissions to the review.

**Submission Number 138/3**

**Relief requested** Cross lease as a permitted activity in Land Units 11-15 should be rejected.

**Submission Number 138/4**

**Relief requested** The proposed reduction in the minimum lot sizes for Land Units 1-10 and 20 for Waiheke Island should be rejected in favour of the existing sizes in the operative plan.

**Submission Number 138/5**

The minimum lot sizes for Land Unit 11-16 should remain the same.

**Submission Number 138/6**

The proposed cluster subdivision should be adopted for existing subdivision allowed under the operative plan and amended to include compulsory provision of public walkways in the event of subdivision, as part of providing continuous, linked public open space.

**Submission Number** 139/1

**Relief requested** Supporting the Proposed Access to Lots viii.

**Submission Number** 139/2

**Relief requested** I see no reason why future subdivisions on G/B that don't have through roads can't have public roads that are narrower than standard, which would mean that there is less earthworks and trees to be disturbed.

**Submission Number** 139/3

**Relief requested** All multi lot subdivisions should have concrete carriage ways and water tables.

**Submission Number** 139/4

**Relief requested** Entrances to lots can be designed to act as passing bays and where the distance between entrances becomes too great extra passing bays can be incorporated in the plan.

**Submission Number** 142

**Relief requested** A development plan for subdivision on GBI that is specifically developed for the residents local industry and the islands need to attract tourism.

**Submission Number** 143

**Relief requested** A development plan for subdivision on GBI to be created specifically for the island residents and their needs.

**Submission Number** 144

**Relief requested** A development plan should be created for the Great Barrier Island independent of Auckland.

**Submission Number** 145

**Relief requested** No subdivisions within existing subdivisions, especially at Church Bay.

**Submission Number** 146 and 147

**Relief requested** 8.5.1.2.f removal of the words "water supply"

8.5.2.2.b removal of the entire subsection.

8.5.2.3.f removal or clarification of this subsection

8.5.2.6b), j) & i) removal of the sub section

8.5.2.6.2i) & j) removal or clarification of this sub section

8.5.2.6.4 Removal of the subsection.

**Submission Number** 148/1

**Relief requested** the plan change needs to be renotified as a variation The renotification should address what has been deleted, what reworded, what sections moved to other sections of the plan, what new sections inserted but not notified, etc.

**Submission Number** 148/2

**Relief requested** We oppose the deletion of Policy 6.21.3.1.F

**Submission Number** 148/3

**Relief requested** We support the amendment to Significant Environmental Feature.

**Submission Number** 148/4

**Relief requested** Clause 8.1 (a) Appropriate wording in the introductory sections of the operative plan be reinstated, We ask for a new Introduction with the following words.

*"The significant ecological and landscape values of the coastal environment of the Hauraki Gulf Islands, recognised in various planning documents, require that subdivision controls avoid and mitigate possible future adverse effects that inappropriate subdivision may generate. The nature of the physical and natural environment creates the major constraints on subdivision and in particular those aspects related to preservation and conservation of the natural environment, visual character, amenity, heritage values and drainage capability. Possible impacts arising from subdivision within and associated with the coastal environment are recognised and the Plan rules give particular emphasis to ensuring a proper assessment of such impacts as part of the subdivision application evaluation process. In the past the subdivision of rural land has often occurred without any relationship to the actual physical nature of the land concerned or its capacity to absorb development impacts. Existing subdivision patterns confirm that there has been a tendency in the past to create lot sizes more appropriate to urban development on the Isthmus rather than related to the unique physical and environmental values present in the Hauraki Gulf Islands and the need to accommodate on-site effluent disposal systems.*

*This section of the Plan addresses these issues by addressing the inherent capabilities and capacities of the Hauraki Gulf Islands. The relationship between subdivision and possible land use activities is recognised in the Plan by establishing a set of minimum area standards for lots so that environmental capabilities of particular areas are not exceeded. This section of the Plan also recognises the need and the opportunity to acquire appropriate areas for public open spaces through subdivision.*

148/5

Clause 8.1(a) to be deleted and Clause 8.1(b) added to the Introduction section.

