

SECTION 32 REPORT REVIEW OF LOT COVERAGE CONTROLS HAURAKI GULF ISLANDS

1.0 BACKGROUND

1.1 Introduction

In 1999, the Council commissioned Hill Young Cooper Limited to undertake a review of the earthworks, indigenous vegetation, and lot coverage controls applying in the Hauraki Gulf Islands Section of the Council's District Plan ('the Plan'). The Plan has been operative since June 1996 and this work was commissioned as part of a progressive review. Hill Young Cooper was asked to focus on whether the practical application of the rules actually achieved the stated outcomes. In its report¹, Hill Young Cooper suggested several changes to the existing lot coverage controls. In particular, it recommended additional percentage based lot coverage controls to better link the size of buildings to the lot size.

Building on the conclusions of the Hill Young Cooper report, the Council prepared a draft Plan Change in October 2001, however, it did not proceed to the Planning and Regulatory Committee as it did not satisfactorily address the findings of the Auditor General's². The Auditor General report determined that the Plan was one of the first to become operative under the Resource Management Act 1991 and therefore it would have been difficult to fully appreciate the impact the Plan would have on the Islands. It was recognised that the Plan is generally more restrictive than previous planning documents and that the current difficulties (relating to lot coverage, earthworks, indigenous vegetation clearance and subdivision) need to be addressed in the format of a rolling review.

While the Auditor General's report did not specifically recommend the Council free up the lot coverage rules, Council recognised that any proposed rules must not only take into account the environmental effects but also the social and economic effects. Therefore, the lot coverage rules were revisited.

In addition to taking into account the findings of the Auditor General's report, the Council also recognised that plan changes must take into account the Hauraki Gulf Marine Park Act 2000. The Hauraki Gulf Marine Park Act 2000 identifies the interrelationship between the Hauraki Gulf, its Islands and catchments and the ability of that interrelationship to sustain the life supporting capacity of the Gulf environment. The Plan Change attempts to minimise adverse environmental effects that may be caused through inappropriate land use.

1.2 Existing Lot Coverage Rules

The existing rules can be found in the following parts of the HGI Plan:

Part 6B – Standards for Permitted Activities

- Clause 6B.1.2.4 Lot Coverage
- Table 1 – Standards for Permitted Activities, Row 2.4

Part 6C – Standards for Discretionary Activities

- Clause 6C.1.2.4 Lot Coverage
- Table 3 – Standards for Discretionary Activities, Row 2.4

Part 7 – Policy Areas

¹ Hill Young Cooper, *Hauraki Gulf Islands – Review of Earthworks, Indigenous Vegetation and Lot Coverage Mechanisms*, November 1999

² Auditor General Report,

- Policy Area 1 (Tryphena) – Clauses 7.1.3.1, 7.1.3.2, 7.1.3.3A, 7.1.3.4
- Policy Area 2 (Medlands) – Clauses 7.2.3.1, 7.2.3.2, 7.2.3.3A, 7.2.3.4
- Policy Area 3 (Claris) – Clauses 7.3.3.1, 7.3.3.2, 7.3.3.3A, 7.3.3.3B, 7.3.3.3C, 7.3.3.4, 7.3.3.5
- Policy Area 4 (Port Fitzroy) – Clauses 7.4.3.1, 7.4.3.2, 7.4.3.3A, 7.4.3.4
- Policy Area 5 (Oneroa) – Clauses 7.5.3.1, 7.5.3.2, 7.5.3.3, 7.5.3.4
- Policy Area 6 (Onetangi) – Clauses 7.6.3.1, 7.6.3.2, 7.6.3.3C, 7.6.3.4
- Policy Area 7 (Okahuiti-Ostend-Tahi) – 7.7.3.1, 7.7.3.2, 7.7.3.3, 7.7.3.4
- Policy Area 8 (Rangihoua Park) – Clauses 7.8.3.1, 7.8.3.3, 7.8.3.4, 7.8.3.5

Part 11 – Definitions

- Definition of Lot Coverage

Summary of Existing Rules

- 1 The following structures are exempt from the standard lot coverage controls:
 - Pergolas;
 - Underground carparking with landscaping above;
 - Earthen terracing with landscaping above;
 - Satellite dishes.
- 2 A controlled activity resource consent is required for all lot coverage in the eight Policy Areas.
- 3 Subject to conditions, the following lot coverage maximum limits are permitted per lot in various land units:
 - Not applicable in Land Units 1 & 4;
 - 50m² in Land Unit 23;
 - 250m² in Land Unit 7;
 - 500m² in Land Units 5, 6 & 8;
 - Lesser of 2.5% or 500m² in Land Unit 21;
 - Lesser of 10% or 250m² in Land Unit 9;
 - Lesser of 10% or 500m² in Land Units 20 & 22;
 - Lesser of 20% or 250m² in Land Units 2 & 3;
 - Lesser of 20% or 500m² in Land Units 10;
 - 10% of lot area in Land Units 17, 18, 19 & 24;
 - 15% of lot area in Land Units 11 & 12;
 - 30% of lot area in Land Unit 16;
 - 40% of lot area in Land Unit 13;
 - 50% of lot area in Land Unit 15;
 - Reference to land unit rules for Land Units 14 & 25.
- 4 Lot Coverage exceeding the above limits are a discretionary activity. The Plan sets the following limits for discretionary activities:
 - 150m² in Land Unit 23;
 - 100m² in Land Units 1 & 2;
 - 10% of lot area in Land Units 7 & 9;
 - 15% of lot area in Land Units 17, 18, 19 & 24;
 - 20% of lot area in Land Units 2, 3, 4, 5, 6, 8 & 10;
 - 35% of lot area in Land Unit 11 & 12;
 - 60% of lot area in Land Unit 13;
 - 75% of lot area in Land Unit 15;
 - lesser of 10% or 1000m² in Land Units 20 & 22;
 - lesser of lot area in Land Unit 21;

- Reference to rules for Land Unit 16 & 25.

1.3 Proposed Lot Coverage Rules

The proposed lot coverage rules can be summarised as follows:

- 1 To reduce the amount of lot coverage permitted on smaller sites in the following Land Units, by including a minimum percentage limit:
 - Land Unit 5 – Foothill and Lower Slopes
 - Land Unit 6 – Steep Pastured Slopes
 - Land Unit 8 – Regenerating Slopes
- 2 To reduce the percentage limit of lot coverage permitted in Land Unit 2 – Dune Systems and Sand Flats.
- 3 To increase the percentage limit of lot coverage permitted in Land Unit 11 – Traditional Residential.
- 4 To increase the amount of lot coverage permitted as of right in Land Unit 23 – Conservation Islands, in keeping with the requirements applying to other land units.
- 5 To amend the thresholds for discretionary activities in Land Unit 23 Conservation Islands.

The outcome of the Plan Change is to address the inadequacy of Land Units 2, 5, 6 and 8 lot coverage standards to achieve the objectives and policies stated in the Plan. As well as provide for the social and economic needs of the Gulf communities within Land Units 11 and 23.

2.0 PART II, SECTIONS 31, 32, 72 AND 76 OF THE RESOURCE MANAGEMENT ACT

2.1 Statutory Requirements

Before adopting an objective, policy or rule or other method of the District Plan, an assessment under Section 32 of the Resource Management Act must be carried out. Section 32(1) states as follows:

- (1) In achieving the purpose of this Act, before adopting any objective, policy, rule, or other method in relation to any function described in subsection (2), any person described in that subsection shall-
 - (a) Have regard to-
 - (i) The extent (if any) to which any such objective, policy, rule, or other method is necessary in achieving the purpose of this Act; and
 - (ii) Other means in addition to or in place of such objective, policy, rule, or other method which, under this Act or any other enactment, may be used in achieving the purpose of this Act, including the provision of information, services, or incentives, and the levying of charges (including rates); and
 - (iii) The reasons for and against adopting the proposed objective, policy, rule, or other method and the principal alternative means available, or of taking no action where this Act does not require otherwise; and
 - (b) Carry out an evaluation, which that person is satisfied is appropriate to the circumstances, of the likely benefits and costs of the principal alternative

- means including, in the case of any rule or other method, the extent to which it is likely to be effective in achieving the objective or policy and the likely implementation and compliance costs; and
- (c) Be satisfied that any such objective, policy, rule, or other method (or any combination thereof)-
 - (i) Is necessary in achieving the purpose of this Act; and
 - (ii) Is the most appropriate means of exercising the function, having regard to its efficiency and effectiveness relative to other means.

In *Nugent Consultants Limited v the Auckland City Council* (Decision No A33/96) the Environment Court stated that:

... a rule in a proposed district plan has to be necessary in achieving the purpose of the Act, being the sustainable management of natural and physical resources (as those terms are defined); it has to assist the territorial authority to carry out its function of control of actual or potential effects of the use, development or protection of land in order to achieve the purpose of the Act; it has to be the most appropriate means of exercising that function; and it has to have a purpose of achieving the objectives and policies of the plan.

Section 32 matters are assessed below under the following headings:

- Whether the proposed rules are necessary in achieving the purpose of the Act;
- Whether the proposed rules assist the Council to carry out its function of control of actual or potential effects of the use, development or protection of land;
- Whether the proposed rules are the most appropriate means of exercising that function
 - Having regard to alternative means of achieving the purpose of the Act, including non-statutory means
 - Having regard to the reasons for and against adopting the proposed rules, the principal alternative means, or of taking no action
 - Evaluation of the benefits and costs of the proposed rules and the principal alternative means (including efficiency, effectiveness at achieving the objective, likely implementation and compliance costs);
- Whether the proposed rules have the purpose of achieving the objectives and policies of the Plan.

2.2 Whether the Proposed Rules are Necessary in Achieving the Purpose of the Act

Purpose of the Act

Section 5 of the Resource Management Act describes its purpose to be:

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
- (2) In this Act, "sustainable management" means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-
 - (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Environment is defined in Section 2 of the RMA as including:

- (a) Ecosystems and their constituent parts, including people and communities; and
- (b) All natural and physical resources; and
- (c) Amenity values; and
- (d) The social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters.

Section 6 of the RMA identifies matters of national importance, which need to be recognised and provided for in achieving the purpose of the Act. The following matters are of relevance to the current proposal:

- (a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- (b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- (c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- ...
- (e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

Section 7 deals with 'other matters' which, in achieving the purpose of this Act, persons exercising functions and powers under the Act shall have particular regard to. These matters are of particular relevance to the current appeal:

- (a) Kaitiakitanga:
 - (aa) The ethic of stewardship:
 - (b) The efficient use and development of natural and physical resources:
 - (c) The maintenance of enhancement of amenity values:
 - (d) Intrinsic value of ecosystems"
 - ...
 - (f) Maintenance and enhancement of the quality of the environment:
 - (g) Any finite characteristics of natural and physical resources.

Section 8 provides that in achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti O Waitangi).

Necessity in Achieving the Purpose of the Act

The proposed rules provide for lot coverage while ensuring that any adverse effects are avoided remedied or mitigated. The Plan recognises that controls on lot coverage (buildings) are set to protect the environment from;

- intensity of development that is out of character with the visual amenity of the islands, and
- to ensure adequate area is maintained for on-site effluent disposal, to mitigate against negative environmental effects from effluent and stormwater.

This is a means of achieving the purpose of the Act under Section 5(1), which is *“to promote the sustainable management of natural and physical resources”*. The rules recognise that a certain level of lot coverage is an inevitable part of development in the HGI. The rules therefore enable “people and communities to provide for their social, economic, and cultural well being and for their health and safety” [Section 5(2)].

The proposed rules of the draft Plan Change are consistent with the objectives of the HGI Plan and the RMA, sections 5(2)(a) (b) (c), *“sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations”, “safeguarding the life-supporting capacity of air, water, soil, and ecosystems”, and “avoiding, remedying, or mitigating any adverse effects of activities on the environment”*.

Section 6 identifies matters of national importance, which need to be recognised and provided for in achieving the purpose of the Act. Items (a) to (c) refer to the protection of coastal environments, wetlands, outstanding natural features and landscapes, significant indigenous vegetation and habitats. The proposed rules are in accordance with these matters.

Section 6(e) refers to *“the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga”* as a matter of national importance. Sections 7(a) and (b) require particular regard to be given to kaitiakitanga and the ethic of stewardship. Consultation with Iwi groups will be occurring as at the same time as the release of the draft Plan Change for public comment.

The proposed rules are in keeping with *“the ethic of stewardship”* and provide for *“the efficient use and development of natural and physical resources”* and *“the maintenance of amenity values”* [Section 7(b) and (c)]. The rules also recognise the *“intrinsic value of ecosystems”*, will assist in the *“maintenance and enhancement of the quality of the environment”*, and has regard to *“finite characteristics of natural and physical resources”* [Section 7(f) and (g)].

2.3 Whether the Proposed Rules Assist the Council to Carry Out its Function of Control of Actual or Potential Effects of the Use, Development or Protection of Land

2.3.1 Statutory Requirements

Both the Auckland City Council and the Auckland Regional Council have functions under the RMA related to the control of lot coverage. Under Section 30 of the Act, the ARC has the function of controlling the use of land for the purpose of soil conservation, and the maintenance and enhancement of water quality [Section 30(1)(c)]. Under Section 31 of the Act, the functions of the Auckland City Council include *“The control of any actual or potential effects of the use, development, or protection of land”* [Section 31(b)].

Section 72 of the RMA states as follows:

The purpose of the preparation, implementation, and administration, of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act.

The following provisions of Section 76 of the Act is also relevant:

- (1) A territorial authority may, for the purpose of –
 - (a) Carrying out its functions under this Act; and
 - (b) Achieving the objectives and policies of the plan, -include in its district plan rule which prohibit, regulate, or allow activities.
- (3) In making a rule, the territorial authority shall have regard to the actual or potential effect on the environment of activities, including, in particular, any adverse effect; and rules may accordingly provide for permitted activities, controlled activities, discretionary activities, non-complying activities, and prohibited activities.

2.3.2 Potential Adverse Effects

Potential adverse effects from lot coverage in the HGI include:

- Effects on character and amenity;
- On-site effluent treatment effects;
- Maintenance of indigenous vegetation;
- Effects on archaeological and cultural heritage sites;

These effects will be further outlined below, together with an assessment of the extent to which the Plan Change will assist the Council to control them.

2.3.2.1 Effects on Character and Amenity

Lot coverage limits have been set to control the scale and intensity of building development. The primary purpose of the control is to maintain the character and visual amenity of an area by encouraging buildings to be constructed at a size and scale in keeping with the site, the land unit and its objectives and policies.

Land Unit 2

Under the Plan, Land Unit 2 – Dune systems and sand flats, is a significant environment being the interface between the open coastal environment and the land. The Plan identifies a wide range of landscapes within Land Unit 2 (i.e. estuarine edges, shellfish banks at estuary mouths, dune systems, coastal settlements on old dunes and alluvial flats and open exposed beaches), many with a high amenity value. Land Unit 2 is located along Medlands and Kaitoke Beach on Great Barrier Island and at Piemelon Bay, Owhiti Bay and Rocky Bay (adjacent to Whakanewha Regional Park) on Waiheke Island.

The two main management issues identified for Land Unit 2, firstly the seasonal recreational impact i.e holiday makers accessing the coast. The second is the consequential impacts on the coastal amenity and ecological values i.e mangrove systems, shellfish beds, fish breeding grounds, tidal flats and foredunes systems. The management objectives for Land Unit 2 recognises the need for dwellings/settlements by the coast to be at an appropriate scale so as to minimise access over dune systems, limit the effect of human activities on unstable and exposed parts of the coastline and provide for the sustainable management of tidal flats.

The current provisions of the Plan provide for coverage of the “lesser of 20% or 250m²”. This limit is the same as that of Land Unit 3 – Alluvial Flats which is a less dynamic environment. There is 101 properties located at Medlands Beach with a lot area of 700-1000m², half of these properties are completely or partial within Land Unit 2. The average lot coverage percentage of lot coverage for these properties is 3.7%. There fore, it is unlikely that the proposed change will significantly affect or limit the construction of buildings. However, given the sensitivity of the Land Unit 2 environment and the objectives and policies, the lot coverage has been decreased to “the lesser of 15% or 250m²”, reflecting the purpose of the land unit

Land Unit 5, Land Unit 6 and Land Unit 8

Land Unit 5 - Foothills and lower slopes are characterised by the steep transition from lowland flats to dissected ridges systems and high fossil dunes. The Plan identifies a wide range of landscapes within Land Unit 5 i.e. coastal slopes, lower hills and wetlands. Land Unit 5 is typically located around Kauaroa Bay, Kaikuku Bay, Woodside Bay and along parts of Man o War Bay Road on Waiheke Island. On Great Barrier Island it is typically located around Claris, Oruawharo Bay (Medlands Beach), Awana Beach, Typhena Harbour and Whangapoua Estuary.

