

no.	Isle	keyword	Concerns	Code
180	...	Home occupation	Provide for a wider degree of home occupations. Provide specific parking controls. List activities not included.	16
181	...	Home occupation	Status quo. Provide specific parking controls. List activities not included.	16
145	w	Home occupation	Support parking controls for home occupations – bullet 4	16
152	w	Home occupation	Support possible approaches in bullet points 2, 3 & 5. Delete reference to floor area control. Provide for wider degree of home occupations. List activities that are not included	16
154	w	Home occupation	Home occupations should be encouraged, although inconsistent activities discouraged	16
171	w	Home occupation	Delete floor area control. Provide specific parking controls. List activities not included. Don't provide for a wider degree of home occupations.	16
186	w	Home occupation	Status quo	16
198	w	Home occupation	Should be provided for in plan – as long as the effects are no more than a residential activity	16
168	...	Human activity / natural environment	Move to more regulated framework with clearer guidance and greater control. Need independent ecologist on staff with decisions subject to ecological peer review.	17
180	...	Human activity / natural environment	Combine effects based approach (but better drafted) with more prescriptive framework.	17
181	...	Human activity / natural environment	Move to more regulated framework with clearer guidance and greater control.	17
197	...	Human activity / natural environment	Plan should anticipate potential changes in landuse through a more prescriptive framework & greater control of activities [DOC]	17
199	...	Human activity / natural environment	Support more regulated approach to growth & development with HGI (to protect ecosystems and landscapes). Support prescriptive provisions which provide a strong level of certainty in terms of location, type of activities with clear performance standards. [ARC]	17
23	gbi	Human activity / natural environment	Cost of resource consents crippling low income farming.	17

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34	gbi	Human activity / natural environment	Consent requirements and associated costs	17
85	gbi	Human activity / natural environment	Preserve land use rights and encourage productive enterprise. Plan needs to be user friendly, affordable and encouraging	17
50	w	Human activity / natural environment	Maintain balance between commercial and economic development and natural environment	17
73	w	Human activity / natural environment	Need more prescriptive standards of development (too permissive)	17
96	w	Human activity / natural environment	Plan needs to be more prescriptive which incorporates a non-complying default activity	17
101	w	Human activity / natural environment	Prescriptive approach for human activity land units, but more effects based approach in other land units.	17
106	w	Human activity / natural environment	Move to more regulated framework with clearer guidance and greater control over activities	17
108	w	Human activity / natural environment	Plan needs to be prescriptive. Ned to work together with ARC.	17
109	w	Human activity / natural environment	Protect features of high environmental quality. Protect and enhance natural habitats, trees, and forests. Encourage activities that support sustainable use of land and maintains rural character.	17
126	w	Human activity / natural environment	Protection and enhancement of the natural environment to be the over-riding priority for Waiheke. Waiheke dependent on this for visitors. Plan should be prescriptive not permissive. Wetlands should be strictly out of bounds for development.	17
132	w	Human activity / natural environment	Balance landowners rights to access & build on land with environmental issues	17

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145	w	Human activity / natural environment	Plan should be proscriptive – forbid things rather than prescriptive – open possibilities – proposal should enhance goals rather than just achieve. Support possible approaches in bullet points 1-3 (effects based approach with clearer drafting, more regulated framework, and combined approach). Effects should include usage & its impact as well as buildings	17
147	w	Human activity / natural environment	Limit total no of people on sites based on wastewater disposal capacity	17
152	w	Human activity / natural environment	Support possible approaches in bullet points 1 & 2. Retain effects based approach with better drafting. More regulated framework with clearer guidance and greater control. Want more proscriptive rules specifying what is not allowed	17
154	w	Human Activity / Natural Environment	More prescriptive, clearer guidance and greater control.	17
166	w	Human activity / natural environment	Plan does not adequately address the effects that activities and development have on people. Don't let Waiheke become like Auckland.	17
169	w	Human activity / natural environment	Combine effects based approach (but better drafted) with more prescriptive framework.	17
171	w	Human activity / natural environment	Take an effects-based approach that is more clearly drafted than at present.	17
186	w	Human activity / natural environment	Combine effects based approach (but better drafted) with more prescriptive framework.	17
198	w	Human activity / natural environment	Effects based regime should be replaced with more prescriptive, rules based and less development permissive approach. GBI facing less development pressure than Waiheke – Waiheke & gbi need completely different approaches. Clearer guidance, tighter definitions and greater control over development & activities in Waiheke required. Proposals that don't meet strict criteria should be declined	17

