

no.	Isle	keyword	Concerns	Code
168	...	Natural landscape	Status quo. Also supports an overlay of outstanding natural landscapes and regionally important landscapes. Map and assess all wetlands and watercourses	22
180	...	Natural landscape	Add an appendix with good solutions for buildings in sensitive landscapes. Give strong guidance if flexible approach is taken to s6. Ensure that clear policies and objectives define when discretionary or non-complying activity is appropriate. Recognise outstanding natural landscapes in objectives and policies, followed through to rules. Consider importance of ridgelines, native vegetation, buildings, rural land uses such as vineyards or forestry when assessing landscape components.	22
181	...	Natural landscape	Ridgelines very important. Make subdivision in outstanding natural landscapes non-complying or prohibited. Supports an overlay of outstanding natural landscapes and regionally important landscapes. Identified landscapes to be consistent with regional policy statements. Add an appendix with good solutions for buildings in sensitive landscapes. Ensure that clear policies and objectives define when discretionary or non-complying activity is appropriate. Recognise outstanding natural landscapes in objectives and policies, followed through to rules. Consider importance of ridgelines, native vegetation, buildings, rural land uses such as vineyards or forestry when assessing landscape components. Identify the value of cultural landscapes (eg heritage sites, modified rural uses). Address cumulative effects in landscape assessments.	22
185	...	Natural landscape	Concern that council intends to place greater importance on 'natural' values than on productive farming. Need to ensure that burden of protecting outstanding natural features and landscapes doesn't fall entirely on the landowners. Landowners should be able to choose whether to protect or bring into production areas of bush or wetland or other natural resources.	22

no.	Isle	keyword	Concerns	Code
199	...	Natural landscape	A revised ARPS with new Outstanding Natural Landscape (ONL) maps will be notified in Sept 05. The hgi have the largest areas of ONL in the Auckland Region. Important to restrict subdivision and earthworks, consider location, design & density of buildings and landuse change as they have the potential to visually affect the naturalness of the ONL's. Council's approach should translate the regional ONL information into the context of the island. Council should consider whether there are any other landscape values or views of local significance that should be protected in the plan. Natural character of the coastal environment, wetlands, lakes and rivers also require preservation. This should be achieved by including areas of outstanding natural character on planning maps similar to ONL. Subdivision and building within these areas should generally be avoided. Buildings and earthworks in coastal protection yards within ONL's or outstanding natural character areas should be avoided. [ARC]	22
197	Natural landscape	Support overlay of out standing natural landscapes & regionally important landscapes in plan, provided it is consistent with recent regional policy documents. [DOC]	22
131	gbi	Natural landscape	Restrict development to retain natural landscape character	22
76	w	Natural landscape	Protect. Esp. ridgelines, native bush, beaches and coastal areas	22
84	w	Natural landscape	Protect mangrove ecosystems. Protect and create wetland systems. Use for sewage treatment.	22
106	w	Natural landscape	ONL being compromised. Support identifying an overlay of ONL and regionally important landscapes in the district plan.	22
109	w	Natural landscape	Recognise ONLs	22
126	w	Natural landscape	Coastal vistas to be preserved where possible. Many vistas, particularly eastern waiheke, being blocked by trees lining the road. View corridors to be retained where possible.	22