The management issues, relevant to lot coverage, for Land Unit 5 include the erosion effects from site establishment and providing roading access; and the impact of new subdivision and housing on prominently visible and sensitive landforms. The management objective identifies the need for design controls on development impacts on natural the landscape and the need for design criteria for the enhancement of bush edge environments to be in sympathy with the landscape character.

The management issues and objectives are supported within the Plan in Objective 6.5.3.1, which recognises the need “*to provide for a range of compatible land use activities which benefit from the productive potential, aspect, location and rural character of the land unit*”. Specifically Policy A states that this will be achieved through “*imposing controls on the density, scale, form and location of buildings*”.

Land Unit 6 – Steep pastured slopes is characterised by broad ridges, easy slopes and pastured / wooded rural settlement patterns. The Plan categorises mid slopes and terraces within this land unit. Most of the land unit is comprised of grazed pastureland close to the coast. Land Unit 6 is located extensively over the eastern end of the Waiheke Island and on ridge leading out to Thompsons Point. On Great Barrier Island it is mainly located around the headland between Awana Bay and Kaitoke Creek and from Mabeys Road to Waikaro Point at Whangapou.

The management issues, relevant to lot coverage, for Land Unit 6 recognise the need to control land use activities to minimise the impacts of erosion, wetland and water systems and the physical disturbance to the landscape. The relevant management objective recognises the need to protect and repair the existing landscape elements. The management issues and objectives are supported within the Plan in Objective 6.6.3.1, which recognises the need “*to ensure that management of this land unit recognises and accords with the intrinsic sensitivity and high amenity value of the land*”.

Land Unit 8 – Regenerating slopes contain extensive regenerating areas of varying slope with vegetation comprising predominantly of manuka and kanuka. This is the most extensive land unit in the Outer Gulf Islands and includes significant areas of the Inner Gulf Islands. Land Unit 8 is located extensively over Great Barrier Island. It is also found around Awa Awaroa Bay, Roacky Bay (Whakanewha Regional Park) and along Man o War Bay Road.

The management issues for Land Unit 8 recognise the need to maintain the visual and rural coastal amenity values while minimising detrimental impacts on the environment caused by erosion, rural farming practices and the modification of the physical environment. Much of the land, on Great Barrier Island, is under the ownership of the Department of Conservation and Iwi. The relevant management objective also recognises the need to protect and repair the existing landscape elements.

The management issues and objectives are supported within the Plan in Objective 6.8.3.1, which recognises the need *“to provide for a range of small scale land use activities, consistent with the land unit’s role in the protection of the natural environment and its inherent character”*. Policy C under Objective 6.8.3.1, identifies that this will be carried out *“by protecting the visual amenity of the land unit through ... controls on the location and design of buildings”*.

For land units 5, 6 & 8 the current permitted threshold of 500m² is considered overly generous on sites less than 2000m², due to the interaction between the lot coverage control and gross dwelling area. A pro rata percentage limit on properties less than 2000m² is therefore recommended.

For lots less than 2000m² the level specified for the lot coverage provision is significantly tempered by the Gross Dwelling Area (GDA) control. The GDA is defined in the Plan as the *“total area of all floors contained within the exterior walls of any dwelling or visitor facility”* and excludes stairwells and private garaging within the exterior walls. The permitted GDA threshold, for most zones, is 10% of the habitable dwelling floor space. Therefore, the lot coverage control effectively provides a ‘top-up’ for additional ‘non-residential/non-visitor facility’ buildings (eg garaging, implement sheds, water storage tanks, green houses etc). For sites less than 2000m² the GDA is generally the more influential control (eg for a 1000m² lot the GDA provides for 100m² of residential activity as a permitted activity, while lot coverage allows 500m², a further 400m² of ‘other buildings’). Therefore, the extent of ‘other buildings’ is not considered compatible with the land unit objectives in environmentally sensitive areas.

It is noted that for sites less than 2000m², discretionary consent requirements are more likely to be triggered by the GDA (given that an average new house will be around 120m² in area or larger).

The current provisions, for the aforementioned land units in the Plan provide for coverage of “500m²”. While it is recognised that a majority of properties with Land Units 5, 6 and 8 are large, the current limit does not provide suitable coverage for smaller sites. Given the objectives and policies in the Plan and the intent to control the amount of built coverage within sensitive environments, the current provisions are not considered satisfactory. Therefore, the lot coverage has been decreased to include a ‘pro rata percentage limit for sites less than 2000m², reflecting the purpose of Land Units 5, 6 and 8.

Land Unit 11

Land Unit 11 – Traditional residential, encompasses coastal terraces adjacent to beaches and rolling moderately contoured land. The Plan identifies that the land unit has relatively little vegetation cover, moderate to intensive residential development (intensive residential development occurs in Western Waiheke SMA) and is characterised by extensive exotic vegetation over an open landscape. Land Unit 11 is only located on the inner Islands and is predominantly located at Surfdale, Oneroa, Onetangi, Ostend, Blackpool and Kennedy Point.

The management issues identified for Land Unit 11 relates to the effects of residential development from amenity, scale and intensity issues to effluent disposal and water quality.

The management objectives recognise the need to design controls on development impacts on the natural landscape and receiving environment.

The management issues and objectives are supported within the Plan in the following objectives and policies;

“Objective 6.11.3.1

To provide for residential development which maintains neighbourhood amenities and the qualities of the local environment.

Policies

A. By controlling the density of development in the land unit so as to preserve amenity and retain a predominantly open landscape.

6.11.3.2 Objective

To facilitate the establishment of non-residential activities which are compatible with a predominantly residential area.

Policies

B. By ensuring that character, intensity, use of buildings and hours of operation of all non-residential activities are compatible with the amenities and character of the surrounding residential area.

6.11.3.3 Objective

To maintain the amenity and landscape qualities of beach front locations.

6.11.3.4 Objective

To ensure that the quality of natural water bodies and potable water sources are not compromised by development.”

At present 55% of consents, which do not comply with the lot coverage provisions, are for developments requiring 15–20% lot coverage on the site (see **Appendix A** for the lot coverage consent data). The current lot coverage provisions for Land Unit 11 provide for coverage of “15% of the lot area”. Given that the Plan’s intent, through its objectives and policies, is to provide for development while minimising the environmental effects and the high number of resource consents generated by the current lot coverage control, the current provisions are not considered satisfactory. Therefore, the lot coverage baseline has been increased to 20%, reflecting the purpose of the land unit and to meet the needs of the community, given the environmental effects are considered to be minor.

Land Unit 23

Land Unit 23 – Conservation Islands, encompass a number of islands which are mostly owned by the Department of Conservation. The Plan identifies that these islands have regional and national importance.

The management issues identified for Land Unit 23 relates to the management of activities (including those existing) to ensure environmental effects are minimised and the integrity of the islands are conserved and protected. The management objectives recognise the need to control activities on the Islands that impact on the natural environment.

The management issues and objectives are supported within the Plan in Objective 6.23.3.1, “to ensure that land unit 23 is appropriately managed so that the conservation and preservation and enhancement of the natural environment occurs and that sustainable land management is facilitated in tandem with limited, appropriate visitor and recreational activities”.

The policies relating to this objective include the following;

- “A. By carefully managing and limiting visitor and recreational activities to a scale and intensity appropriate to the capacity of the islands.
- B. By carefully managing and controlling existing uses so that any alteration or expansion is appropriately assessed through Plan rules.
- D. By limiting the number, location and design of buildings in order to preserve visual amenity and character.”

The current lot coverage provisions for Land Unit 23 provide for ‘50m²’ per site. Most of the Islands within the Land Unit 23 classification are in single titles and are not permanently inhabited. Instead, they provide opportunities for tourists and day visitors, on an open or restricted basis. The Department of Conservation has advised that the current controls are too restrictive, preventing necessary environmental research and restoration structures being constructed. Therefore, the lot coverage baseline has been increased to the ‘lesser of 10% or 500m²’ as a permitted activity and the ‘lesser of 10% or 1000m²’ as a discretionary activity.

The Plan change assists the Council to control the character and amenity effects associated with lot coverage by:

- Introducing a percentage per site lot coverage control to compliment the existing square metre (m²) control for Land Units 2, 5, 6, 8, 11 and 23.

2.3.2.2 On-Site Effluent Treatment Effects

Lot coverage is restricted on properties in the Hauraki Gulf Islands, to ensure there is adequate undeveloped land to provide for on-site effluent disposal. There is no residential reticulation scheme for the communities of the Hauraki Gulf, unless privately owned and operated. Therefore any effects from effluent disposal must be internalised within property boundaries. As a result the size of built structures is restricted to provide for a septic tank and disposal field within the boundary of every property.

The Plan Change assists the Council to control onsite effluent effects by:

- Specifying the amount of lot coverage permitted on sites on a pro-rata basis for different size properties to better provide for onsite effluent disposal on smaller sites.
- Setting a threshold at which lot coverage requires a resource consent based partly on the potential for adverse environmental effects from on-site effluent.

2.3.2.3. Maintenance of Indigenous Vegetation

The Plan seeks to address the resource management issues of the Gulf Islands, of particular significance is the protection and preservation of the environment. The plan protects the existing and regenerating vegetation (land unit specific) through general vegetation clearance, lot coverage and earthworks provisions.

There is a relationship between lot coverage and indigenous vegetation clearance, as the greater the permitted level of lot coverage the greater clearance of vegetation is required to accommodate the coverage. Therefore, lot coverage is one of the tools used in the Plan to ensure that adequate land is able to be cleared to provide for a dwelling, while still maintaining part of the land with indigenous vegetation cover.

The Plan Change assists the Council to control the maintenance of indigenous vegetation clearance by:

- Implementing a percentage of lot coverage for lots less than 2000m²
- Complementing Plan Changes for earthworks and indigenous vegetation clearance.

2.3.2.4. Effects on Archaeological and Cultural Heritage Sites

The implementation of the lot coverage provisions can through the construction of dwellings and subsidiary buildings result in the disturbance or destruction of archaeological or cultural heritage sites of significance to Iwi and the public.

There is a legal requirement under Section 10 of the Historic Places Act for persons to obtain authorisation from the Historic Places Trust before an archaeological site can be lawfully destroyed, damaged or modified.³ The definition of 'archaeological site' is as follows:

"Archaeological site" means any place in New Zealand that –

- (a) Either –
 - (i) Was associated with human activity that occurred before 1900; or
 - (ii) Is the site of the wreck of any vessel where that wreck occurred before 1900; and
- (b) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand:

The Plan lists 31 scheduled archaeological and Maori heritage sites for the inner islands but none for the outer islands (refer Appendix B.3 of the Plan). A resource consent is required for works affecting a scheduled site. The Heritage Division of the Council has commenced work to identify, in conjunction with Iwi, additional sites which met the criteria for scheduling in the Plan. A Plan Change would be required to add additional items to the schedule. In the interim, the Heritage Division is preparing maps of known or suspected archaeological sites in the HGI to assist Council officers and applicants. Where a resource consent is sought for works in the vicinity of a suspected site, the applicant may be required to provide an assessment undertaken by an archaeologist.

The Plan Change assists the Council to control effects on archaeological and cultural heritage sites by:

- Requiring works to cease and the Council and Historic Places Trust to be advised where evidence of a burial site or any other archaeological feature is exposed during the construction of any building platform (refer to Plan Change 24 – Earthworks) or buildings.

³ Section 10(1) of the Historic Places Act states as follows:

"Except pursuant to an authority granted under section 14 of this Act, it shall not be lawful for any person to destroy, damage, or modify, or cause to be destroyed, damaged, or modified, the whole or any part of any archaeological site, knowing or having reasonable cause to suspect that it is an archaeological site."

2.4 Whether the Proposed Rules are the Most Appropriate Means of Exercising that Function

2.4.1 Introduction

The Council is required to have regard to other means which may be used in achieving the purpose of the Act. This includes non-statutory means such as the provision of information, services, or incentives, and the levying of charges (including rates).

The following alternative means are considered under headings below:

- Retain existing rules;
- Require consent for all lot coverage in the HGI;
- Provide additional advice / information;
- Increase enforcement;
- Do nothing;
- Introduce a modified Plan Change with a higher threshold for requiring resource consents;
- Preferred option.

2.4.2 Retain Existing Rules

One alternative would be to retain the existing rules in Part 6B and Part 6C which require a resource consent when the lot coverage amount exceeds the following thresholds:

- nil – Land Units 1 & 4 (consent is required for all buildings)
- 50m² – Land Units 23
- 250m² – Land Units 7
- 500m² – Land Units 5, 6 & 8
- 10% of lot area – Land Units 17, 18, 19 & 24
- 15% of lot area – Land Units 11 & 12
- 30% of lot area – Land Units 16
- 40% of lot area – Land Units 13
- 50% of lot area – Land Units 15
- lesser of 2.5% or 500m² – Land Units 21
- lesser of 10% or 250m² – Land Unit 9
- lesser of 10% or 500m² – Land Unit 20 & 22
- lesser of 20% or 250m² – Land Unit 2 & 3
- lesser of 20% or 500m² – Land Unit 10
- reference to specific land unit rules – Land Units 14 & 25

Parts 6B and 6C list three consent categories for lot coverage – permitted, non-notified discretionary, and discretionary. The non-notified discretionary category is not a true 'restricted discretionary activity' in terms of Section 94(1A) of the RMA as the Plan does not restrict the exercise of the Council's discretion. Part 6E of the Plan sets out general assessment criteria for discretionary activities (including those which are non-notified).

Under Part 7 of the Plan, a controlled activity consent is required where it is proposed to undertake lot coverage in any of the eight policy areas identified in the Plan (Typhena, Medlands, Claris, Port Fitzroy, Oneroa, Onetangi, Okahuiti-Ostend-Tahi, Rangihoua Park).

Part 11 – Definitions, excludes the following structures/activities from the existing lot coverage controls:

- pergolas;
- underground carparking and landscaping above;
- earthen terracing with landscaping above of sufficient depth to allow drainage;

- satellite dishes.

When accompanied by advice, education, compliance checking and monitoring, the existing rules can be relatively effective at controlling the adverse effects of lot coverage. However with some modification the existing rules can be made more effective by setting consent thresholds at a level which is more precisely linked to the potential for significant adverse effects, while still providing for social and economic benefits for the Gulf communities.

Efficiencies will also result from the introduction of a restricted discretionary consent category and related assessment criteria. This means that the Council's assessment of a resource consent application must be confined to the effects specifically listed in the Plan and not broadened to include the general effects of the development in its entirety. Subject to Section 94(5)⁴ of the Resource Management Act, restricted discretionary activities will also be dealt with on a non-notified basis and without the need to obtain written consent of affected parties. The non-notified process enables quicker processing, more focussed assessment of effects, reduced resource consent costs, and eliminates the possibility of third party appeals to the Environment Court.

2.4.3 Require Consent for all Lot Coverage in the HGI

A further alternative would be to introduce a Plan Change setting more restrictive controls so that resource consents would be required for all lot coverage activities in the HGI. This would enable the Council to assess all lot coverage proposals and set site specific conditions relating to such matters as landscaping and amenity control measures, as well as on-site effluent disposal. However, such a restrictive approach has significant cost and resourcing issues, and is not justified in terms of the Council's function of controlling adverse effects.

2.4.4 Provide Additional Advice / Education

Advice and education is most effective as a complementary provision to statutory means which require certain actions to be taken and include means of enforcement. The effectiveness of advice and education also depends on the quality of the information, the method of delivery, who it is provided to, and the willingness and ability of people to act on the information.

The Council is working to improve the quality of advice and information available to staff and external parties involved in the HGI. Initiatives include:

- encouraging on site meetings between Council enforcement officers and developers prior to commencement of developments involving lot coverage issues;
- information produced by the Council setting out lot coverage controls.

2.4.5 Increase Enforcement

This option involves increased monitoring and enforcement of lot coverage in the Gulf to ensure that lot coverage assessment is undertaken in accordance with resource consent conditions and District Plan requirements. Resource consents are issued subject to a range of conditions, which are designed to mitigate adverse effects. For a lot coverage consent, conditions are likely to cover such matters as building location, colour scheme, subsidiary building location, effluent disposal area, vegetation removal and reinstatement/amenity and planting. Monitoring and enforcement is needed to ensure that these conditions are complied with. For instance, it is essential to ensure that any change to building location, to

⁴ Under Section 94(5), if the Council considers that special circumstances exist it may require an application to be publicly notified even if the Plan expressly provides that it need not be so notified.

protect existing vegetation, is carried out. Without site visits by compliance officers there is a likelihood that vegetation to be protected from on-site development may be neglected in the midst of a busy development operation. This is particularly the case if the contractor has not properly understood the requirements and budgeted for them accordingly.