**Submission Number** 148/6

**Relief requested** Clause 8.1(b), 3rd bullet point: add the Hauraki Gulf Marine Park Act to the list of requirements.

**Submission Number** 148/7

**Relief requested** Clause 8.2. Reinserted at the beginning of the section as follows:

*“An underlying principle of the District Plan resource management strategy is to recognise the need to preserve the natural coastal character, heritage and amenity values of the Hauraki Gulf Islands. This principle is founded upon the intrinsic value placed on the Hauraki Gulf Islands by the City, region and nation. This value has been reinforced by the Hauraki Gulf Marine Park Act 2000.*

*Clause 8.2. In order to achieve the resource management strategy for subdivision, rules are contained within Part 8 that clearly identify minimum lot areas in relation to particular land units. These minimum areas are based on an evaluation of land use capacities, as well as consideration of visual character, heritage and amenity values. Other opportunities for subdivision are dependent upon protecting, conserving and enhancing aspects of the natural environment, such as wetlands, heritage features, ecosystems and habitats, water and soil conservation values and productive land use opportunities. The major components of the strategy are detailed below.”*

**Submission Number** 148/8

**Relief requested** Clause 8.2: add the following strategy taken from section 8.1 of the operative plan:

*“The Strategic Management Areas (SMA's) provide the policy direction for decision making in terms of resource management and the securing of sustainable development.”*

**Submission Number** 148/9

**Relief requested** Clause 8.2(a) an additional sentence: *“As all of the land area of the Gulf Islands is considered coastal in nature the NZ Coastal Policy Statement needs to be considered in setting subdivision standards and assessing applications.”*

**Submission Number** 148/10

**Relief requested** Clause 8.2(b): changed to *“significant environmental features”*

Change *“ecological areas”* in the first sentence to *“ecological, geological and heritage features”*.

Change *“conservation lot subdivisions”* to *“subdivisions that legally and permanently protect significant environmental features”*.

**Submission Number** 148/11

**Relief requested** Clause 8.2(h) *“Subdivision opportunities are structured so that they are consistent with regional policy.”*

Add the following *“On Waiheke Island, the policy of containing urban development to the Western Waiheke SMA between Matiatia in the west and Onetangi in the east will continue as a means of securing resource management strategies for the Island.”*

**Submission Number** 148/12

**Relief requested** Clause 8.3: add

*“Recognising the inherent constraints of the natural environment, eg wetlands, bush, slope, natural hazards, amenity, drainage, access etc, and limiting subdivision accordingly.*

*Recognising inherent landscape, amenity and heritage values and the need to facilitate their protection through subdivision rules.*

*Recognising that all land in the Hauraki Gulf Islands is contained within the coastal environment.”*

**Submission Number** 148/13

**Relief requested** Clause 8.3: *“The need to secure reserves, protect significant environmental features and enhance access to and along the coastline”*

**Submission Number** 148/14

**Relief requested** Clause 8.3(b): delete

**Submission Number** 148/15

**Relief requested** Clause 8.3(g): amend this to read: *"Maintaining and enhancing water quality through adequate wastewater and effluent treatment and disposal, and stormwater disposal and dispersion,"*

**Submission Number** 148/16

**Relief requested** Clause 8.3(m): this seems unnecessary as there is no relationship between the provision of bus stops and subdivision design.

**Submission Number** 148/17

**Relief requested** Objectives and Policies 8.4: Following policies from section 8.4 of the operative plan to be reinstated: 8.4.2.B, 8.4.2.C, 8.4.2.D, 8.4.3.C.

**Submission Number** 148/18

**Relief requested** Policy 8.4.1(b): add *"geological"*

**Submission Number** 148/19

\*Policy 8.4.5(b): add *"sewage effluent"*

**Submission Number** 148/20

**Relief requested** Objective & Policy 8.4.10: (a) should not be numbered and (b) and (c) should be renumbered.

**Submission Number** 148/21

**Relief requested** Objective & Policy 8.4.12: Fire hazards objective and policy to be deleted.

**Submission Number** 148/22

**Relief requested** Rule 8.5.1.2(d): add *"and sewage"*

**Submission Number** 148/23

**Relief requested** Rule 8.5.1.8: add *"...including an assessment by the Council's Parks staff that all reserve contribution and walkway formation are in accordance with consent conditions."*

**Submission Number** 148/24

**Relief requested** Rule 8.5.2.1: insert *"existing"* between *"to"* and *"cross"*

**Submission Number** 148/25

**Relief requested** Rule 8.5.2: Restricted controlled and restricted discretionary activities changed to controlled and discretionary and that the permitted activities be changed to controlled activities. A matter that should be included for assessment of controlled activities is environmental features.