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145	w	Natural landscape	Support possible approaches in bullet points 4, 5, 7, 9, 11. Appendix with good design solutions for building. Innovative design solutions where fit the landscape. Clear policies and objectives defining appropriateness for discretionary or non-complying activities. Imptce of ridgelines, native vege, bdgs and rural land uses (eg vineyards and forestry) for assessing landscape. Address cumulative effects.	22
147	w	Natural landscape	Overlay outstanding natural and regionally important landscapes into plan. Subdivision in these areas should be prohibited	22
152	w	Natural landscape	Support possible approaches in bullet points 2-11. Overlay of outstanding and regionally important landscapes. Consistent with regional policy documents. Supports appendix with good solutions for buildings in sensitive landscapes. Allow innovative design solutions where fits with landscape. Strong guidance if flexible approach is taken to s6. Clear policies and objectives to define when discretionary or non-complying activity is appropriate. Consider imptce of ridgelines, native vege, bdgs, rural land uses such as vineyards and forestry when assessing landscape. Cultural landscapes. Address cumulative effects.	22
154	w	Natural landscape	Strengthen plan so buildings don't adversely affect sensitive landscapes	22
158	w	Natural landscape	Support possible approaches in bullet points 2-5 & 7-11. Overlay of outstanding natural landscape and regional landscapes. Consistency with regional policy documents. Appendix with good building solutions for sensitive landscapes. Innovative design where fits the landscape. Clear policies and objectives defining appropriateness for discretionary or non-complying activities. Objectives, policies and rules to recognise outstanding natural landscapes. Consider importance of ridgelines, native vege, bdgs, rural land uses such as viticulture and forestry when assessing landscape components. Cultural landscapes. Address cumulative effects.	22
161	w	Natural landscape	Identify and protect.	22
162	w	Natural landscape	Tighten subdivision rules to protect environment and landscape	22

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163	w	Natural landscape	Identify and protect significant landscapes. Protect views of unbuilt coastlines. Protect headlines and promontories from any buildings. Protect open space.	22
165	w	Natural landscape	Supports an overlay of outstanding natural landscapes and regionally important landscapes. Consider importance of ridgelines, native vegetation, buildings and rural land uses such as vineyards and forestry when assessing landscape components	22
166	w	Natural landscape	Supports an overlay of outstanding natural landscapes and regionally important landscapes. Identified landscapes to be consistent with regional policy statements.	22
169	w	Natural landscape	Supports an overlay of outstanding natural landscapes and regionally important landscapes. Identified landscapes to be consistent with regional policy statements. Add an appendix with good solutions for buildings in sensitive landscapes. Allow for innovative design solutions where it fits the landscape context. Address cumulative effects.	22
171	w	Natural landscape	Supports an overlay of outstanding natural landscapes and regionally important landscapes. Identified landscapes to be consistent with regional policy statements. Add an appendix with good solutions for buildings in sensitive landscapes. Ensure clear policies and objectives define when discretionary or non-complying is appropriate. Recognise outstanding natural landscapes in objectives, policies and rules. Address cumulative effects in landscape assessments.	22
186	w	Natural landscape	Address cumulative effects. Don't loosen assessment criteria and allow a free approach to design.	22
190	w	Natural landscape	More attention to be paid to the protection and preservation of undeveloped scenic areas using the HGMPAct to halt inappropriate development proposals.	22
198	w	Natural landscape	The RPS should be referenced for Outstanding Natural Landscapes (ONL). ONL should have a regional & local significance. ONL's should be specifically referred to and their locations shown in the plan and controls introduced to maintain this status. ONL's should be recognised in the objectives, policies & rules	22

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196	w & p	Natural landscape	Accurately locate natural features which are used to restrict development eg ridgelines, archaeological sites, wetlands. Use only truly significant features to constrain development. Additional development opportunities where landowners voluntarily protect or enhance features.	22
188	...	Matiatia	Supports recent decision on Matiatia proposal – promotes ferry use and terminal areas as a destination, encourages walking, reduces car trips. Given that ACC has purchased Matiatia, this could be considered as the location for a new urban village on Waiheke. Precinct 4 adjoining wharf – more permissive range of activities if the wharf requires infringement onto this. Provide for community and commercial activities (including kiosks, restaurant, bars / taverns, and retail) as permitted or discretionary. Supportive of urban activities in close proximity to the wharf if they do not interfere with transportation function. Resolving parking issues at Matiatia are central to ensuring sustainable transport system. If provisions are too liberal, this will encourage private vehicle use. Consider proposals for park and ride facilities linked by bus to Matiatia ferry terminal.	23
180	...	Matiatia	Have a bus stop at council carpark midway along Matiatia Road for rental cars. Council to buy back WIL carpark for public use. Relocate rental car parking at Matiatia council carpark to current council parking up Matiatia Rd and return Matiatia carpark to public carpark.	23
181	...	Matiatia	Notify all applications. Maximum gfa of 5000m2. Limit use – no residential apartments, small souvenir / gift shop, conference and restaurant only. No reticulated water or sewerage except for Oneroa business area. Rental cars (and other commercial operations) should not be able to parking in the park and ride facility at Matiatia. Pick up at Matiatia and take to their yard for processing.	23
2	w	Matiatia	Provide park and ride for ferry	23
9	w	Matiatia	Opposes	23
35	w	Matiatia	No development other than transport hub. Council to purchase WIL land.	23
59	w	Matiatia	Provide additional parking. Develop esplanade idea further. No shops, apartments.	23
76	w	Matiatia	Too congested for boats	23