Monitoring and enforcement is an extension of the Council's advice and information role.

In order to achieve good environmental outcomes the Council needs to ensure adequate resourcing of its monitoring and enforcement activities on the Island. There are currently two compliance officers on Waiheke Island and one on Great Barrier Island. In addition to RMA compliance work, the compliance officer on Great Barrier Island also functions as a building inspector and has recently taken over the task of rural fire officer. The Council is seeking to employ a Planner on GBI, and their responsibilities would also include compliance work.

2.4.6 Modified Version of the Proposed Plan Change

Another alternative would be to increase the lot coverage threshold to include an impermeable surface limit within the lot coverage provisions and introduce separate thresholds for land units on the Inner and Outer Gulf Islands. This method would ensure that the thresholds were more specific to the characteristics of the Inner and Outer Gulf Islands landscapes. In addition to island specific rules, the introduction of an impermeable surfacing control would ensure landowners took into account the environmental effects from all impermeable surfaces e.g. stormwater run-off.

However, this approach would lead to greater segregation of the Gulf Islands communities; and greater lot coverage, which may impact on the Plan's ability to limit human activity effects on the natural environment through indigenous vegetation clearance rules etc. This approach could be inconsistent with the requirements of the Hauraki Gulf Marine Park Act 2000.

2.4.7 Do Nothing

Section 32 requires consideration of the 'take no action' or 'do nothing' option. 'Take no action' means that the Council would have no methods, either in the Plan or outside it, to address the issues associated with lot coverage. A Plan Change would be required to remove the existing controls from the Plan.

Under this option, lot coverage of any scale would be a permitted activity in the District Plan with no limitations or assessment criteria to control effects such as location of structures or visual impacts. This approach would be inconsistent with the requirements of the Hauraki Gulf Marine Park Act 2000.

2.4.8 Preferred Option

The preferred option is the Proposed Plan Change as it is more likely to address the concerns of the Auditor General's report⁵ and ensure the objectives, policies and rules are more in accord with each other than at present.

2.5 Reasons For and Against, Evaluation of Benefits and Costs

This section will consider the benefits and costs of the proposed rules, the principal alternative means, or of taking no action. The principal alternative means are considered to be maintaining the status quo, or adopting a modified Plan Change with a higher threshold for requiring resource consents.

⁵ See section 1.1 of this report.

2.5.1 The Proposed Rules

Benefits

- 1 The proposed rules will be more aligned with the objectives and policies and more accurately address the associated environmental, social and economic effects identified in the Plan.
- 2 The rules will ensure lot coverage on sites less than 2000m² is allocated on a pro rata basis (%), limiting coverage to be more in keeping with the site size.
- 3 The rules will provide for greater lot coverage for traditional residential land, to better align the social expectations of the Gulf community and the objective and policies of the land unit to the permitted percentage of lot coverage.
- 4 Provides for greater lot coverage in conservation land, to better provide for the needs of the public and structures required to administer conservation lands.

Costs

- 1 The costs incurred by the Council in undertaking the Plan Change procedure.
- 2 The costs incurred by those who choose to lodge submissions or appeals to the Plan Change.
- 3 The inconvenience associated with having two sets of rules to administer and comply with during the transition phase.
- 4 The financial and time costs incurred by applicants seeking resource consent for lot coverage which would have permitted greater coverage as of right under the existing controls in Land Units 2, 5, 6 and 8.

2.5.2 The Status Quo

Benefits

- 1 Staff, developers, contractors, and consultants have some familiarity with the existing controls.
- 2 Avoids the costs associated with the Plan Change process.

Costs

- 1 The threshold for lot coverage of smaller lots is more permissive than that for larger lots. Therefore, it is not based on the potential adverse effects that may result i.e. land scope and amenity issues, increased clearance, limited effluent disposal area and loss of 'village' character.
- 2 The current discretionary category for lot coverage can lead to increased costs and uncertainty for applicants due to the potential for notification and the need to assess the effects of the activity (such as construction of a dwelling) as a whole not just the effects associated with the lot coverage infringement.

2.5.3 Modified Version of Proposed Plan Change

This alternative would involve modifying the Proposed Plan Change by increasing the lot coverage threshold and introduce an impermeable surface limit within the lot coverage provisions.

Benefits

- 1 When compared with the Proposed Plan Change, the higher threshold would mean that greater lot coverage could be undertaken as a permitted activity, thus avoiding the costs and time delays which occur for applicant through the resource consent process.
- 2 The inclusion of an impermeable surface component within the lot coverage provision would ensure stormwater runoff issues could be better addressed.
- 3 Introduces a non-notified restricted discretionary activity category for lot coverage which would currently require a discretionary or non-complying resource consent. This reduces processing costs and gives greater certainty to the applicant.

Costs

- 1 When compared with the proposed Plan Change, the higher threshold would mean that more lot coverage could be undertaken as a permitted activity, and for those activities the Council would not have the opportunity to assess effects and set specific conditions such as a requirement for the Council to approve the location of a buildings in relation to existing vegetation.
- 2 When compared with the proposed Plan Change, higher thresholds would mean that there is increased need for the Council to monitor permitted activities to ensure compliance. This would need to occur on a non-cost recoverable basis.
- 3 The costs incurred by the Council in undertaking the Plan Change.
- 4 The costs incurred by those who choose to lodge submissions or appeals to the Plan Change.
- 5 The inconvenience of having two sets of rules to administer and comply with during the transition phase.
- 6 The introduction of a restricted discretionary category removes the opportunity for public involvement which currently exists for discretionary and non-complying activities.

2.5.4 Taking No Action

Benefits

- 1 Avoids the situation where consents are required from both the Council and the ARC for lot coverage on a site.
- 2 As resource consents from the Council would not be required, there would be reduced compliance costs and time delays for persons seeking to develop a property in relation to lot coverage provisions.
- 3 Reduced costs to the Council in undertaking monitoring and enforcement in association with lot coverage activities. However the Council may still need to undertake enforcement under Section 17 of the RMA which deals with the duty of persons to avoid, remedy or mitigate adverse effects whether or not the activity is in accordance with a rule in the Plan.

Costs

- 1 It is unlikely to achieve good environmental outcomes for sites with larger scale developments. It does not seek to control visual effects, effluent disposal effects, or

associated vegetation clearance effects. It also does not assess the activity in the context of the District Plan objectives and policies.

- 2 The costs incurred by the Council in undertaking a Plan Change to remove the existing controls from the Plan.
- 3 The costs incurred by those who choose to lodge submissions or appeals to the Plan Change.
- 4 This approach would not be consistent with the Hauraki Gulf Marine Park Act 2000.

2.6 Whether the Proposed Rules have the Purpose of Achieving the Objectives and Policies of the Plan

The relevant objectives and policies of the Plan relating to Strategic Management Areas are attached as **Appendix B**. Those relating to land units are attached as **Appendix C**. The proposed rules have the purpose of achieving the existing objectives and policies (Refer to 2.3.2.1, 2.3.2.2, 2.3.2.3 & 2.3.2.4) and no changes to these are proposed as part of the Plan Change.

2.7 Consultation

This section lists consultation undertaken to date during the formulation of this Plan Change. The discussions had with the differing parties are also detailed and the outcome of those discussions i.e whether the suggestions were included in the Plan Change and if not, why not.

Comments received from Council Officers

Comments have been received from Richard Osborne, Senior Planner at Waiheke Service Centre. The main concern raised was the increased lot coverage in Land Unit 11 the potential effects that may have for on-site disposal problems of wastewater and stormwater run-off.

A review of the current level of lot coverage for twelve randomly chosen areas, on both Waiheke Island and Great Barrier Island, has been conducted. Of the twelve areas, four were located on Great Barrier Island and eight on Waiheke Island. Six of the eight areas on Waiheke Island were scattered over Land Unit 11 and 12 zoned properties and two were on Land Unit 22 areas. The results showed that lot coverage varied for the Waiheke Island sites, from 4.55 to 12.30% of all properties (zoned Land Unit 11 or 11&12).

Therefore, the results showed that generally existing development was well under the lot coverage provisions for Land Unit 11. It appeared that adequate space was provided for on-site effluent/wastewater disposal. For detailed results refer to **Appendix D**.

The issue of stormwater run off was considered as a separate issue, as it generally related to runoff from driveways, turnaround areas and courtyards. It is likely that these areas are not collected into any on-site effluent/wastewater treatment area. Therefore, it was identified that this issue was outside the scope of the lot coverage review. However, this issue has been identified in the earthworks plan change, as most adverse effects are created by stormwater run-off once topsoil has been removed from a site and in relation to driveways. In addition to the earthworks plan change stormwater run-off is also identified in the proposed Code of Islands Development and Subdivision. However, it is recognised that

monitoring of the rules and the effects caused by the proposed plan change are essential to ensure no significant adverse effects are created by the proposed changes.

Comments from Community Board Representatives

Waiheke Community Board

Meetings were held with the Waiheke Island Community Board on 5 April 2002 and again on the 8 of May 2002. The main concerns of the Board were that the permanent surfacing of driveways be encouraged and that percentage based rules would ensure the amount of lot coverage permitted per property would more fairly provide for lots of differing sizes. However, overall the board felt that compared with the proposed changes to the subdivision and earthworks controls, lot coverage was not as significant an issue.

The inclusion of impermeable surfacing within the lot coverage provisions has not been suggested in the proposed Plan Change, as the Plan controls the amount of 'roofed' area. Therefore if impermeable surfacing was introduced into the equation, the lot coverage limit would need to be significantly increased to accommodate paved driveway, turnaround areas and courtyards. To limit the adverse effects of stormwater on the coastal environment, it is considered that permeable surfacing should be encouraged, to provide an all weather surface but enable water generated on sites to be disposed of on the site.

Great Barrier Community Board

Meetings were also held with the Great Barrier Community on 27 March 2002 and 15 May 2002. Comments generally acknowledged that the existing provisions did not appear to be creating too many problems on Great Barrier Island. There was also an acceptance that a percentage-based limit was the best approach to limit the amount of lot coverage.

Other Government Departments

The Department of Conservation contacted the Council, via written correspondence, on 22 August 2000 acknowledging that the current lot coverage provisions for Land Unit 23 – Conservation Islands was too restrictive and hindering the day to day management of the Islands. The Department of Conservation was also consulted over the proposed Plan Change.

Further concerns were raised over the need to ensure that buildings and activities in accordance with a management plan under the Conservation Act 1987 or the Reserves Act 1977 should be considered permitted activities. These concerns have been addressed in the Plan change and it is hoped that the proposed plan change will enable the Department of Conservation to better carry out their functions of managing the Islands.

The Ministry for the Environment has acknowledged the receipt of the plan changes but have refrained from commenting on the changes until a Section 32 report can be forwarded for their review. It is likely that the Ministry will address any concerns through a submission.

To date Council has not received comments from the Auckland Regional Council, though comments have been sought on several occasions.

3.0 HAURAKI GULF MARITIME PARK ACT 2000

In accordance with the requirements of Section 9(3) of the Hauraki Gulf Maritime Park Act, the Council must ensure that:

“... any part of a district plan that applies to the Hauraki Gulf, its islands, and catchments, does not conflict with sections 7 and 8 of this Act.”

Sections 7 and 8 are attached at **Appendix E**. Section 7 recognises the national significance of the Hauraki Gulf and Section 8 provides management direction for the Gulf. Section 10 of the Act requires that Sections 7 and 8 be treated as a New Zealand coastal policy statement under the RMA.

The proposed rules, which seek to avoid, remedy or mitigate the adverse effects from lot coverage, are not in conflict with Sections 7 or 9 of the Hauraki Gulf Maritime Park Act.

4.0 NEW ZEALAND COASTAL POLICY STATEMENT 1994

The New Zealand Coastal Policy Statement 1994 (NZCPS) sets out policies to achieve the purpose of the RMA in relation to the coastal environment. It identifies national priorities for the preservation of the natural character of the coastal environment including protection from inappropriate use, subdivision, use and development. The following policies are considered to be of particular relevance to this Plan Change:

Policy 3.2.2

Adverse effects of subdivision, use or development in the coastal environment should as far as practicable be avoided. Where complete avoidance is not practicable, the adverse effects should be mitigated and provision made for remedying those effects, to the extent practicable.

Policy 3.2.7

Policy statements and plans should identify any practicable ways whereby the quality of water in the coastal environment can be improved by altered land management practices, and should encourage the adoption of those practices.

The proposed rules are in keeping with these policies. In particular, the rules emphasise the need for altered land management practices, in the form of lot coverage control measures, which are compatible with improving the quality of coastal waters.

5.0 REGIONAL PLANNING DOCUMENTS

Section 75(2) of the RMA states that a District Plan must not:

- (a) Be inconsistent with any national policy statement or New Zealand coastal policy statement; or
- (b) Be inconsistent with any water conservation order; or
- (c) Be inconsistent with—
 - (i) The regional policy statement; or
 - (ii) Any regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part IV.

5.1 Regional Policy Statement (Operative 31 August 1999)

The Regional Policy Statement (RPS) provides an overview of the resource management issues of the Auckland region, and policies and methods to achieve integrated management of the natural and physical resources of the region.

The RPS maps (Map 2, Sheet 2) identify 'significant natural heritage areas and landscape quality' on or around the Hauraki Gulf Islands as follows:

- areas of landscape quality 5 (regionally significant) and 6 (outstanding) on Waiheke Island;
- coastal and marine ecosystems described as Hauraki Gulf and Islands, and Frenchmans Cap;
- area with multiple values at the The Noises, Rangitoto Island, Motukorea, Awaawaroa Bay and Te Matuku Bay (Waiheke), and Ponui Island.

The significant natural heritage areas and values are further described in Appendix B to the RPS.

The RPS maps (Map 3, Sheet 2) identify areas of significant landscape sensitivity. Such areas are identified on Waiheke, particularly in the central part of the Island.

The RPS maps identify areas where water quality is susceptible to degradation (Map 5, Sheet 1) and areas of high ecological value susceptible to degradation (Map 5, Sheet 3). Such areas require greater emphasis for the avoidance and mitigation of adverse effects to water quality. Some areas are identified around Great Barrier, Little Barrier, Rakitu, Mokohinau, Waiheke, and Rangitoto.

The relevant sections of the RPS are detailed in the following paragraphs. Of particular relevance are the following policies in 6.4.19 relating to the landscape:

1. Subdivision, use and development of land and related natural and physical resources shall be controlled so that in areas identified in Map Series 2 and 3:
 - (i) the quality of outstanding landscapes (landscape rating 6 and 7) is protected by avoiding adverse effects on the character, aesthetic value and integrity of the landscape unit as a whole;
 - (ii) outstanding landscapes with a sensitivity rating of 6 or 7 are protected by avoiding subdivision, use and development which cannot be visually accommodated within the landscape without adversely affecting the character, aesthetic value and integrity of the landscape unit as a whole;
 - (iii) the quality of regionally significant landscapes (landscape rating 5) is protected by avoiding adverse effects on the elements, features and patterns which contribute to the quality of the landscape unit;
 - (iv) regionally significant landscapes with a sensitivity rating of 5 are protected by ensuring that any subdivision, use and development can be visually accommodated within the landscape without adversely affecting the elements, features and patterns which contribute to the quality of the landscape unit.
2. In those rural areas not rated as being outstanding or regionally significant landscapes and in urban areas, the elements, features and patterns which contribute to the character and quality of the landscape and to its amenity value, or which help to accommodate the visual effects of subdivision, use and development, shall be protected by avoiding, remedying, or mitigating any adverse effects on them.

The Plan Change is in keeping with the following policy 7.4.10 relating to subdivision, use and development of the coastal environment:

- 1 The diverse range of values of the coastal environment shall be recognised and the need to enable people and communities to provide for their social, economic

and cultural wellbeing shall be provided for in appropriate areas of the coastal environment.

- 2 In assessing the appropriateness of subdivision, use and development in the coastal environment particular regard shall be had to the following matters:
 - (i) natural character is preserved and protected in accordance with Policies 7.4.4-1(i), (ii) and (iii), and 7.4.4-2;
 - ...
 - (iii) amenity values are maintained or enhanced as far as practicable;
 - ...
 - (vi) efficient use is made of the natural and physical resources of the coastal environment;
 - (vii) activities are of a scale, design and location that maintain and enhance landscape values in the area, including seascapes and landforms;
 - (viii) there are no significant adverse effects of activities on the CMA, or on adjacent land, including effects across the MHWS boundary;
 - (xi) provision is made for adequate utility services (including disposal of waste);
- 7 Areas which derive their particular character and amenity value from the predominance of built structures, modifications or activities shall be recognised and where appropriate, their values maintained or enhanced.