**Submission Number** 148/26

**Relief requested** Rule 8.5.2.3 include additional assessment criteria regarding earthworks, planting and landscaping, and ensuring buildings are sited on already cleared land wherever possible.

**Submission Number** 148/27

**Relief requested** Rule 8.5.2.3(b): sewage disposal should be included here.

**Submission Number** 148/28

**Relief requested** Rule 8.5.2.4 Ask that A and B be recombined and the existing wording in the operative plan be reinstated in place of the proposed wording in the plan change. Further, we ask that Council apply a percentage assessment to the rule rather than an area assessment, ie a percentage of the property must contain an identifiable significant environmental feature(s)

**Submission Number** 148/29

**Relief requested** Rule 8.5.2.4.7.C: The Plan should recognise that where revegetation is carried out eco-sourced indigenous plants should be used as far as possible. Add to the end of the second paragraph:

*"...using, as far as possible, eco-sourced plant material."*

**Submission Number** 148/30

**Relief requested** Rule 8.5.2.4.7.D(d): insert *"indigenous"* between *"or"* and *"vegetation"*.

**Submission Number** 148/31

**Relief requested** Rule 8.5.2.4.7.D and Rule 8.5.2.4.7.E: Add an extra subsection to provide for combinations of Protection of Significant Environment Features and Ecological Enhancement and Protection.

**Submission Number** 148/32

**Relief requested** 8.5.2.4.7.E(d): whereas we agree with this, amended to clarify this or an additional rule inserted.

**Submission Number** 148/33

**Relief requested** 8.5.2.4.7.E(h): reword thus: *"Residential sites created under Rule C above shall be clustered in one or more groups and shall share vehicle accessways."*

**Submission Number** 148/34

**Relief requested** Rule 8.5.2.4.7.G: Another possibility that could be included here is conservation covenant under s77 Reserves Act. Section 76 of the Reserves Act could also be used in some



circumstances.

**Submission Number** 148/35

*\*Rule 8.5.2.5.2: reword thus: "Any subdivision not provided for as a controlled, discretionary or non-complying activity is deemed to be a non-complying activity..." or delete this rule and change Rule 8.5.2.7 to read: "Any subdivision not provided for as a controlled or discretionary activity is deemed to be a non-complying activity..."*

**Submission Number** 148/36

**Relief requested** Rule 8.5.2.6: The Plan needs to address this issue of consultation. This section also should include a cover-all rule such as: *"Any other matters the Council may consider relevant."*

**Submission Number** 148/37

**Relief requested** Rule 8.5.2.6(c): add an additional subsection: *"The location and design of any proposed pedestrian and vehicle accessways on the proposed lot shall avoid or minimise any adverse effects on soil stability, water quality and visual amenity."*

**Submission Number** 148/38

**Relief requested** Rule 8.5.2.6(c): add an additional subsection: *"The layout of reserves and accessways should provide for adequate public access."*

**Submission Number** 148/39

**Relief requested** Rule 8.5.2.6(d)(i): reference needs to be made in the Plan to Recreation Waiheke and Recreation Great Barrier.

**Submission Number** 148/40

**Relief requested** Rule 8.5.2.6(d)(ix): Change to read: *"Where there is/are existing unformed legal road/s that are assessed as being unnecessary for future roading use, these shall be closed and consideration given vesting them as reserve, transferring ownership to adjacent administering bodies of reserves or offering for sale to adjacent landowners at market value. In the case of the latter the..."*

**Submission Number** 148/41

**Relief requested** Rule 8.5.2.6(k): Insert an additional note: *"Council may require a report from an appropriately qualified independent person to assess whether the standards of any open space or recreational facilities (eg walkways) are in accordance with the consent conditions."*

**Submission Number** 148/42

**Relief requested** Rule 8.5.2.6(l)(ii): delete *"preferably"*

**Submission Number** 148/43

**Relief requested** Rule 8.5.2.6.4: we oppose changes to the subdivision provisions for LU's 21 and 22.

**Submission Number** 148/44

**Relief requested** Rule 8.5.2.6.5: We question what private land might exist in LU's 18, 19 and 23, and in LU 17 other than our own.