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196	w & p	Human activity / natural environment	Supports current permissive effects based approach. More prescriptive plan is a reversion and could place unnecessary and expensive restrictions.	17
168	...	Impervious surface (LU11&12)	Develop for all land units	18
181	...	Impervious surface (LU11&12)	Develop for all land units	18
197	...	Impervious surface (LU11&12)	Impervious surface control should be included in plan [DOC]	18
95	w	Impervious surface (LU11&12)	Restrict impervious surface	18
120	w	Impervious surface (LU11&12)	Lot coverage needs to be considered in terms of nett site permeability, refer TP108 stormwater management.	18
143	w	Impervious surface (LU11&12)	Greater controls on impermeable surface to limit stormwater runoff	18
145	w	Impervious surface (LU11&12)	GDA & GFA should be replaced with 15% max impervious surfaces and lot coverage controls which include all impervious surfaces - and max potential occupancy nature of use rules - 20% on larger sites (discretionary)	18
147	w	Impervious surface (LU11&12)	Limit impermeable surface to 20% - reducing with slope	18
152	w	Impervious surface (LU11&12)	Develop a total impervious surface rule for all land units - relate rule to slope. Very important. Promote alternative surfacing. Stormwater soakholes below watertank overflow outlets	18
154	w	Impervious surface (LU11&12)	Total impervious surface rule for all land units with slope component - include ALL impermeable surfaces i.e. water tanks, patios, driveways	18
158	w	Impervious surface (LU11&12)	Total impervious surface rule for all land units - LU 11 & 12 - 20%-25% impervious surface	18
162	w	Impervious surface (LU11&12)	Develop for all land units	18
166	w	Impervious surface (LU11&12)	Develop for all land units	18
169	w	Impervious surface (LU11&12)	Develop for lu11 and 12, related to slope.	18

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171	w	Impervious surface (LU11&12)	Develop for land units 11 and 12 related to the slope of the land. Or develop for all land units based on slope.	18
186	w	Impervious surface (LU11&12)	Not status quo. Develop for land units 11 & 12 related to land slope. Develop for all land units	18
198	w	Impervious surface (LU11&12)	Develop rule for all LU's. Rule for LU 11 & 12 should be max 20% impervious surfaces with no account of slope. Parking areas should comply with impervious surface rules	18
198	w	Impervious surface (LU11&12)	Parking areas should comply with impervious surface rules	18
181	...	Iwi heritage	Status quo. Roll over existing Maori heritage provisions.	19
197	...	Iwi heritage	Maori heritage assessment should be undertaken in conjunction with natural heritage assessment. Need consistency of protection & should include inner & outer gulf. [DOC]	19
199	...	Iwi heritage	Support comprehensive scheduling of heritage sites in the plan. [ARC]	19
10	w	Iwi heritage	Glow worms	19
50	w	Iwi heritage	Identify, recognise, protect and preserve	19
101	w	Iwi heritage	Attempt a Maori heritage assessment of the entire HGI, in consultation with iwi.	19
106	w	Iwi heritage	Continue with Maori heritage assessment of inner islands and protect waahi tapu areas. Ensure that iwi remain engaged in the process of recognition and protection of identified sites	19
143	w	Iwi heritage	Maori Rights – as citizens, from Treaty of Waitangi, customary rights. Protection of Papatuanuku – limit pollution – support recycling. Recognition in plan of significance of Marae. Apply one land unit over all Marae land. Create management / policy plan for Marae development. Marae should be vested to the Maori Marae Committee as Maori Reserve by order in Council. Supports additional protection of mahinga maataitai (areas where seafood resources are gathered). Seeks recognition and protection of areas commonly used by Maori for fishing	19
145	w	Iwi heritage	Support heritage assessment of Inner Gulf – bullet 3	19
152	w	Iwi heritage	Support possible approach in 1st & 3rd bullet points – status quo & continue Maori heritage assessment in gulf.	19

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163	w	lwi heritage	Protect Maori archaeological sites.	19
171	w	lwi heritage	Continue with current Maori heritage assessment of Inner Gulf. Any activity within the defined areas will need a resource consent. Later plan change for Outer Islands.	19
186	w	lwi heritage	Status quo. Roll over existing Maori heritage provisions.	19
196	w & p	lwi heritage	Accurately locate archaeological sites.	19
168	...	LU20	Restrict more activities so that restaurants, wineries and other commercial activities require resource consent. Retain all existing lu20. Rezone some existing lu20 or other land units for commercial (visitor facilities, wineries, restaurant) activities	20
181	...	LU20	Must be retained as a buffer at all costs. Define and control more activities. Restrict more activities so that restaurants, wineries and other commercial activities require resource consent. Retain all existing lu20. Never remove lu20 from Waiheke and / or the Plan.	20
199	...	LU20	Support separate LU20 for Rakino Island. LU20 in Waiheke identified as 'Waiheke Outdoor Burning Area' which recognises rural nature of LU20. Restrict subdivision into 'lifestyle blocks' of LU20 to minimise reverse sensitivity from spraydrift or outdoor burning. [ARC]	20
14	w	LU20	Serves useful purpose	20
106	w	LU20	Maintain restrictive approach to LU20, no further subdivision, require commercial activities to get resource consent. Retain all existing LU20.	20
108	w	LU20	Protect LU20, stop erosion of the green belt	20
109	w	LU20	Maintain rural and bushclad character between settlements. Do not allow incremental development to erode the green belts.	20
111	w	LU20	Need to maintain green belts	20
113	w	LU20	Do not allow encroachment into the green belt	20
125	w	LU20	Rezone Lot 1 DP 199282 at 166 Ostend Rd from LU20 to LU12	20