The Plan Change is in keeping with the following policy 8.4.7(3) relating to stormwater and sediment discharge:

- 3 All land disturbance activities which may result in elevated levels of sediment discharge shall be carried out so that the adverse effects of such discharges are avoided, remedied, or mitigated.

The proposed rules are not incompatible with the RPS.

5.2 Proposed Regional Plan: Coastal (September 1999)

The purpose of the Proposed Regional Plan: Coastal ('Coastal Plan') is to provide a framework to promote the integrated and sustainable management of Auckland's coastal environment. The Plan contains a number of broadly relevant objectives and policies relating to protecting the coastal environment from inappropriate subdivision, use and development and from the adverse effects of other activities on adjoining land.

The Coastal Plan defines areas that are of regional, national or international significance due to their ecological, landform or geological values as coastal protection areas. The purpose of coastal protection areas is to give effect to the requirements of Sections 6(a), (b) and (c) of the RMA. The planning maps identify coastal protection areas around the following islands within the Hauraki Gulf: parts of The Noises, Motutapu, Motukorea, Motuihe, Waiheke and offshore islands, Great Barrier; all of Rangitoto, Little Barrier, Mokohinau Islands, Rakitu. (see Maps 20, 32, 40-47, and Schedule 3)

The planning maps also identify outstanding (very highest value) or regionally significant (highly valued) landscapes along the coastlines of various of the Hauraki Gulf Islands. Outstanding landscapes are identified along the entire coastlines of Rangitoto, Motutapu, Motuihe, Motukorea, Mokohinau, Little Barrier Island and Rakitu. Parts of the coastline of Waiheke are identified as either regional or outstanding. Almost all of the coastline of Great Barrier Island is identified as either regional or outstanding.

The Plan Change is not inconsistent with the Coastal Plan. The emphasis in the Plan Change on lot coverage controls is in keeping with objectives and policies in the Coastal Plan relating to maintaining or improving water quality by limiting the amount of built structures on most properties. In keeping with the landscape values identified in the Coastal Plan, the Plan Change has also taken into account the potential adverse visual effects of built structures on the coastal landscapes of the Hauraki Gulf Islands.

5.3 Proposed Regional Plan: Air, Land and Water 2001

Chapter 5 of the Regional Plan: Air, Land and Water ('Air, Land and Water Plan') addresses discharges to land or water. The following objective and policies under the heading Rural Activities, Land Management are of relevance:

Objective

5.3.1.2

To encourage land management practices that minimise the discharge of sediment, maintain and enhance the productive potential of soil, and minimise soil loss and degradation."

Policies

5.4.21

The discharge of sediment shall be avoided where it will result in more than a minor adverse effect on the values of any Natural Lakes, Natural Streams and Wetlands Management Areas.

5.4.22

Land disturbing and cultivation activities shall avoid, remedy or mitigate adverse effects from the generation and discharge of sediment. In assessing the effects on the environment, regard shall be had to appropriate sediment control measures specified in the Franklin Sustainability Project Guidelines, Doing it Right (2000).

Chapter 7 of the Air, Land and Water Plan contains provisions relating to the ARC's management of the beds of lakes, rivers and streams in the Auckland Region. Rules 7.5.31 to 7.5.47 apply to the disturbance of the bed of a perennial river or stream and identifies those activities which require a resource consent.

The Air, Land and Water Plan identifies some 'Natural Stream Management Areas' on Motutapu Island, Waiheke Island, Ponui Island, and Great Barrier Island. 'Wetlands Management Areas' are also identified at three locations on Waiheke Island, one location on Ponui Island and at thirteen locations on Great Barrier Island. (See Maps Series 1 – Maps 25, 26, 27, 32, 50, 51, 52, 53 and 54; Schedule 1.)

The proposed rules are not inconsistent with the Air, Land and Water Plan in relation to any matter of regional significance or for which the ARC has primary responsibility under Part IV.

6.0 CONSERVATION MANAGEMENT STRATEGY (DOC)

Section 74(2)(b) of the RMA requires that the Council, when changing a District Plan, have regard to management plans and strategies prepared under other Acts. The Conservation Management Strategy for Auckland 1995-2001 was prepared by the Department of Conservation under the Conservation Act 1987. It provides a strategy for achieving the desired outcomes for the Auckland Conservancy for the next ten years.

Places in the Auckland Conservancy administered by the DOC are referred to in the Strategy as 'key areas'. In the HGI, key areas are: Mokohinau Islands, Little Barrier Island (Hauturu), Great Barrier Island (Aotea), Rangitoto Island, Motutapu Island, Browns Island (Motukorea), Motuihe Island, Stony Batter / Te Matuku Bay (on Waiheke Island). In the HGI Plan, with the exception of the DOC holdings on Great Barrier Island, and Waiheke Island, a Land Unit 23 classification (Conservation Islands) is applied to these areas.

Volume II of the Strategy includes maps which identify sites of natural significance; and sites of outstanding and regionally significant landscape value, and significant recreation / tourism value. Landscapes of outstanding value in terms of Section 6(b) of the RMA are identified throughout most of Great Barrier Island; parts of the coastline of Waiheke Island; parts of the Mokohinau Islands; all of Little Barrier Island, Rakitu Island, Rangitoto, Motutapu, Motukorea, Motuihe and The Noises. Landscapes of regional significance are identified on the remainder of Great Barrier Island and the Mokohinau Islands; the central part of Waiheke Island and along some Waiheke coastlines; and all of Ponui Island.

The Strategy includes a section (p219) on DOC's functions in relation to statutory planning with the RMA being identified as the main focus of statutory planning in the Auckland Conservancy. Objective 42.0.1 states as follows:

Improve the provisions for the protection of natural and historic resources through the Resource Management Act planning processes as a matter of priority, and through the provisions of other Acts as opportunities arise.

The Plan Change is in accordance with this objective.

7.0 CONCLUSIONS

A Plan Change has been prepared to amend the existing lot coverage rules contained within the HGI Plan. This report has undertaken an assessment as required under Section 32 of the rules contained in the Plan Change. The following conclusions are reached:

- The proposed rules contained within the Plan Change are necessary in achieving the purpose of the RMA;
- The proposed rules assist the Council to carry out its function of control of the actual or potential effects of lot coverage;
- Having regard to other means which may be used, the proposed rules are the most appropriate means of exercising that function;
- The proposed rules have the purpose of achieving the objectives and policies of the Plan;
- The proposed rules are in keeping with national and regional planning documents.

CONSULTATION TO DATE

This section lists consultation undertaken to date during the formulation of this Plan Change.

Auckland City Staff

- Waiheke Island staff – Richard Osborne, Senior Planner
- Great Barrier staff –, Bruce McNee, Compliance Officer (no longer employed by the Council)
- Auckland City Environment staff – Michelle Hewitt, Team Coordinator Planning, Professional & Technical Services
- City Planning – Andrea Julian, Ecologist, Heritage Division.

Auckland City Community Boards

- Waiheke Island Community Board
- Great Barrier Island Community Board

Government Departments

Auckland Regional Council – Proposal forwarded to Hugh Jarvis, no reply to date

Department of Conservation – Debbie Wingate, Planner

Ministry for the Environment – Micheal Wood, Planner

External Consultants

- Brian Handyside, Erosion Consultant
- Les Simmons, Planning and Resource Management Consultants
- Peter Hall, Haines Planning

APPENDIX A: LOT COVERAGE – RESOURCE CONSENT DATA

1.0 Introduction

- 1.1 The following report was compiled to assist with the review of provisions of the Auckland City District Plan - Hauraki Gulf Islands Section 1996 (the Plan) provisions, specifically lot coverage.
- 1.2 Resource consents processed by the Council from 1 January 2000 to 7 November 2001 were reviewed for information relating to lot coverage on the following issues;
 - the number of consents that did not comply with the lot coverage rules,
 - what land unit the non-complying development was in,
 - the degree to which the development did not comply with the rules,
 - what the development was for.
- 1.3 The following report assesses the data collected and relates it back to the rules in the Plan to provide some base data for lot coverage plan change.

2.0 Background Information

- 2.1 Resource consents from 1 January 2000 to 31 January 2002 (review period) were reviewed to collect background data for the rolling review of the lot coverage, indigenous vegetation clearance, subdivision and earthwork provisions. However, data relevant to the lot coverage review was collected for the 22 months from 1 January 2000 to 7 November 2001.
- 2.2 During the review period Auckland City Environments processed 768 resource consents relating to the Hauraki Gulf Islands. Of the 768 resource consent applications assessed, 586 resource consent files reviewed contained information useful for the Plan Change assessment. 182 resource consent files were disregarded for the following reasons,
 - 60 files were in use by Council Staff,
 - 47 applications were on hold,
 - 28 files did not contain any information relating to the consent,
 - 22 resource consents had been withdrawn, and
 - 25 were cancelled.
- 2.3 Of the 586 resource consents, 512 related to Waiheke Island - of which 500 were processed on a non-notified basis (only 4 were notified), 8 consents were processed on a non-notified basis for Rakino Island. A further 4 consents were received for Inner Gulf Islands, other than Waiheke Island, and 70 consents related to Great Barrier Island.
- 2.4 Table 1 details the number of resource consents processed for each land unit during the review period. The frequency of consents per land unit is given as an overall percentage of the total consents applied for.

TABLE 1 – TOTAL NUMBER OF RESOURCE CONSENTS PROCESSED PER LAND UNIT ⁶		
Land Unit	No. Consents relating to LU	Percentage of total consents applied for in each LU (%)
LU 2	13	1.44
LU 3	13	1.44
LU 4	5	0.55
LU 5	123	13.64
LU 6	9	1.00
LU 8	43	4.77
LU 9	3	0.33
LU 10	15	1.66
LU 11	114	12.64
LU 12	309	34.26
LU 13	14	1.55
LU 14	5	0.55
LU 15	7	0.78
LU 17	3	0.33
LU 18	2	0.22
LU 19	3	0.33
LU 20	16	1.77
LU 21	9	1.00
LU 22	29	3.22
Not Specified	167	18.50
TOTAL	902	100

2.5 Table 1 identifies that development occurs the greatest in ;

- LU12- Bush residential (34.26%),
- LU5- Foothills and lower slopes (13.64%),
- LU11- Traditional residential (12.64%), and
- LU8- Regenerating slopes (4.77%).

LU11 and 12 are only located on Inner Gulf Islands and do not occur on Outer Gulf Islands (Great or Little Barrier Islands). Whereas LU5 and 8 are located on both the Inner and Outer Gulf Islands.

2.6 It is also identified that the land unit for a large percentage (18.50%) of resource consents was not specified.

2.7 The total amount of money paid to Council for resource consent processing in the Gulf Islands (over the study period) was \$490,966. Resource consent processing fees charged by Council ranged from \$12,310 to a refund of \$139.00. The average cost charged to process a resource consent was \$903.00, while the median cost was \$664.00.

⁶ The total number of resources consents applied for in each land unit is greater than the number of resource consents lodged with the Council during the study period as some resource consent applications encompassed several land units and were therefore counted as being an application in every land unit identified.

3.0 Assessment of Lot coverage Data

- 3.1 In accordance with the HGIDP, the lot coverage restricts the building coverage on any given lot to limit the scale and intensity of development. The limits set are to help maintain the character and visual amenity of an area, maintain adequate area for on-site effluent disposal as well as ensure permeable surfaces remain to mitigate against the negative environmental impacts from stormwater disposal.
- 3.2 Lot Coverage is defined in the HGIDP as being;
“that portion of a lot which is covered by buildings or parts of buildings including overhanging or cantilevered parts of buildings (including any part of the eaves and /or spouting or bay windows projecting more than 1m measured horizontally, from the exterior wall)”.
- Lot coverage does not include pergolas, underground carparking with landscaping above, earthen terracing with landscaping above of sufficient depth to allow drainage or satellite dishes.
- 3.3 The total number of consents reviewed (see Table 2) requiring consent for lot coverage was 118, which represents 20% of all resource consents considered relevant for this assessment.
- 3.4 Table 2 identifies the number of consents applied for per land unit, either the percentage (%) or square metre (m²) over the permitted lot coverage for each site. The majority of lot coverage consents (54.7%) are generated for developments 15-20% greater than that permitted. A further 20% of lot coverage consents were generated for developments 20-25% greater than that permitted.
- 3.5 Land Unit 11 – Traditional residential (44%) and Land Unit 12 – Bush residential (42%), on Waiheke Island, generated the greatest number of consents for lot coverage non-compliance.
- 3.6 Table 3 identifies the types of activities that required lot coverage consent application. 64% of consent applications were for the construction of subsidiary buildings associated to a main dwelling or buildings. A further 28% are associated with the construction of a dwelling / building. Therefore, a majority of primary dwellings / buildings comply with the current rules.

TABLE 2 - NUMBER OF LOT COVERAGE RESOURCE CONSENTS APPLIED FOR PER LAND UNIT (%/M ²)																			
LU	Lot Coverage (%)							Lot Coverage (m ²)*											
	0-5	5-10	10-15	15-20	20-25	25-30	Sub total	0-100	100-200	200-300	300-400	400-500	500-600	600-700	700-800	800-900	900-1000	Sub total	Total
1																		-	
2														1			1	2	2
3								1										1	1
4								1										1	1
5												1						1	1
6								1						1			1	3	3
7																		-	-
8													1					1	1
9																		-	-
10														1			1	2	2
11				34	17	1	52											-	52
12			10	30	7	3	50											-	50
13	1						1											-	1
14																		-	-
15																		-	-
16																		-	-
17																		-	-
18																		-	-
19																		-	-
20								1	1				1					3	3
21											1							1	1
22																		-	-
Total	1	-	10	64	24	4	103	4	1	-	1	1	2	3	-	-	3	15	118

* Note that several consents had developments across several land unit boundaries, therefore the lot coverage was recorded against each land unit.

TABLE 3 – ACTIVITES REQUIRING LOT COVERAGE CONSENTS ⁵		
No. Consents	%	Activity
37	28.7	construction of dwelling / buildings (including visitor facilities)
83	64.3	construction of subsidiary buildings associated to the main dwelling / or buildings / activity (i.e. parking platforms, garages, additions and alterations)
5	3.9	removal of old buildings – replaced with new buildings
4	3.1	miscellaneous (i.e. unspecified reasons, variation to consent)
129	100	

⁵ The total number of resources consents applied for in each land unit is greater than the number of resource consents lodged with the Council during the study period as some resource consent applications encompassed several land units and were therefore counted as being an application in every land unit identified.