**Submission Number** 148/45

**Relief requested** Rule 8.5.2.6.6 and 8.5.2.6.7: we ask that the current provisions in the operative plan remain for LU's 24 and 25.

**Submission Number** 148/46

**Relief requested** Rule 8.5.2.6.8(a): The rule concerns Policy Areas, yet the heading includes LU 12

**Submission Number** 148/47

**Relief requested** Rule 8.6.1.3(b): Add at the end of the sentence *"including the practicalities of walkway construction"*

**Submission Number** 148/48

**Relief requested** Section 8.5.5: Council examine this, particularly in terms of assessment criteria to ensure the spirit of the operative plan is not undermined.

**Submission Number** 148/49

**Relief requested** Rule 8.6.1.3: Add an extra subsection: *"Is offset by an increased width elsewhere that, combined with the reduction, better achieves public access to and along the coastline overall."*

**Submission Number** 148/50

**Relief requested** Rule 8.6.3: *"There are significant archaeological or historical sites or natural values of significance to the tangata whenua that need to be protected or access proved to."*

**Submission Number** 148/51

**Relief requested** Rule 8.7: reference should be made to Recreation Waiheke and Recreation Great Barrier.

**Submission Number** 148/52

**Relief requested** Rule 8.8.2.C: this section needs to be amended to encourage permeable surfaces.

**Submission Number** 148/53

**Relief requested** Rule 8.10.1(b) and (c): we oppose both these provisions.

**Submission Number** 148/54

**Relief requested** Rule 8.10.2: this is supported.

**Submission Number** 148/55

**Relief requested** Rule 8.10.3.A and B: We oppose the introduction of restricted controlled and restricted discretionary activities.

**Submission Number** 148/56

**Relief requested** Rule 8.10.7: this is supported but refer to our comments on Rule 8.5.2.6(d)(ix).

**Submission Number** 148/57

**Relief requested** Rule 8.10.8: reference should be made here to joint hearings.

**Submission Number** 148/58

**Relief requested** Table 8.1: insert "existing" between "show" and "additions" and between "to" and "buildings" in the first row page 21.

Insert "existing" between "2" and "buildings" in the second row page 21.

Change permitted and restricted controlled activities to controlled activities.

Change restricted discretionary activity to discretionary activity.

Delete row 5 on page 22 relating LU's 21 and 22.

**Submission Number** 148/59

**Relief requested** Tables: we support the change from median to average.

**Submission Number** 148/60

**Relief requested** Table 8.2: we are opposed to the proposed reduction in lot sizes proposed here for LU's 1-10 and 20. We ask for the provisions of the operative plan to remain, Delete the last row as, with no entries in the row, there seems no point having it there.

**Submission Number** 148/61

**Relief requested** Table 8.3: we support the minimum and average lot sizes in this table.

**Submission Number** 148/62

**Relief requested** Table 8.4: we note the only change here is the addition of a Policy Areas column. Therefore we support it.

**Submission Number** 148/63

**Relief requested** There are a number of typos (eg sections referred to that do not exist or are incorrectly identified) in the notified plan change that we have not addressed here.

**Submission Number** 149/1

**Relief requested** I support the halving of the minimum lot sizes in Land Unit 1 to 10. 4 ha minimum lot size in land unit 8.

**Submission Number** 149/2

**Relief requested** Community facility provision to subdivide one of lots for specific uses eg. dog pound/fire station.

**Submission Number** 150/1

**Relief requested** I support the new provision for leasehold and unit title tenure.

**Submission Number** 150/2

**Relief requested** Most policy areas are presently subdivided. There should be some additional land unit other than land unit three where people could subdivide to 4000m<sup>2</sup>. Possibly Land Unit 5.

**Submission Number** 150/3

**Relief requested** Better consistency to subdivision outcomes

**Submission Number** 151/1

**Relief requested** Amend the introductory wording of the Change where appropriate, to make clear the obligations that stem from S.104 of the Act. Amend the provisions of the Change to take appropriate account of landscape values. That the proposed Change be abandoned or That the Change be put in abeyance and that a review of the Gulf Islands Section of the Auckland City District Plan (that will in any case be required in 2006) be now initiated.

**Submission Number** 151/2

**Relief requested** 8.4 Objectives. Amend the objectives and Policies to include relevant references to Part11 of the Act, the NZCPS, or the ARPS or the ARP-C.