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133	w	LU20	Different solutions to stop people subdividing – i.e. rates reduction instead of subdividing, covenants for public benefit	20
145	w	LU20	Green belts should be on hills between villages. Uses only horticultural / agricultural & possibly home stay & limited café / restaurant after notification. Support restriction of activities in LU 20 – bullet 2 (resource consent for restaurants, wineries, other commercial uses)	20
147	w	LU20	All development in LU20 should require resource consent	20
151	w	LU20	Cory Rd property currently LU 20 should be rezoned LU11	20
152	w	LU20	Support first bullet point – restrict activities in retain LU 20. Oppose rezoning LU 20 for commercial activities. Support review of LU 20 on Rakino. Oppose removing LU 20 from Waiheke	20
153	w	LU20	Ensure continuation of rural open space	20
154	w	LU20	Retain LU20 and restrict activities i.e. disallow commercial development	20
161	w	LU20	Preserve as open space. Non-subdividable. Require resource consents for wineries, restaurants and other large building projects	20
162	w	LU20	No further subdivision. Require resource consents for restaurants, wineries and additional buildings. Green belt. Preserve good soils for growing.	20
166	w	LU20	Restrict more activities so that restaurants, wineries and other commercial activities require resource consent. Retain all existing lu20. Do not allow subdivision	20
169	w	LU20	Acceptable in theory as a rural buffer between villages. But not all current lu20 zoning fulfils this. Investigate whether lu20 suitable for Kennedy Point. Rezone to lu11 and 12. Or relax subdivision controls to allow for more intensive residential development. Suitable for large lot residential. Would support existing ferry terminal.	20
171	w	LU20	Preserve predominantly rural character. Restrict more activities so that restaurants and wineries need resource consent. Retain all existing lu20. Do not rezone any for commercial activities as this will seriously degrade the buffer.	20

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186	w	LU20	Restrict more activities. Resource consents for restaurants, wineries and other commercial activities. Retain existing lu20. Don't rezone any lu20 or other land units for commercial activities. Don't remove from Waiheke and / or from the Plan.	20
198	w	LU20	Retain all existing LU 20 land. Remove visitor facility provision from LU 20. Restrict more activities in LU 20	20
203	w	LU20	Shift land unit 20 boundary along Tiri Road so as to turn street frontage into residential	20
168	...	Land units	Combine some of the land units that have similar characteristics. Proviso - identify and include wetlands	21
180	...	Land units	Retain the same no of land units, but review application. Create new land units to reflect changing nature and future direction.	21
181	...	Land units	Status quo	21
197	Land units	Existing land units make little consideration of heritage. Could make heritage land units ie Motutapu, Browns Island or Stony Batter on Waiheke. [DOC]	21
106	w	Land units	Retain existing land units.	21
126	w	Land units	Prospective property owners made aware of what land is zoned for, general overview of the objectives of the land unit included on LIM reports.	21
145	w	Land units	Support possible approaches in bullet points 3 & 4. Combine some land units. New land units for changing nature and future direction. LU's should describe desired goal. Amalgamate LU 11 & 12 under LU 12's rules & LU 20/21 & 22 under tightened LU 20 rules	21
152	w	Land units	Review existing LU's to determine whether correct LU has been applied and combine those LU's that have similar characteristics. But include greener requirements.	21
158	w	Land units	Retain most land units but review location - properties that wish to retain zoning should be allowed to. Educate new land owners to ensure greater compliance with land unit rules and monitoring. Use covenanting to encourage LU rule integrity - keep a data base of covenanted land	21
166	w	Land units	Combine some of the land units that have similar characteristics. Properly identify all wetlands	21

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169	w	Land units	There are too many. Amalgamate those which are similar. Maybe create new land units to better reflect future direction of growth.	21
170	w	Land units	Revisit. Some have become irrelevant and should be redrawn.	21
171	w	Land units	Retain the same no of land units, but review application. Modify rules and activities for some land units	21
186	w	Land units	Don't combine lu5-10. Status quo. Don't create new land units to reflect changing nature and future direction.	21
187	w	Land units	Retain the same no of land units, but review application - too many anomalies. Get rid of land units.	21
194	w	Land units	Reduce. Combine those with similar characteristics. Land units 20, 21, 22 should all be landscape protection.	21
198	w	Land units	Combine LU's on land which has similar characteristics - most restrictive controls should apply	21
202	w	Land units	Make all of 18 Nepean PI, Otakawhe Bay, Orapiu land unit 12 (currently split between land units 10 and 12)	21