APPENDIX B: STRATEGIC MANAGEMENT AREAS – OBJECTIVE AND POLICIES

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
1. Cape Barrier	<p>Objective <i>To protect and preserve significant areas of vegetation, ecosystems and wildlife habitats in order to maintain and enhance the intrinsic values of the natural environment and to ensure the quality of the coastal environment is not reduced.</i></p> <p>Policies B. By limiting the location, scale and intensity of any land use activities, including the erection of buildings, which may have an adverse impact on the natural environment. C. By carefully managing and limiting land use activities including earthworks and any extractive industry which may have an adverse effect on the catchment.</p> <p>Objective <i>To recognise the southern coastline of Great Barrier Island as a significant visual feature and to preserve the natural character of the coastal environment.</i></p> <p>Policies C. By ensuring buildings and development are appropriate to the physical and visual characteristics of any site or lot. D. By requiring appropriate landscaping and vegetation planting to mitigate any adverse effects of any land use activities. E. By requiring appropriate landscaping and vegetation planting to mitigate any adverse effects of any land use activities.</p>
2. Rosalie Bay	<p>Objective <i>To manage land use activities so that heritage values are not compromised and development opportunities reflect the limited capability of the area.</i></p> <p>Policies B. By encouraging appropriate improved access to areas with sustainable productive potential. D. By limiting development so that the coastal environment is protected.</p> <p>Objective <i>To protect and preserve significant natural features and ensure tha the intrinsic values of the natural environment, including coastal areas, are maintained and enhanced.</i></p> <p>Policies B. By limiting the location, scale and intensity of land use activities, including the erection of buildings which may have an adverse impact on the natural environment, particularly vegetation, ecosystems and wildlife habitats.</p>

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
	D. By carefully controlling land use activities which may have an adverse effect on water quality and water systems generally.
3. Tryphena	<p>Objective <i>To provide for an appropriate range of opportunities for land use activities using existing lots within the various settlements in the area.</i></p> <p>Policies</p> <ul style="list-style-type: none"> A. By limiting activities to a scale and intensity which is compatible with the capability of the lot. B. By carefully controlling land use activities in areas draining into the bays of Tryphena Harbour to avoid any adverse environmental impacts in terms of pollution, sedimentation, erosion, instability or loss of amenity. C. By giving special recognition to the settled areas by identifying them as a policy area within the Plan. (Policy Areas – Policy Area 1 : Tryphena) <p>Objective <i>To protect the steeper upper catchment areas and coastal margins of the Tryphena SMA so that the intrinsic values of the natural environment are maintained and enhanced.</i></p> <p>Policies</p> <ul style="list-style-type: none"> C. By protecting the quality of creeks, wetlands and coastal margins, by limiting the nature and intensity of activities within or adjacent to such areas. <p>Objective <i>To preserve the significant ecosystems and wildlife habitats of the Tryphena SMA.</i></p> <p>Policies</p> <ul style="list-style-type: none"> A. By limiting the location, scale and intensity of any land use activities including the erection of buildings, so as to restrict any detrimental impact upon wildlife habitats or ecosystems. B. By carefully managing land use activities so that water quality and water systems are not adversely affected.
4. Medlands	<p>Objective <i>To preserve the significant vegetation, dune systems, ecosystems and wildlife habitats of the Medlands SMA.</i></p> <p>Policies</p> <ul style="list-style-type: none"> A. By limiting the location, scale and intensity of any land use activities including the erection of buildings, so as to restrict any detrimental impact upon wildlife habitats or ecosystems. B. By limiting landuse activities which may affect water quality and water systems generally. <p>Objective</p>

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
	<p><i>To provide opportunities for land use activities which do not adversely affect the environmental capacities of the relevant land units, in the lower part of the Medlands SMA.</i></p> <p>Policies</p> <p>A. By giving special recognition to the Medlands beach front area by identifying it as a policy area in the Plan and using particular rules to control land use activities and buildings.</p> <p>Objective</p> <p><i>To maintain an open rural landscape for those areas between the existing small lot coastal subdivision and the lower foothills of the SMA.</i></p> <p>Policies</p> <p>A. By limiting any further intensification of the lots within the area.</p> <p>B. By recognising the limitations for effluent disposal where there is a high water table and where the area is subject to flooding.</p> <p>C. By encouraging the establishment of activities that retain the available area of potentially productive land.</p> <p>Objective</p> <p><i>To protect and maintain the functions of the wetland systems within the Medlands SMA as an essential component of environmental management.</i></p> <p>Policies</p> <p>A. By recognising and taking into account the extensive, interconnected nature and functions of wetland systems within the Medlands SMA when assessing any resource consent in the vicinity of wetlands or which may impact upon any wetlands.</p> <p>Objective</p> <p><i>To maintain and enhance the natural functions of the steep upper parts of the SMA particularly in terms of the areas natural hydrological, ecological and visual characteristics.</i></p> <p>Policies</p> <p>C. By restricting land use activities to those appropriate to the carrying capacity of the area.</p> <p>D. By recognising the upper catchment as an important wildlife area.</p>
5. Okupu	<p>Objective</p> <p><i>To minimise any adverse impact on the natural environment from the intensively subdivided Okupu residential area.</i></p> <p>Policies</p> <p>B. By limiting the impact of further ridgeline development by controlling the location, form design and scale of buildings.</p> <p>C. By limiting the creation of additional lots within the Okupu central sub-catchment.</p> <p>E. By confining intensive residential activities to Okupu's two existing settlement areas.</p>

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
	<p>F. By controlling the removal of vegetation and disturbance to landscape and the natural environment, in order to protect the natural environment and to maintain visual amenity values.</p> <p>Objective <i>To provide opportunities for small scale, low impact land use activities compatible with the environmental capacity of the Okupu SMA.</i></p> <p>Policies</p> <p>A. By recognising the particular constraints of the natural and physical environment and restricting development to those activities with low intensity characteristics.</p> <p>C. By restricting vegetation clearance, earthworks and other modifications to the natural landscape that may lead to adverse effects on the natural environment, rural character or amenity.</p> <p>Objective <i>To maintain in a natural state the areas other than existing settlements in the Okupu SMA.</i></p> <p>Policies</p> <p>A. By having clearly defined controls on vegetation removal, earthworks and any alterations to landforms or landscapes.</p> <p>B. By controlling the location, form, design and scale of dwellings and other buildings.</p> <p>C. By encouraging land use activities and buildings that enhance or maintain the visual amenity values of the area.</p>
6. Kaitoke	<p>Objective <i>To ensure land use activities within the Kaitoke SMA do not adversely impact on the Department of Conservation Protected Area.</i></p> <p>Policies</p> <p>A. By ensuring that any impacts from land use activities are contained on-site, particularly on land lying upstream from land situated within the Department of Conservation Protected Area.</p> <p>F. By limiting the location, scale and intensity of any land use activity including the erection of buildings, where any detrimental impact upon wildlife habitats or ecosystems is likely to result.</p> <p>Objective <i>To manage the sand dune and sand flat systems by recognising their dynamic nature and their inherent natural and physical qualities and limitations.</i></p> <p>Policies</p> <p>A. By controlling sewage disposal, vegetation removal and earthworks on any sand dune or sand flat.</p> <p>B. By recognising the inherent instability of sand dunes and sand flats due to their propensity to erosion and flooding and to control the location of</p>

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
	<p>buildings and land use activities accordingly.</p> <p>E. By recognising and preventing land use activities in the vicinity that would otherwise compromise the natural qualities and functions of the sand dunes and sand flats.</p> <p>A. By consulting with the Department of Conservation where any resource consent for any activity is required within Land Unit 2 to ensure that any ecological qualities of the sand dunes and sand flats are not detrimentally affected.</p> <p>Objective <i>To recognise that there are areas within the Kaitoke SMA with some potential for relatively intensive development, subject to securing high levels of amenity and the protection of natural wetland functions.</i></p> <p>Policies</p> <p>B. By maintaining the rural character of the catchment by limiting the scale, form and location of buildings and be controlling earthworks and vegetation removal.</p> <p>C. By ensuring the wetland systems are not detrimentally impacted upon by land use activities.</p> <p>D. By ensuring appropriate conditions in subdivision resource consents to protect the natural and physical qualities of the environment and to recognise the connections between land units within the catchment.</p> <p>E. By discouraging the establishment of activities that will reduce the availability of potentially productive land.</p> <p>Objective <i>To recognise the importance of the steep, upper catchment areas in maintaining appropriate water and soil functions.</i></p> <p>Policies</p> <p>A. By strictly controlling vegetation removal, earthworks and sewage disposal.</p> <p>B. By preventing inappropriate land use activities from establishing in this area.</p>
<p>7. Whangaparapara</p>	<p>Objective <i>To maintain and enhance the water quality of Whangaparapara harbour and associated water systems.</i></p> <p>Policies</p> <p>A. By limiting vegetation clearance, earthworks, sewage disposal and other activities that may reduce water quality.</p> <p>Objective <i>To minimise the impact of land use activities upon the natural visual and amenity values of the catchment.</i></p>

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
	<p>Policies</p> <ul style="list-style-type: none"> A. By providing for a dispersed settlement pattern in keeping with maintaining a predominantly natural catchment character. B. By limiting vegetation removal and earthworks for permitted activities to that considered necessary for residential buildings. C. By controlling the location, design and external appearance of any buildings within the catchment and specifically limiting any activity on a ridgeline. <p>Objective</p> <p><i>To limit any detrimental impact on the Department of Conservation Protected Area originating from outside the estate.</i></p> <ul style="list-style-type: none"> A. By recognising the importance of continuity in forest areas in terms of assessing any discretionary activity application for resource consent. C. By recognising the importance of maintaining ecological corridors.
8. Broken Is / Bowling Alley Bay Peninsula	<p>Objective</p> <p><i>To maintain the intrinsic natural values of the Bowling Alley Bay Peninsula.</i></p> <p>Policies</p> <ul style="list-style-type: none"> A. By controlling vegetation clearance, earthworks, sewage disposal and other activities that would otherwise detract from the natural environment. B. By controlling the location, scale, design of buildings to protect amenity values. <p>Objective</p> <p><i>To maintain the quality of the marine environment adjoining the SMA.</i></p> <p>Policies</p> <ul style="list-style-type: none"> B. By limiting land use activities which may lead to a decrease in water quality. <p>Objective</p> <p><i>To recognise the need for infrastructure to service marine transport within the SMA as an alternative to the construction of inappropriate access roads.</i></p> <p>Objective</p> <p><i>To recognise the particular importance to the Maori of the islands within the Broken Island group.</i></p> <p>Policies</p> <ul style="list-style-type: none"> B. By giving special recognition to the multiple ownership status of Maori land particularly in relation to controls on subdivision and building. C. By protecting special features such as waahi tapu and carefully controlling land use activities which may affect such features.

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
9. Awana	<p>Objective <i>To provide for land use activities consistent with the productive capability of those land units in the lower part of the Awana SMA.</i></p> <p>A. By providing for a limited range of permitted activities on existing lots.</p> <p>Objective <i>To protect the upper catchment areas, the steep vegetated slopes, wetlands and the significant ecosystems and wildlife habitats of the Awana SMA.</i></p> <p>Policies</p> <p>A. By limiting the location, scale and intensity of land use activities which are likely to have a detrimental impact on the natural environment and wildlife habitats.</p> <p>D. By providing for a range of techniques and rules to encourage the protection of important identified vegetation features, wetlands and wildlife habitats.</p> <p>Objective <i>To protect areas that may be vulnerable to flooding, erosion or other natural hazards and to restore or enhance degraded areas particularly where amenity areas may be enhanced.</i></p> <p>A. By strictly limiting land use activity and the erection of buildings within any defined hazard areas.</p> <p>B. By carefully controlling activities along the coastline to avoid adverse impacts on the marine environment and diminishing the high amenity value of these areas.</p> <p>C. By restricting activities such as earthworks, vegetation removal, or other alterations to the landscape, which may lead to adverse effects on the natural environment, visual character or amenity.</p> <p>D. By ensuring effluent disposal systems are designed and installed to account for limitations in drainage capability.</p> <p>Objective <i>To preserve the natural character and amenity value of the coastal environment and to protect it from inappropriate development.</i></p> <p>Policies</p> <p>A. By ensuring buildings are set back from the coast and are compatible with the characteristics of the area and limitations imposed by the physical environment.</p> <p>B. By restricting development activities within defined coastal hazard areas.</p> <p>C. By requiring appropriate landscaping to mitigate any adverse effects on the amenity of the area.</p> <p>E. By controlling the location and form of buildings on significant ridgelines to maintain visual amenity.</p>

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
10. Haratonga	<p>Objective <i>To protect and preserve the intrinsic values of the natural environment of the area.</i></p> <p>Policies B. By limiting the location, scale and intensity of land use activities including the erection of buildings which may have an adverse effect on natural ecosystems and wildlife habitats. C. By carefully managing land use activities which may lead to instability and erosion, or adversely effect water quality and water systems generally.</p> <p>Objective <i>To provide for a limited range of land use activities consistent with the protection of natural features, visual amenity and the preservation of the natural character of the coastal environment.</i></p> <p>Policies A. By controlling the location, design and external appearance of buildings, particularly on ridgelines, headlands and along coastal margins. B. By carefully controlling activities near the coast to avoid adverse impacts on the marine environment and other areas of high amenity value. C. By restricting activities such as earthworks, vegetation removal, or other alterations to the landscape which may lead to adverse effects on the natural environment, visual character or amenity values.</p>
11. Port Fitzroy	<p>Objective <i>To recognise the sensitivity of the Port Fitzroy SMA as a high amenity, coastal and maritime environment.</i></p> <p>Policies A. By ensuring the maintenance of high standard of water quality within the Port Fitzroy SMA and adjacent marine waters. B. By carefully controlling activities within the coastal environment to protect against inappropriate development. C. By limiting development of the coastal margins including controls on building and reclamations. E. By protecting areas of cultural, historic and archaeological significance. F. By implementing controls on activities which may have an adverse effect on the high amenity value of the catchment.</p> <p>Objective <i>To provide opportunities for the establishment of a range of activities related to maritime activity and the visitor industry.</i></p> <p>Policies A. By permitting a range of activities relating to the visitor industry including visitor accommodation.</p>

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
	<p>Objective <i>To enhance the natural environment and visual importance of Kaikoura Island.</i></p> <p>Policies</p> <ul style="list-style-type: none"> B. By strictly controlling impacts resulting from the harvesting of pine trees. D. By controlling the location, design and form of any buildings on the Island. E. By preventing the location of any buildings on important ridgelines. F. By preventing any alteration to natural landforms.
12 Whangapoua	<p>Objective <i>To protect and preserve the Whangapoua estuary complex and the continuation of a rural landscape as key management elements of the Whangapoua SMA.</i></p> <ul style="list-style-type: none"> A. By ensuring through appropriate rules that any activity does not lead to adverse impacts or effects upon any of the natural habitats, ecosystems or other special features that are a significant part of the character of the catchment. B. By protecting and enhancing the quality of all streams, riparian areas, wetlands, estuarine and coastal margins, through limiting the nature, extent and potential impacts of any development or activities within or adjacent to such areas. C. By ensuring that any activities or developments do not reduce water quality or quantity, result in sedimentation, instability or erosion, or reduce the ecological amenity or visual values of the Whangapoua estuary complex. <p>Objective <i>To recognise that there are substantial areas within the Whangapoua SMA with potential for relatively intensive development, subject to the retention of high levels of amenity and environmental quality.</i></p> <p>Policies</p> <ul style="list-style-type: none"> B. By preserving rural character through limiting the scale, form and location of buildings and by controlling modifications to the natural and physical environment. C. By discouraging the establishment of activities which will reduce the available area of potentially productive land. D. By ensuring any activity will not lead to a detrimental alteration to the natural patterns of the landscape and environment.

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
13. Katherine Bay	<p>Objective <i>To recognise and provide for the relationship of Maori, their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.</i></p> <p>Policies</p> <ul style="list-style-type: none"> A. By giving special recognition to the multiple ownership status of Maori land particularly in relation to controls on subdivision and building development. B. By providing for a wide range of activities that do not place unreasonable restrictions on the use of Maori land. C. By protecting special features such as waahi tapu and carefully controlling land use activities which may affect such features. <p>Objective <i>To integrate Maori concepts of the use and development of land and resources with the resource management objectives of the Plan.</i></p> <p>Policies</p> <ul style="list-style-type: none"> A. By providing opportunities for uses and activities that are important to the economic and cultural welfare of the Ngati Wai people, and are consistent with resource management objectives. B. By requiring that land use activities be assessed in terms of their cultural impact. C. By establishing procedures for consultation with tangata whenua when assessing the impact of activities. <p>Objective <i>To protect the sensitive areas of the catchment including steep coastal slopes, wildlife habitats and forest areas.</i></p> <p>Policies</p> <ul style="list-style-type: none"> B. By limiting the location, scale and intensity of any land use activities, including the erection of buildings, where any detrimental impact upon wildlife habitats or ecosystems is likely. C. By carefully managing land use activities which may affect water quality.
14/15 Rangiwahaka and Miners Head	<p>Objective <i>To preserve the natural environment of Te Paparahi.</i></p> <ul style="list-style-type: none"> A. By opposing any activities, likely to be detrimental to the intrinsic values of these areas. B. By limiting buildings to those required for passive wilderness recreation or maintaining the natural environment.