**Submission Number** 151/3

**Relief requested** Paragraph 8.1a) and Objective 8.4.1. Amend the wording of the parts of paragraphs referred to, in a way that ensures that effect will be given to the matters spelt out in Part 11 of the Act, and in relevant national and regional resource management instruments. Also, that natural values including visual and landscape values, are protected, and that amenity values are protected or enhanced.

**Submission Number** 151/4

**Relief requested** Heading to Objective 8.4.7 " Pedestrian Access To And Along The Coastline"  
Amend the heading to include the underlined words.

**Submission Number** 151/5

**Relief requested** Objective 8.4.9. "*Subdivision design shall...*" would be better expressed "*Subdivisions shall be designed in a manner that reduces earthworks so far as practicable*"

**Submission Number** 151/6

**Relief requested** Objective 8.4.10. Reformat to make subparagraphs b) and c) subparagraphs of a)

**Submission Number** 151/7

**Relief requested** Rule 8.5.1.8 b) Amend to include wording along the lines; "*...plan is in accordance with that consent and the conditions of consent have been fulfilled or compliance with them secured.*"

**Submission Number** 151/8

**Relief requested** Rule 8.5.1.2a) Amend wording to - "*and where appropriate, give effect to*"

**Submission Number** 151/9

**Relief requested** Rule 8.5.1.2b) Amend to read "*Each lot intended for residential use , shall provide...*"

**Submission Number** 151/10

**Relief requested** Rule 8.5.1.2 c). Amend the wording to clarify the intended application of the provision, and to be consistent with references that indicate a preference for community based wastewater and disposal systems.

**Submission Number** 151/11

**Relief requested** Rule 8.5.1.2 d) Reword to make clear what is meant by "*reduction in amenity and environmental values of the wider area...*" and "*...cumulative impacts*" It maybe appropriate to specify the matters of concern as a list rather than giving examples.

**Submission Number** 151/12

**Relief requested** Amend 8.5.2.2 so that it parallels 8.5.2.4.1

**Submission Number** 151/13

**Relief requested** Rule 8.5.2.2. Amend the section so that it is arranged in a manner that is consistent with other sections making similar provision.

**Submission Number** 151/14

**Relief requested** Rule 8.5.2.4.6 a) ii) Include a definition of the term, or describe in common language what is meant.

**Submission Number** 151/15

**Relief requested** Rule 8.5.2.4.7 E g) Amend the Rule to make clear it's intention and effect.

**Submission Number** 151/16

**Relief requested** Rule 8.5.2.4.7A b). Amend to refer to "the landward margins of estuarine areas"

**Submission Number** 151/17

**Relief requested** Rule 8.5.2.4.7 C Proposals for planting of retired areas with indigenous vegetation should include provisions requiring generally, the following –

1. Identification of the area(s) to be planted with indigenous plant material.
2. A programme specifying in detail the manner in which the planting will be carried out.
- 3 Certification by an appropriately qualified person i. that the areas are suitable for replanting and ii. that the programme is viable and will achieve self-sustaining vegetative cover within period specified in the programme.
4. Identification of the person or body who is to be responsible for -
  - i. Establishing and maintaining the planting, including replanting failed areas where and when necessary, until the planting reaches a stage where it is self-sustaining and
  - ii. for any costs (including monitoring costs) arising from those responsibilities;
5. Monitoring of the planted areas until they become self sustaining.
6. A surety for an amount sufficient to ensure performance of planting, maintenance, and replanting as necessary, by the party to be responsible. Generally, it is suggested that the Council should require replanted areas to reach a condition where the canopy is closed and the vegetation is self sustaining, before approving the Survey Plan as provided by S.223 of the Act. However, the

needs of subdividing owners to secure a cash flow while completing a subdivision may also need to be taken into account in drafting these provisions.

**Submission Number** 151/18

**Relief requested** Rule 8.5.2.4.7D. Amend the Rule so that its effects are clear, and are consistent with the outcomes sought.