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
16. Rakitu Island	<p>Objective <i>To maintain and enhance the natural landforms and visual significance of Rakitu Island</i></p> <p>Policies A. By preventing the form, scale and location of dwellings or any other buildings on ridgelines or on any other usually prominent locations on the Island.</p> <p>Objective <i>To enhance the natural environment of Rakitu Island</i></p> <p>Policies A. By ensuring the carrying capacity of Rakitu Island as a whole is appropriately considered when addressing any resource consent.</p> <p>Objective To recognise the need for infrastructure to service transport requirements for the island.</p> <p>Policies A. By providing for facilities for transport on land providing they do not compromise the integrity of the environment.</p>
17. Little Barrier Is and the Mokohinau	<p>Objective <i>To ensure the preservation and enhancement of the natural habitats of the Islands.</i></p> <p>Policies A. By prohibiting development on the Islands except for activities relating to the conservation and enhancement of wildlife habitats. B. By ensuring activities are in accordance with the Hauraki Gulf Maritime Park Management Plan for the islands.</p>
18. Western Waiheke	<p>Objective <i>To protect and enhance the natural and physical environment when providing for the future growth in the Western Waiheke SMA.</i></p> <p>Policies B. By managing the scale, form and location of buildings so that these do not detrimentally affect the natural environment or visual amenity. C. By managing alterations to the natural environment to minimise negative impacts of land use activities. D. By requiring all public buildings to be constructed in accordance with the recommendations and conclusions contained within the Waiheke Characteristic Study (Hauraki Gulf Islands Area Office, August 1992).</p> <p>Objective <i>To enable continued urban growth within the existing urban areas.</i></p>

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
	<p>Policies</p> <p>A. By providing for a range of land use opportunities within urban land units subject to meeting environmental standards and limiting off-site impacts of development.</p> <p>C. By relating development potential to the land use capability of land units in order to avoid cumulative negative development impacts.</p> <p>Objective <i>To maintain the existing pattern of urban type settlements, separated by rural open space.</i></p> <p>Objective <i>To ensure that the future scale and intensity of land use activities and development does not compromise the natural environment.</i></p> <p>Policies</p> <p>B. By controlling the density and scale of buildings.</p> <p>C. By ensuring that the scale and intensity of development is compatible with the carrying capacities of the strategic management area and individual land units. By securing the retention of rural open space buffers between urban areas.</p>
19. Eastern Waiheke	<p>Objective <i>To foster the continued use of rural land for rural land use activities.</i></p> <p>Policies</p> <p>A. By using rules to provide opportunities for land use activities which are appropriate to the land use capability of specific land units.</p> <p>C. By ensuring that the location, scale and arrangement of buildings do not prejudice sustainable rural land use opportunities or reduce visual amenity values.</p> <p>Objective <i>To manage the coastal environment so that natural resources and environmental values are protected, preserved and enhanced.</i></p> <p>Policies</p> <p>A. By preventing or controlling land use activities and development where natural hazards exist.</p> <p>C. By using rules to ensure that land use activities and development in the coastal environment secure the maintenance and/or creation of high visual amenity.</p> <p>Objective <i>To protect the physical and natural environment to facilitate sustainable land use.</i></p> <p>Policies</p> <p>A. By requiring the protection of significant ecosystems and wildlife habitats.</p> <p>B. By minimising the disturbance to existing natural land forms and</p>

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
	<p>landscape through appropriate controls to ensure that land use activities foster protection, preservation and enhancement of landscape and environmental values.</p> <p>C. By controlling buildings in the rural/coastal environment so that visual impacts and effects on the natural environment are minimised.</p> <p>D. By using discretionary activity resource consent application procedures for identified land use activities to ensure that any areas of high environmental value and significance are protected.</p> <p>E. By ensuring all public buildings are constructed in accordance with the recommendations and conclusions contained within the Waiheke Characteristic Study (Hauraki Gulf Islands Area Office, August 1992).</p>
20. Other Islands	<p>Objective <i>To conserve, protect and enhance those landscape and natural environmental features which contribute to the natural character of the islands.</i></p> <p>Policies</p> <p>A. By generally limiting future development on the islands to activities compatible with conservation and enhancement of the physical and natural environment.</p> <p>B. By ensuring that the Plan is compatible with the Hauraki Gulf Maritime Park Management Plan for land owned and administered by the Department of Conservation.</p> <p>Objective <i>To protect and maintain the landscape and visual qualities of all significant coastal features, including small bays, headlands and beaches.</i></p> <p>Policies</p> <p>A. By managing the location, design, scale and use of buildings so that they are in harmony with the natural landscape of the islands.</p> <p>C. By carefully managing the erection and location of jetties and other buildings in the foreshore area.</p> <p>Objective <i>To recognise the high amenity value of the islands and to provide for their continued use as a recreational resource.</i></p> <p>Policies</p> <p>A. By limiting development on those islands with a particularly high conservation value, such as Rangitoto, to those activities associated with conservation, recreation and tourism and only then, at a scale and intensity compatible with the capacity of the island.</p> <p>B. By limiting the scale of permitted activities on the islands to those associated with sustainable conservation, recreation, tourism and protection of the natural environment.</p> <p>Objective <i>To provide for the continuation of existing land use activities in conjunction with a recognition of the need to facilitate environmental enhancement and</i></p>

Strategic Management Area	Objectives Policies Relevant to Lot Coverage
	<p><i>conservation objectives.</i></p> <p>Policies</p> <ul style="list-style-type: none"> A. By providing for the continuation of appropriate recreational, tourist, educational and institutional activities on the islands. B. By requiring any land use activities to maintain or enhance the quality of the natural environment.

APPENDIX C: LAND UNIT - OBJECTIVES AND POLICIES

Land Unit	Objectives and Policies Relevant to Lot Coverage
2. Dune Systems and Sand Flats	<p>6.2.3.1 Objective <i>To recognise through appropriate rules the sensitivity, natural values and functions of coastal sand systems.</i></p> <p>Policies</p> <p>C. By limiting land use activities and buildings to particular locations and to a scale and intensity compatible with the capability and capacity of the land unit.</p> <p>D. By recognising that sand systems (particularly dunes) are hazard prone areas and that land use activities and subdivision should be managed accordingly.</p> <p>E. By protecting the unique amenity values of sand systems through controls on the design and location of buildings.</p> <p>F. By protecting wildlife habitats through controls on land use activities and subdivision.</p>
5. Foothills and Lower Slopes	<p>6.5.3.1 Objective <i>To provide for a range of compatible land use activities which benefit from the productive potential, aspect, location and rural character of the land unit.</i></p> <p>Policies</p> <p>A. By imposing controls on the density, scale, form and location of buildings.</p>
6. Steep Pastured Slopes	<p>6.6.3.1 Objective <i>To ensure that management of this land unit recognises and accords with the intrinsic sensitivity and high amenity value of the land.</i></p>
8. Regenerating Slopes	<p>6.8.3.1 Objective <i>To provide for a range of small scale land use activities, consistent with the land unit's role in the protection of the natural environment and its inherent character.</i></p> <p>Policies</p> <p>C. By protecting the visual amenity of the land unit through:</p> <ul style="list-style-type: none"> • controls on the location and design of buildings.
11. Traditional Residential	<p>6.11.3.1 Objective <i>To provide for residential development which maintains neighbourhood amenities and the qualities of the local environment.</i></p> <p>Policies</p> <p>A. By controlling the density of development in the land unit so as to preserve amenity and retain a predominantly open landscape.</p> <p>6.11.3.2 Objective <i>To facilitate the establishment of non-residential activities which are compatible with a predominantly residential area.</i></p> <p>Policies</p> <p>B. By ensuring that character, intensity, use of buildings and hours of</p>

Land Unit	Objectives and Policies Relevant to Lot Coverage
	<p>operation of all non-residential activities are compatible with the amenities and character of the surrounding residential area.</p> <p>6.11.3.3 Objective <i>To maintain the amenity and landscape qualities of beach front locations.</i></p> <p>6.11.3.4 Objective <i>To ensure that the quality of natural water bodies and potable water sources are not compromised by development.</i></p>
23. Conservation Islands	<p>6.23.3.1 Objective <i>To ensure that land unit 23 is appropriately managed so that the conservation and preservation and enhancement of the natural environment occurs and that sustainable land management is facilitated in tandem with limited, appropriate visitor and recreational activities.</i></p> <p>Policies</p> <ul style="list-style-type: none"> A. By carefully managing and limiting visitor and recreational activities to a scale and intensity appropriate to the capacity of the islands. B. By carefully managing and controlling existing uses so that any alteration or expansion is appropriately assessed through Plan rules. D. By limiting the number, location and design of buildings in order to preserve visual amenity and character.

APPENDIX D: LOT COVERAGE IMPERMEABLE SURFACE DATA

Map 1 Summary

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
1	Allt249 Parish of Aotea	Oruawharo Lane	5389.5539	0.22	12.0702
	1	Oruawharo Lane	731.7768	0.00	0.0000
	3	Oruawharo Lane	705.7509	9.14	64.4967
	5	Oruawharo Lane	30830.1799	0.24	72.4952
	7	Oruawharo Lane	740.4937	9.32	69.0363
	9	Oruawharo Lane	910.4857	11.32	103.0720
	11	Oruawharo Lane	772.4247	8.45	65.2337
	13	Oruawharo Lane	757.2775	0.00	0.0000
	14	Oruawharo Lane	987.2998	6.10	60.2422
	15	Oruawharo Lane	865.5052	6.67	57.7376
	17	Oruawharo Lane	913.8750	11.50	105.1350
	19	Oruawharo Lane	924.0263	8.10	74.8035
	1	Thomas Road	1020.9076	9.43	96.2744
	6	Thomas Road	1603.5098	5.40	86.6279
	8	Thomas Road	1601.3280	6.62	106.0213
	1	The Lane	1170.4357	11.30	132.2430
	4	The Lane	970.7426	0.00	0.0000
	5	The Lane	916.0637	9.22	84.4333
	6	The Lane	1517.5086	0.00	0.0000
	7	The Lane	790.7567	0.00	0.0000
	7A	The Lane	1239.1917	4.08	50.5943
	9	The Lane	924.6626	4.25	39.3168
	10	The Lane	753.1717	2.60	19.5648
	11	The Lane	2129.3284	8.00	170.3330
	12	The Lane	986.3766	3.79	37.3538
	15	The Lane	1774.9829	7.32	129.8610
	7	Sandhills Road	808.0698	0.00	0.0000
	9	Sandhills Road	622.3125	0.00	0.0000
	11	Sandhills Road	687.6662	13.14	90.3496
	13	Sandhills Road	798.7577	0.00	0.0000
	15	Sandhills Road	812.6527	0.00	0.0000
	17	Sandhills Road	816.2331	7.22	58.9182
	19	Sandhills Road	756.8390	0.00	0.0000
	21	Sandhills Road	815.7104	5.87	47.8930
	23	Sandhills Road	826.2400	2.50	20.6578
	27	Sandhills Road	132.2395	0.00	0.0000
	29	Sandhills Road	820.1771	9.00	73.8114
	31	Sandhills Road	800.4812	0.00	0.0000
	33	Sandhills Road	940.0485	9.49	89.1789
	35	Sandhills Road	837.7796	20.55	172.1610
	37	Sandhills Road	1008.6957	4.68	47.1631
	41	Sandhills Road	1914.6716	1.44	27.6617

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
	45	Sandhills Road	843.4824	10.04	84.6584
	47	Sandhills Road	909.2638	6.35	57.7451
	49	Sandhills Road	928.6659	1.63	15.1292
	51	Sandhills Road	1712.5978	5.08	86.9871
	57	Sandhills Road	935.3718	0.00	0.0000
	61	Sandhills Road	1334.6520	3.29	43.8686
	63	Sandhills Road	1540.4135	10.97	168.9600
1	65	Sandhills Road	889.7422	1.38	12.2653
	67	Sandhills Road	831.6864	0.00	0.0000
	69	Sandhills Road	1018.6340	9.55	97.2813
	Lot29 DP65251	Sandhills Road	2636.8951	0.00	0.0000
	75	Sandhills Road	798.0123	13.92	111.0440
	77	Sandhills Road	806.1793	0.00	0.0000
	79	Sandhills Road	739.7020	2.64	19.5465
	81	Sandhills Road	784.4472	0.00	0.0000
	83	Sandhills Road	798.3995	0.00	0.0000
	85	Sandhills Road	1050.7942	7.97	83.7902
	89	Sandhills Road	1285.7045	0.00	0.0000
	91	Sandhills Road	765.3537	4.14	31.6667
	93	Sandhills Road	769.6590	9.40	72.3502
	97	Sandhills Road	1670.5834	5.41	90.3252
	101	Sandhills Road	1849.9062	1.96	36.2156
	107	Sandhills Road	729.0905	18.93	137.9960
	111	Sandhills Road	1525.8567	8.67	132.3220
	111A	Sandhills Road	1083.8724	2.77	30.0691
	111B	Sandhills Road	1045.8133	0.00	0.0000
	113	Sandhills Road	840.3926	0.00	0.0000
	115	Sandhills Road	812.6406	0.00	0.0000
	115A	Sandhills Road	1214.1705	0.00	0.0000
	115B	Sandhills Road	992.3548	0.00	0.0000
	117	Sandhills Road	683.6618	2.73	18.6639
	119	Sandhills Road	829.8291	8.49	70.4522
	125	Sandhills Road	1549.3846	8.26	127.9320
	129	Sandhills Road	906.5829	0.00	0.0000
	131	Sandhills Road	898.7210	11.78	105.8250
	135	Sandhills Road	3161.1310	3.40	107.5060
	139	Sandhills Road	1497.7123	9.87	147.7770
	141	Sandhills Road	738.6066	0.00	0.0000
	Lot1 DP63224	Sandhills Road	2022.1252	1.20	24.2997
	Lot18 DP69899	Sandhills Road	1741.1060	0.00	0.0000
	145	Sandhills Road	698.6201	0.00	0.0000
	147	Sandhills Road	870.7761	8.52	74.2210
	Lot1 DP69899	Sandhills Road	1159.0376	0.00	0.0000
	147B	Sandhills Road	1206.2035	0.00	0.0000
	149	Sandhills Road	813.3624	33.10	269.2421
	149A	Sandhills Road	1494.7245	1.76	26.2338
	149B	Sandhills Road	1368.5922	2.81	38.4762
	151	Sandhills Road	763.4724	0.00	0.0000
	153	Sandhills Road	678.7373	9.79	66.4489

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
	153A	Sandhills Road	1237.4594	0.74	9.1255
	153B	Sandhills Road	1210.2759	0.00	0.0000
	155	Sandhills Road	663.8763	0.00	0.0000
	157	Sandhills Road	683.4632	6.16	42.0767
	157A	Sandhills Road	1109.0528	7.65	84.8429
	159	Sandhills Road	699.3522	10.60	74.1335
	161	Sandhills Road	710.8198	23.28	165.4976
	161A	Sandhills Road	1259.9719	17.17	216.3550
	161B	Sandhills Road	1412.8566	12.42	175.4950
	163	Sandhills Road	683.2038	0.00	0.0000
	165	Sandhills Road	750.9900	13.97	104.9412
	167	Sandhills Road	764.0729	0.00	0.0000
	167A	Sandhills Road	2063.9016	5.26	108.5512
	169	Sandhills Road	1598.1667	10.74	171.5794
	171A	Sandhills Road	1361.0682	0.00	0.0000
1	173A	Sandhills Road	1172.4051	0.00	0.0000
	175	Sandhills Road	861.9003	15.38	132.5378
	177	Sandhills Road	1111.5112	7.46	82.9495
	179	Sandhills Road	996.2366	4.79	47.7629
	524	Medland Road	4851.4729	1.47	71.4901
	526	Medland Road	2144.2212	5.27	112.9970
	Lot1 DP194893	Medland Road	1708.5382	0.00	0.0000
	528	Medland Road	6406.5124	1.65	105.9670
	534	Medland Road	2476.4518	0.00	0.0000
	Lot1 DP127112	Medland Road	12360.2200	2.64	326.3300
	546	Medland Road	874.1481	0.00	0.0000
	548	Medland Road	919.5657	0.00	0.0000
	550	Medland Road	778.5573	15.16	118.0490
	552	Medland Road	822.9084	0.00	0.0000
	554	Medland Road	783.7208	12.51	98.0259
	556	Medland Road	858.7534	5.36	46.0223
	558	Medland Road	830.2376	5.80	48.1911
	560	Medland Road	912.1053	12.14	110.7110
	Lot 3 DP100497	Medland Road	401.7937	0.00	0.0000
	590	Medland Road	5223.8803	2.38	124.2470
Totals			194256.5864	3.72	7231.9176

Map 2 Summary

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
2	56	Gray Road	3046.1308	0.74	22.4709
	56A	Gray Road	3722.0395	7.07	263.3089
	56B	Gray Road	3650.8413	19.09	697.0120
	58	Gray Road	2264.0045	6.80	154.0220
	60	Gray Road	2286.5051	0.00	0.0000
	60A	Gray Road	3466.4242	4.68	162.1857
	60B	Gray Road	3805.2449	6.79	258.3850
	62	Gray Road	2358.8132	7.01	165.2360
	64	Gray Road	2389.0819	7.56	180.5080
	Lot 7 DP 65109	Gray Road	3373.6822	0.00	0.0000
	170	Gray Road	893.7411	8.98	80.2196
	172	Gray Road	2777.9464	1.63	45.2867
	179	Gray Road	946.9164	0.00	0.0000
	181	Gray Road	863.5343	0.00	0.0000
	183	Gray Road	894.1171	0.00	0.0000
	185	Gray Road	825.4724	0.00	0.0000
	187	Gray Road	886.6128	4.74	42.0663
	189	Gray Road	720.1352	0.00	0.0000
	2	Wiltshire Lane	642.5137	10.60	68.1034
	2A	Wiltshire Lane	1148.3116	1.22	14.0588
	2B	Wiltshire Lane	1233.4959	6.97	85.9906
	4	Wiltshire Lane	746.4629	15.60	116.4280
	6	Wiltshire Lane	863.0687	10.88	93.9101
	6A	Wiltshire Lane	1492.7392	3.33	49.6352
Totals			45297.8353	5.52	2498.8272