**Submission Number** 151/19

**Relief requested** Rules 8.5.2.4.7D b) and 8.5.2.6.2 g) Amend the Rule to make clear its intention and effect.

**Submission Number** 151/20

**Relief requested** Rule 8.5.2.4.7D d) Amend to spell out more clearly what is intended.

**Submission Number** 151/21

**Relief requested** Rule 8.5.2.4.7 E h) Amend the Rule to make clear its intention and effect.

**Submission Number** 151/22

**Relief requested** Rule 8.5.2.4.7 E c) Amend the Rule to make clear its intention and effect.

**Submission Number** 151/23

**Relief requested** Rule 8.5.2.4.7F b) Amend the Rule to make clear the requirement for certification that practical and effective arrangements will be made for the ongoing control and management of the area or feature in perpetuity.

**Submission Number** 151/24

**Relief requested** Rule 8.5.2.4.7 G a) It is suggested that 8.5.2.4.7 F and G be recast, so that effective ongoing protection and management will be ensured in perpetuity.

**Submission Number** 151/25

**Relief requested** Rule 8.5.2.5.2. Subdivisions that are not specified as coming within a category should be classified as *"non-complying"* rather than *"discretionary"*.

**Submission Number** 151/26

**Relief requested** Rule 8.5.2.6. Include such wording at this point, and/or elsewhere, as appropriate.

**Submission Number** 151/27

**Relief requested** Rule 8.5.2.6.4 Delete the Rule and make any consequential amendments necessary.

**Submission Number** 151/28

**Relief requested** Rule 8.5.2.6 c) ii) and iii) Amend the wording of the Assessment Criteria to make clear its intent.

**Submission Number** 151/29

**Relief requested** Rule 8.5.2.6 c) iv) Reword to make clear that the intention is to *"...avoid or mitigate to an acceptable degree any adverse effects on landscape and amenity values"*.

**Submission Number** 151/30

**Relief requested** Delete 8.5.2.6 c) vi), or amend it so that serves a useful purpose.

**Submission Number** 151/31

**Relief requested** Rule 8.5.2.6 d) i) Amend to *"...access to and along the coastline and the margins of other water bodies;..."*

**Submission Number** 151/32

**Relief requested** Rule 8.5.2.6 d) vii) Delete the sub- clause

**Submission Number** 151/33

**Relief requested** Rules 8.5.2.6 g) & h) A statement making it clear that applicants may be required to obtain (a) consent(s) for the Auckland Regional Council as well as complying with the provisions of the District Plan, should be included where appropriate at the beginning of the relevant rules.

**Submission Number** 151/34

**Relief requested** Rule 8.5.2.6.2 c) Amend to make clear what is meant by *"common infrastructure"*, and in what circumstance it is to be provided. Also, amend to make it clear that adverse effects on the environment are to be avoided remedied or mitigated.

**Submission Number** 151/35

**Relief requested** Strategy 8.2f, Rules 8.5.2.6 h) & 8.5.2.6 .2 c) Amend the wording to make these references to explain the circumstances in which Community based wastewater treatment will be acceptable, so that these provisions are fully informative and consistent.

**Submission Number** 151/36

**Relief requested** Rule 8.5.2.6.4 a) i) If Rule 8.5.2.6.4 is not deleted, then amend it so that the inconsistencies are removed.

**Submission Number** 151/37

**Relief requested** Rule 8.5.2.5.1 a) and b)

Amend a) and b) to make it clear that what is meant is, to "... accommodate on a separate lot of the proposed subdivision, existing land uses that comprise community facilities, education facilities or rural industries."

**Submission Number** 151/38

**Relief requested** Rule 8.5.2.5.1 b) Amend to read "... a proposed rural industrial or commercial activity for which..."

**Submission Number** 151/39

**Relief requested** Rule 8.5.2.6 g) Delete the words "... reaches it "

**Submission Number** 151/40

**Relief requested** Rule 8.5.2.6 h) Amend as indicated

**Submission Number** 151/41

**Relief requested** General point for Assessment Criteria, but especially relevant to Rule 8.5.2.6.I. Amend wording accordingly.

**Submission Number** 151/42

**Relief requested** Table 8.1, Left Column. Reword to "Stages of a subdivision, that comprise part of a subdivision that has already been consented to" or to like effect.

**Submission Number** 151/43

**Relief requested** Tables 8.2, 8.3, 8.5. Revise to substitute "Median" for "Average" in the Tables referred to.

**Submission Number** 152

**Relief requested** Rule 8.8.2.C(a) - Gradients. Requiring sealing of carriageway with a gradient of 1 in 6 or steeper.

**Submission Number** 153

**Relief requested** That the Council reject Proposed Plan Change 23 in its entirety.