Map 3 Summary

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
3	2	Hector Sanderson Road	655.5688	0.00	0.0000
	4	Hector Sanderson Road	887.8003	0.00	0.0000
	6	Hector Sanderson Road	949.5090	0.00	0.0000
	39	Hector Sanderson Road	982.2352	0.00	0.0000
	41	Hector Sanderson Road	845.6863	0.00	0.0000
	43	Hector Sanderson Road	1674.3554	8.08	135.3040
	47	Hector Sanderson Road	772.2097	16.31	125.9570
	49	Hector Sanderson Road	827.3292	0.00	0.0000
	51	Hector Sanderson Road	853.6532	10.05	85.7867
	53	Hector Sanderson Road	1987.3981	1.11	22.0975
	57	Hector Sanderson Road	1106.1364	0.00	0.0000
	59	Hector Sanderson Road	1042.4305	13.00	135.5170
	63	Hector Sanderson Road	990.3226	2.23	22.0975
	65	Hector Sanderson Road	1528.4079	12.04	183.9990
	67	Hector Sanderson Road	1664.1745	13.79	229.4330
	71	Hector Sanderson Road	1077.1459	7.58	81.6119
	73	Hector Sanderson Road	1308.2022	0.00	0.0000
	75	Hector Sanderson Road	4083.4797	9.66	394.5070
	81	Hector Sanderson Road	859.6969	18.66	160.3800
	83	Hector Sanderson Road	755.4352	0.00	0.0000
	85	Hector Sanderson Road	631.6846	21.36	134.9260
	87	Hector Sanderson Road	818.5433	9.90	81.0395
	89	Hector Sanderson Road	889.2790	2.64	23.4519
	91	Hector Sanderson Road	792.2817	0.00	0.0000
	93	Hector Sanderson Road	804.0892	0.00	0.0000
	109	Hector Sanderson Road	794.3017	6.95	55.2160
	111	Hector Sanderson Road	804.6280	7.88	63.3974
	113	Hector Sanderson Road	818.1993	0.00	0.0000
	115	Hector Sanderson Road	891.5872	10.58	94.3656
	117	Hector Sanderson Road	852.1420	7.28	62.0507
	119	Hector Sanderson Road	708.1853	0.00	0.0000
	125	Hector Sanderson Road	2364.2589	21.38	505.5750
	129	Hector Sanderson Road	2978.3938	2.16	64.2281
	180	Walter Blackwell Road	830.4724	0.00	0.0000
	182	Walter Blackwell Road	751.0102	0.00	0.0000
	184	Walter Blackwell Road	805.6300	0.00	0.0000
	3	Ocean View Road	767.3914	0.00	0.0000
	4	Ocean View Road	881.8953	8.50	74.9221
	5	Ocean View Road	786.3067	0.00	0.0000
	6	Ocean View Road	796.3308	0.00	0.0000
	7	Ocean View Road	817.7890	6.83	55.8473
	8	Ocean View Road	843.1441	2.48	20.8779
	9	Ocean View Road	830.8686	0.00	0.0000
	10	Ocean View Road	817.9109	0.00	0.0000
	11	Ocean View Road	919.0925	4.01	36.8548
	12	Ocean View Road	967.1786	12.15	117.4980

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
	Lot 9 DP 74957	Ocean View Road	1172.0516	0.00	0.0000
	14	Ocean View Road	929.4303	6.01	55.8911
	Lot 9 DP 74957	Ocean View Road	933.9217	0.00	0.0000
	19	Ocean View Road	792.1024	0.00	0.0000
3	20	Ocean View Road	814.1069	2.86	23.2488
	21	Ocean View Road	758.5552	7.80	59.1401
	22	Ocean View Road	977.9054	9.72	95.0388
	23	Ocean View Road	845.1759	0.00	0.0000
	24	Ocean View Road	815.5720	0.00	0.0000
	25	Ocean View Road	721.7454	25.70	185.4660
	26	Ocean View Road	856.5012	0.00	0.0000
	28	Ocean View Road	866.8117	21.11	182.9860
	29	Ocean View Road	1592.7212	11.38	181.2500
	30	Ocean View Road	724.0685	0.00	0.0000
	32	Ocean View Road	827.4393	0.00	0.0000
Totals			63441.8802	5.91	3749.9617

Map 4 Summary

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
4	5	French Road	836.0979	6.03	50.4292
	7	French Road	823.2861	0.00	0.0000
	10	French Road	75042.0749	0.05	40.2271
	1	Harpoon Hill	2316.2980	0.00	0.0000
	Lot 1 DP 125803	Harpoon Hill	11150.9421	1.06	118.5640
	Lot 2 DP 125803	Harpoon Hill	3212.1772	0.00	0.0000
	Lot 8 DP 125803	Harpoon Hill	1588.2452	0.00	0.0000
	Lot 9 DP 125803	Harpoon Hill	2123.3101	0.00	0.0000
	Lot 10 DP 125803	Harpoon Hill	2447.0366	0.00	0.0000
	Lot 11 DP 125803	Harpoon Hill	4369.4263	0.00	0.0000
	Lot 14 DP 125803	Harpoon Hill	5461.8159	0.00	0.0000
	Lot 18 DP 125803	Harpoon Hill	4627.2937	0.00	0.0000
	12	Harpoon Hill	6433.8081	1.43	92.3187
	20C	Harpoon Hill	2476.6812	4.83	119.5789
	20D	Harpoon Hill	1241.9854	0.00	0.0000
	20F	Harpoon Hill	2508.3276	0.00	0.0000

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
	21	Harpoon Hill	3503.0083	0.00	0.0000
	22	Harpoon Hill	1758.3499	0.00	0.0000
	24	Harpoon Hill	3364.9590	3.79	127.4907
	28	Harpoon Hill	2420.3319	0.00	0.0000
	32	Harpoon Hill	1933.6996	7.98	154.3600
	34	Harpoon Hill	1556.6558	6.07	94.5113
	637	Whangaparapara Road	1019.0491	1.88	19.1271
	639	Whangaparapara Road	1589.4499	3.34	53.1583
	643	Whangaparapara Road	868.6399	0.00	0.0000
	645	Whangaparapara Road	882.7089	0.00	0.0000
	647	Whangaparapara Road	1012.6812	0.00	0.0000
	649	Whangaparapara Road	906.9130	0.00	0.0000
	651	Whangaparapara Road	961.1958	0.00	0.0000
	653	Whangaparapara Road	822.6793	3.28	26.9544
	655	Whangaparapara Road	1684.8428	6.42	108.1152
	661	Whangaparapara Road	864.0189	0.00	0.0000
	663	Whangaparapara Road	942.1155	6.30	59.3145
	Lot 14 DP 61333	Whangaparapara Road	2045.4907	1.46	29.8382
	Lot 16 DP 61333	Whangaparapara Road	2241.8041	0.00	0.0000
	683	Whangaparapara Road	1235.9181	3.18	39.2929
	685	Whangaparapara Road	1120.9734	0.00	0.0000
	687	Whangaparapara Road	1016.4038	0.00	0.0000
	689	Whangaparapara Road	998.5852	0.00	0.0000
	693	Whangaparapara Road	1816.2201	5.60	101.6490
	701	Whangaparapara Road	17818.9596	0.00	0.0000
	727	Whangaparapara Road	8958.7253	0.47	42.4449
	731	Whangaparapara Road	21243.5692	0.23	49.8057
	735	Whangaparapara Road	3130.6375	2.89	90.4164
	739	Whangaparapara Road	4843.6687	1.03	49.8057
	743	Whangaparapara Road	1157.1635	16.12	186.5108
	747	Whangaparapara Road	1610.8559	6.39	102.9643
	761	Whangaparapara Road	1663.3606	3.74	62.2006
	763	Whangaparapara Road	918.2076	0.00	0.0000
4	765	Whangaparapara Road	897.6943	7.79	69.8916
	767	Whangaparapara Road	1000.2162	7.40	73.9814
	769	Whangaparapara Road	1086.0488	1.69	18.3711
	771A	Whangaparapara Road	2679.0741	3.03	81.0660
	773	Whangaparapara Road	1347.7214	5.39	72.6852
	777	Whangaparapara Road	2438.8288	0.00	0.0000
	781	Whangaparapara Road	1208.9694	0.00	0.0000
	783	Whangaparapara Road	1129.8708	0.00	0.0000
	785	Whangaparapara Road	4258.9860	0.00	0.0000
Totals			240618.0582	0.89	2135.0732

Map5 Summary

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
5	1	Nikau Road	826.9418	8.60	71.1224
	3	Nikau Road	799.0900	3.26	26.0354
	5	Nikau Road	841.9531	3.97	33.3907
	7	Nikau Road	803.5002	7.36	59.1294
	9	Nikau Road	801.4245	2.17	17.4216
	11	Nikau Road	974.0801	9.00	87.6605
	40	Tahatai Road	669.2226	15.77	105.5570
	42	Tahatai Road	674.9679	21.12	142.5750
	44	Tahatai Road	697.2787	25.55	178.1660
	46	Tahatai Road	795.0557	14.69	116.7660
	48	Tahatai Road	785.5547	10.73	84.2809
	50	Tahatai Road	809.2297	16.80	135.9160
	52	Tahatai Road	786.1052	12.94	101.7430
	31	Tui Street	1298.5612	7.65	99.3709
	33	Tui Street	1010.4926	11.45	115.7130
	35	Tui Street	924.3406	6.35	58.6678
	37	Tui Street	1115.3916	12.29	137.1070
	2	The Esplanade	834.2695	19.55	163.1050
	4	The Esplanade	999.2045	9.46	94.4901
	6	The Esplanade	1041.4037	14.35	149.4360
	10	The Esplanade	3095.8398	13.11	405.7360
	1	Rata Street	803.4878	17.44	140.1020
	2	Rata Street	817.2998	7.99	65.3091
	3	Rata Street	809.9205	15.29	123.8200
	4	Rata Street	811.3611	13.90	112.7600
	5	Rata Street	823.1713	17.30	142.3680
	6	Rata Street	835.9942	17.58	146.9410
	7	Rata Street	820.7210	13.29	109.0590
	8	Rata Street	805.3706	18.25	146.9410
	10	Rata Street	778.6490	7.51	58.5135
Totals			27889.8830	12.30	3429.2033

Map 6 Summary

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
6	36	Kiwi Street	1258.1592	8.77	110.3270
	38	Kiwi Street	1031.2824	4.11	42.3599
	40	Kiwi Street	1073.6047	8.35	89.6995
	42	Kiwi Street	1015.4963	16.32	165.7180
	44	Kiwi Street	970.4493	12.76	123.8011
	46	Kiwi Street	1116.4348	13.26	147.9850
	1	Makora Avenue	1125.1544	5.24	58.9333
	3	Makora Avenue	1044.8641	13.05	136.3490
	5	Makora Avenue	1037.3760	4.29	44.5334
	7	Makora Avenue	1011.1660	5.61	56.7365
	9	Makora Avenue	1044.5993	9.53	99.5533
	11	Makora Avenue	1025.4933	10.69	109.6113
	13	Makora Avenue	992.0450	8.40	83.3384
	15	Makora Avenue	1039.9855	0.00	0.0000
	17	Makora Avenue	991.6705	1.40	13.9185
	19	Makora Avenue	1037.4889	0.00	0.0000
	21	Makora Avenue	984.8084	0.00	0.0000
	23	Makora Avenue	1005.2190	2.96	29.7359
	25	Makora Avenue	1026.3591	11.41	117.0951
	27	Makora Avenue	1028.5092	8.91	91.6306
	29	Makora Avenue	1050.9599	11.84	124.4380
	31	Makora Avenue	1118.6553	0.00	0.0000
	33	Makora Avenue	896.0311	13.59	121.7465
	35	Makora Avenue	810.9206	5.13	41.6288
	37	Makora Avenue	1053.8797	6.21	65.4523
Totals			25790.6120	7.27	1874.5914

Map 7 Summary

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
7	140	Ocean View Road	891.7825	17.83	158.9911
	142	Ocean View Road	1104.5437	8.84	97.6539
	144	Ocean View Road	1023.0428	15.24	155.9330
	146	Ocean View Road	1026.7913	11.23	115.2818
	148	Ocean View Road	851.7653	14.57	124.0980
	150	Ocean View Road	1101.7139	16.96	186.8310
	152	Ocean View Road	933.2396	6.77	63.1382
	154	Ocean View Road	794.0493	5.28	41.9106
	156	Ocean View Road	1378.4936	8.85	121.9800
	158	Ocean View Road	1133.1492	9.79	110.8790
	160	Ocean View Road	950.8550	0.00	0.0000
	162	Ocean View Road	902.2907	2.87	25.8784
	164	Ocean View Road	902.6240	13.62	122.9140
	166	Ocean View Road	898.7855	9.28	83.4189
	177	Ocean View Road	974.8143	18.94	184.6330
	179	Ocean View Road	830.8087	19.95	165.7409
	181	Ocean View Road	1012.7927	11.11	112.4820
	183	Ocean View Road	1129.3796	11.96	135.0410
	185	Ocean View Road	1204.4879	12.64	152.2870
	187	Ocean View Road	1123.3132	6.83	76.6741
	189	Ocean View Road	1152.1355	10.98	126.5127
	191	Ocean View Road	1086.7477	16.30	177.1162
	195	Ocean View Road	2303.9219	10.51	242.2020
	197-203	Ocean View Road	5564.9799	8.42	468.6270
	2	Puriri Road	1079.8700	8.81	95.1587
	4	Puriri Road	1154.8147	12.07	139.3520
	14	Matai Road	1157.2709	7.60	87.9259
	16	Matai Road	1261.6670	8.36	105.4260
	18	Matai Road	1177.0995	2.88	33.9277
	20	Matai Road	1166.7605	9.37	109.3050
	1	Moa Avenue	981.3325	8.60	84.3647
	3	Moa Avenue	916.8968	16.06	147.2270
	5	Moa Avenue	943.4341	4.98	47.0156
	7	Moa Avenue	836.6776	7.80	65.2912
	9	Moa Avenue	870.2356	9.12	79.3578
	11	Moa Avenue	908.2394	10.38	94.2377
	13	Moa Avenue	902.8555	23.34	210.7390
Totals			43633.6619	10.43	4549.5521

Map 8 Summary

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
8	2	Frank Street	890.4137	14.46	128.7290
	4	Frank Street	785.8160	11.23	88.2412
	6	Frank Street	752.3552	4.35	32.7407
	8	Frank Street	771.0058	5.67	43.7288
	10	Frank Street	733.2332	5.50	40.3277
	12	Frank Street	801.5775	0.00	0.0000
	14	Frank Street	860.8753	0.00	0.0000
	16	Frank Street	854.2271	0.00	0.0000
	18	Frank Street	877.7926	0.00	0.0000
	20	Frank Street	880.6919	0.00	0.0000
	22	Frank Street	1133.9188	0.50	5.7129
	24	Frank Street	1100.5046	3.78	41.5713
	26	Frank Street	1380.4889	0.00	0.0000
	28	Frank Street	1158.9888	9.38	108.6780
	30	Frank Street	2532.8790	7.17	181.6220
	34	Frank Street	1013.6641	4.39	44.5239
	36	Frank Street	1863.0303	0.00	0.0000
	40	Frank Street	1650.8195	3.69	60.8865
	44	Frank Street	797.3279	0.00	0.0000
	46	Frank Street	872.0373	11.46	99.9481
	48	Frank Street	731.4592	0.00	0.0000
	50	Frank Street	895.7630	7.38	66.1208
	52	Frank Street	1159.4500	3.34	38.6758
	54	Frank Street	841.9412	0.00	0.0000
	56	Frank Street	720.0404	0.00	0.0000
	28A	Frank Street	370.8328	0.00	0.0000
	9	Pacific Parade			
	Lot 755	Pacific Parade	14553.0947	0.00	0.0000
	1	Pacific Parade	1196.1847	0.00	0.0000
	3	Pacific Parade	1355.3601	0.00	0.0000
	5	Pacific Parade	1445.5332	3.55	51.2621
	7	Pacific Parade	1564.4091	0.00	0.0000
	11	Pacific Parade	1390.5064	4.83	67.1289
	13	Pacific Parade	1419.4553	0.00	0.0000
	15	Pacific Parade	1556.2912	7.80	121.4420
	17	Pacific Parade	1423.4010	9.19	130.8640
	19	Pacific Parade	1174.7948	1.16	13.6736
	21	Pacific Parade	1391.2556	0.00	0.0000
	23	Pacific Parade	1313.7838	3.97	52.1638
	25	Pacific Parade	2758.3132	3.85	106.2360
	27	Pacific Parade	2914.0426	0.00	0.0000
	29	Pacific Parade	2605.6416	0.00	0.0000
	31	Pacific Parade	2016.3743	4.31	86.9821
	35	Pacific Parade	1262.0698	8.88	112.0160
	37	Pacific Parade	1119.2993	5.54	61.9570
	39	Pacific Parade	986.5635	5.97	58.9232

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
8	41	Pacific Parade	915.0528	13.96	127.7580
	43	Pacific Parade	897.8440	11.17	100.2880
	45	Pacific Parade	777.6421	8.38	65.1890
	47	Pacific Parade	723.9912	10.94	79.2270
	49	Pacific Parade	1593.3777	8.12	129.4000
	51	Pacific Parade	805.2167	15.20	122.3620
	33	Pacific Parade	3616.0759	5.24	189.3960
	98	Queens Drive			
	90	Queens Drive	1487.6025	0.00	0.0000
	92	Queens Drive	2822.2116	6.20	174.9030
	96	Queens Drive	1130.9119	8.06	91.1879
	102	Queens Drive	1964.4255	7.39	145.0840
	106	Queens Drive	1637.6308	6.06	99.1963
	110	Queens Drive	863.8496	0.90	7.7754
	112	Queens Drive	823.8395	0.00	0.0000
	114	Queens Drive	790.7180	0.00	0.0000
	120	Queens Drive	1350.6199	0.00	0.0000
Totals			92078.5180	3.45	3175.9220

Map 9 Summary

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
9	63	Ostend Road	909.1281	14.78	134.3570
	65	Ostend Road	1471.3476	12.75	187.6080
	67	Ostend Road	1435.2887	6.22	89.2038
	69	Ostend Road	1435.1439	0.00	0.0000
	71	Ostend Road	1381.9019	3.62	50.0528
	73	Ostend Road	1415.9209	0.00	0.0000
	75	Ostend Road	1456.4531	0.00	0.0000
	77	Ostend Road	1538.2772	0.00	0.0000
	79	Ostend Road	1561.0047	9.27	144.6860
	81	Ostend Road	1383.4255	5.97	82.5512
	83	Ostend Road	1281.7928	5.19	66.5677
	85	Ostend Road	1198.7000	8.74	104.7964
	2	Natzka Road	1397.7665	0.00	0.0000
	4	Natzka Road	1088.0015	14.13	153.7110
	6	Natzka Road	910.4693	12.31	112.1190
	8	Natzka Road	1817.9789	0.00	0.0000
	10	Natzka Road	1657.8272	1.28	21.2438
	12	Natzka Road	1501.6511	15.04	225.7780
	16	Natzka Road	2402.8920	7.18	172.5050
	20	Natzka Road	2384.9885	0.00	0.0000
	24	Natzka Road	2144.7008	0.00	0.0000
	30	Natzka Road	2218.9266	6.59	146.1900
	32	Natzka Road	1430.4139	5.31	76.0096

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
	34	Natzka Road	1132.3621	13.05	147.7370
	2	Calais Terrace	1002.3809	9.71	97.3519
	4	Calais Terrace	1300.1995	8.14	105.8540
	6	Calais Terrace	1974.2530	4.75	93.7289
	10	Calais Terrace	2318.7541	4.51	104.4810
	14	Calais Terrace	1595.0117	10.46	166.8450
	16	Calais Terrace	3755.4981	7.68	288.5660
	22	Calais Terrace	2421.2036	0.00	0.0000
	26	Calais Terrace	3451.3470	0.00	0.0000
	30	Calais Terrace	1264.2385	0.00	0.0000
	32	Calais Terrace	815.7532	0.00	0.0000
	34, 36, 38, 40	Calais Terrace	7550.1566	3.88	293.0330
	48	Calais Terrace	1926.8599	4.41	84.8805
	52	Calais Terrace	3368.0185	0.00	0.0000
Totals			69300.0374	4.55	3149.8566

Map 10 Summary

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
10	31	The Strand	1917.5129	7.48	143.4260
	33	The Strand	1934.2114	9.27	179.2400
	35	The Strand	1967.3247	11.15	219.2680
	37	The Strand	1826.8005	0.00	0.0000
	43	The Strand	1915.2616	4.32	82.6454
	45	The Strand	1741.3525	6.12	106.6080
	47	The Strand	1730.6249	4.14	71.6688
	49	The Strand	1781.7592	7.59	135.2920
	51	The Strand	953.3105	10.61	101.1430
	55	The Strand	1891.1548	5.39	101.9940
	57	The Strand	794.0326	10.50	83.3895
	1	Pah Road	727.4320	0.00	0.0000
	1A	Pah Road	1096.2715	5.25	57.5822
	4	Pah Road	653.1978	11.96	78.1458
	5	Pah Road	1198.9496	10.48	125.6130
	6-10	Pah Road	2120.9123	11.38	241.3690
	7	Pah Road	2532.7859	2.67	67.6290
	9	Pah Road	2019.7972	6.48	130.8670
	13	Pah Road	960.5053	15.86	152.3680
	14	Pah Road	126.7149	63.87	80.9345
	16	Pah Road	742.2690	10.99	81.6096
	17	Pah Road	1761.4321	0.00	0.0000
	18	Pah Road	1315.4063	5.79	76.1578

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
	19	Pah Road	808.8636	8.77	70.9694
	21	Pah Road	619.4812	18.91	117.1388
	25	Pah Road	1028.3451	15.59	160.2940
	27	Pah Road	6678.3833	1.06	70.6209
	29	Pah Road	1451.6247	0.00	0.0000
	4	Fourth Avenue	1872.7060	0.00	0.0000
	6	Fourth Avenue	1471.2152	4.19	61.5972
	8	Fourth Avenue	844.4199	9.28	78.3693
	10	Fourth Avenue	1296.2251	9.36	121.2940
	12	Fourth Avenue	826.6404	6.20	51.2178
	14	Fourth Avenue	1329.1712	0.00	0.0000
	2A	Onetangi Road	870.0677	0.00	0.0000
	4A	Onetangi Road	892.2231	12.90	115.0920
	6	Onetangi Road	1477.2451	8.02	118.4270
	8	Onetangi Road	1522.0088	0.00	0.0000
	10	Onetangi Road	1581.5967	9.73	153.9280
	12	Onetangi Road	1623.7144	11.22	182.2520
	14	Onetangi Road	1658.1480	3.30	54.7131
	16	Onetangi Road	1769.4275	3.19	56.4672
	18	Onetangi Road	1704.6275	7.66	130.6039
	20	Onetangi Road	1662.8683	8.76	145.7010
	22	Onetangi Road	1653.5771	6.71	110.8900
	24	Onetangi Road	2528.5048	16.48	416.7457
	472	Sea View Road	838.6463	7.06	59.2041
	472A	Sea View Road	583.7806	17.68	103.2030
	474	Sea View Road	884.4758	2.80	24.7603
10	474B	Sea View Road	1316.1799	7.12	93.7032
	476A	Sea View Road	1038.6942	4.47	46.4344
	476B	Sea View Road	1257.3424	18.91	237.8130
	478	Sea View Road	2234.9599	5.98	133.6410
	480	Sea View Road	908.3155	7.60	69.0739
	480A	Sea View Road	2234.9599	6.77	151.2560
	484	Sea View Road	850.1916	0.00	0.0000
	486	Sea View Road	1367.6696	9.58	131.0657
	488	Sea View Road	826.2177	23.21	191.7530
	490	Sea View Road	1658.0302	3.55	58.8862
	494	Sea View Road	2439.8905	0.00	0.0000
	496	Sea View Road	2425.6518	3.82	92.7517
	498	Sea View Road	816.4928	10.36	84.6094
	500	Sea View Road	1087.1300	9.59	104.2450
	502	Sea View Road	1443.8507	13.98	201.7830
	504	Sea View Road	892.4045	0.00	0.0000
Totals			95984.9881	6.58	6317.4548

Map 11 Summary

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
11	68	Korora Road	30318.7706	0.00	0.0000
	70	Korora Road	69180.6915	0.00	0.0000
	72	Korora Road	14968.4575	0.00	0.0000
	73	Korora Road	135664.0369	0.00	1.0248
	74	Korora Road	17775.703	0.00	0.0000
	76	Korora Road	30860.8632	0.00	0.0000
	78	Korora Road	14511.9876	0.00	0.0000
	25	Delamore Drive	42005.4056	0.00	0.0000
	39	Delamore Drive	31219.8839	0.00	0.0000
	49	Delamore Drive	54830.0851	0.00	0.0000
	52	Delamore Drive	42101.6698	0.00	0.0000
	79	Delamore Drive	22951.8744	0.00	0.0000
	83	Delamore Drive	25702.9898	0.00	0.0000
	84	Delamore Drive	17825.9734	0.00	0.0000
	91	Delamore Drive	21928.7417	0.00	0.0000
	99	Delamore Drive	16002.5986	0.28	45.1086
	110	Delamore Drive	22838.0624	0.00	0.0000
	120	Delamore Drive	24929.2259	0.00	0.0000
	122	Delamore Drive	14114.1050	0.00	0.0000
	124	Delamore Drive	25568.2923	0.00	0.0000
	140	Delamore Drive	21160.4054	0.00	0.0000
	155	Delamore Drive	21248.5410	0.00	0.0000
	159	Delamore Drive	13917.9950	0.00	0.0000
	165	Delamore Drive	39020.1411	0.00	0.0000
	168	Delamore Drive	54451.3872	0.53	287.8390
	200	Delamore Drive	16386.9894	0.00	0.0000
	209	Delamore Drive	15357.2924	0.00	0.0000
	211	Delamore Drive	15288.2691	0.00	0.0000
	218	Delamore Drive	15457.9476	0.00	0.0000
	219	Delamore Drive	15608.0348	0.00	0.0000
	220	Delamore Drive	15222.6961	0.00	0.0000
	222	Delamore Drive	14658.4011	0.00	0.0000
	9	Alan Murray Lane	15109.1358	0.00	0.0000
	10	Alan Murray Lane	19533.2063	0.00	0.0000
	11	Alan Murray Lane	16315.1358	0.00	0.0000
	12	Alan Murray Lane	13544.1266	0.00	0.0000
	13	Alan Murray Lane	14607.5853	0.00	0.0000
	7	Ocean View Road	9007.5328	1.51	135.5880
	9	Ocean View Road	15458.8475	1.39	215.0040
	25	Ocean View Road	65149.5752	0.00	0.0000
	61	Ocean View Road	72999.0995	0.05	38.4422
Totals			1174801.7632	0.06	723.0066

Map 12 Summary

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
12	7	Te Mard Lane	21278.2505	0.00	0.0000
	14	Te Mard Lane	16514.574	0.00	0.0000
	16	Te Mard Lane	188325.992	0.00	0.0000
	19	Dolphin Lane	19966.143	0.03	5.5528
	27	Dolphin Lane	35710.3454	0.00	0.0000
	28	Dolphin Lane	19612.0131	0.00	0.0000
	29	Dolphin Lane	42559.032	0.00	0.0000
	40	Dolphin Lane	18231.9249	0.00	0.0000
	43	Dolphin Lane	12262.6649	0.00	0.0000
	20	Nick Johnstone Drive	27147.5625	0.00	0.0000
	28	Nick Johnstone Drive	6247.0845	0.00	0.0000
	52	Nick Johnstone Drive	37070.2709	0.00	0.0000
	55	Nick Johnstone Drive	44055.1675	0.00	0.0000
	57	Nick Johnstone Drive	38323.9524	0.00	0.0000
	91	Nick Johnstone Drive	11483.6810	0.00	0.0000
	92	Nick Johnstone Drive	71747.3137	0.00	0.0000
	112	Nick Johnstone Drive	32053.9792	0.00	0.0000
	113	Nick Johnstone Drive	23738.8100	0.87	207.2442
	139	Nick Johnstone Drive	15190.1961	0.00	0.0000
	155	Nick Johnstone Drive	15001.7110	0.00	0.0000
	160	Nick Johnstone Drive	32191.2127	0.00	0.0000
	161	Nick Johnstone Drive	16193.5301	0.00	0.0000
	169	Nick Johnstone Drive	48179.1811	0.01	3.3033
	170	Nick Johnstone Drive	26959.0000	0.00	0.0000
	171	Nick Johnstone Drive	18707.7465	0.00	0.0000
	189	Nick Johnstone Drive	20995.6584	0.00	0.0000
	190	Nick Johnstone Drive	16052.1939	0.00	0.0000
	59	Church Bay Road	14734.4225	0.00	0.0000
	61	Church Bay Road	109686.3793	0.00	2.4667
	56	Church Bay Road	34652.8271	0.01	3.6767
	85	Church Bay Road	45564.1433	0.00	0.0000
	88A	Church Bay Road	94535.9154	0.29	273.3550
	88B	Church Bay Road	16389.7253	0.12	19.5031
	88C	Church Bay Road	28872.3483	0.00	0.0000
	88G	Church Bay Road	3451.5650	0.00	0.0000
	88E	Church Bay Road	27264.3886	0.11	29.1426
	103	Church Bay Road	54754.9264	0.02	9.7813
	125	Church Bay Road	34834.3806	0.81	282.5840
	126	Church Bay Road	96378.2715	0.30	292.8500
	127	Church Bay Road	43130.2052	0.00	0.0000
	131	Church Bay Road	416155.1031	0.07	307.2100
	131A	Church Bay Road	1983.6058	0.00	0.0000
	144	Church Bay Road	50554.1342	0.00	0.0000
	155	Church Bay Road	15811.1661	0.03	4.4618
	161	Church Bay Road	9301.3370	0.11	9.9608
	205	Church Bay Road	137119.2946	0.00	2.3719
	206	Church Bay Road	56413.1875	0.08	45.6070
	241	Church Bay Road	118124.7044	0.01	13.8361
	Te Huruhi Block	Church Bay Road	61935.5742	0.39	239.9510

Map Number	Street Number	Street Name	Property Area (m2)	% Property covered with impermeable surface	Impermeable surface area (m2)
	5D1				
	Te Huruhi Block 2B	Church Bay Road	308189.5394	0.03	96.5332
	Te Huruhi Block 2A	Church Bay Road	435275.5474	0.00	3.6334
	Te Huruhi Block 4	Church Bay Road	492618.7463	0.00	0.0000
	Te Huruhi Block 3C	Church Bay Road	387738.1749	0.00	0.0000
	Lot 1 DP 67763	The Esplanade	7967.9994	3.02	240.4850
	Pt Te Huruhi Block 5E	The Esplanade	64492.3226	0.31	198.6670
Totals			3971268.8047	0.05	1853.0248

APPENDIX E: HAURAKI GULF MARINE PARK ACT 2000

6. Treaty of Waitangi (Te Tiriti o Waitangi)—

- (1) Subject to subsections (2) and (4), the provisions of Part 3 relating to the Park must be so interpreted and administered as to give effect to the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).
- (2) Subsection (1) does not apply in respect of any area of the Park that is foreshore, seabed, private land, taiapure-local fishery, or mataitai.
- (3) When carrying out its functions under Part 2, the Forum must have regard to the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).
- (4) Nothing in Part 1 or Part 3 or Part 4 limits, affects, or extends the obligations any person has in respect of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) under any of the Acts listed in Schedule 1, and those obligations must be fulfilled in accordance with those Acts.

7. Recognition of national significance of Hauraki Gulf—

- (1) The interrelationship between the Hauraki Gulf, its islands, and catchments and the ability of that interrelationship to sustain the life-supporting capacity of the environment of the Hauraki Gulf and its islands are matters of national significance.
- (2) The life-supporting capacity of the environment of the Gulf and its islands includes the capacity—
 - (a) to provide for—
 - (i) the historic, traditional, cultural, and spiritual relationship of the tangata whenua of the Gulf with the Gulf and its islands; and
 - (ii) the social, economic, recreational, and cultural well-being of people and communities:
 - (b) to use the resources of the Gulf by the people and communities of the Gulf and New Zealand for economic activities and recreation:
 - (c) to maintain the soil, air, water, and ecosystems of the Gulf.