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84	w	Matiatia	Dislikes roadside parking on road to Matiatia. Likes free off-street parks at Matiatia.	23
106	w	Matiatia	Council should purchase Matiatia and turn into a reserve	23
126	w	Matiatia	Should be purchased by Council. Parking problems need to be sorted out. Parking interspersed with planting. Wetlands preserved and enhanced with boardwalks. Land subdivided to prevent large development. Kayaking, biking, car-hire, other adventure and tourist businesses, cafes and restaurants and perhaps some accommodation situated there. Carved maori and pakeha gateway.	23
127	w	Matiatia	Purchase Matiatia – for parking and open air venue. Let Ross Kayaks stay at Matiatia	23
145	w	Matiatia	Limit ferries to Matiatia to hourly. Decentralise with ferries going to a number of local wharf's in Waiheke. Retain as LU 25 – allow development applicable to terminus conference centre, doctors & apartments not appropriate. Take land under public works & develop decent traffic plan.	23
152	w	Matiatia	Avoid precedent effect in Matiatia	23
154	w	Matiatia	Ensure notification of discretionary activities in PC 38. Maximum development possible in Matiatia 12000m2	23
158	w	Matiatia	Bring Matiatia into public ownership	23
163	w	Matiatia	Protect European built heritage eg Matiatia kayak boatsheds	23
163	w	Matiatia	lu25 to remain	23
164	w	Matiatia	Allowed continued use of foreshore at Matiatia for recreation marine activities	23
165	w	Matiatia	Provide commuter parking. Larger area for traffic, collecting and delivering passengers.	23
171	w	Matiatia	Supports Environment Ct statement that pc38 should not espouse non-notification of discretionary activities.	23
193	w	Matiatia	Needs to be a long term parking plan implemented. Don't price the opportunity out of existence.	23
195	w	Matiatia	Address parking shortage	23

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198	w	Matiatia	Development should not impact on the commercial viability of Oneroa. Protect Harbourmaster's building and open space. Investigate underground or other less expansive and visibly dominant parking options. Include public open space areas	23
168	...	Monitoring	Employ and resource sufficiently qualified people	24
181	...	Monitoring	Does not appear to be occurring. Eg Little's consent at Church Bay required trees of certain size to be planted. Has not happened.	24
83	gbi	Monitoring	Lack of enforcement for bush removal at 124 Puriri Bay Road. Instant RMA fines needed.	24
26	w	Monitoring	Greater monitoring needed of private home developments	24
60	w	Monitoring	Enforce Plan with some authority	24
79	w	Monitoring	Ban loud music and monitor the ban. Implement fines.	24
108	w	Monitoring	Uphold noise levels and enforcement, barking dogs	24
145	w	Monitoring	Penalties infringements through enforcement. Enforcing & seeking remediation of infringements part of monitoring	24
152	w	Monitoring	Supports approach in issue document.	24
154	w	Monitoring	Implementation of plan needs urgent monitoring	24
163	w	Monitoring	Improve monitoring and enforcement. Enforce all resource consent conditions	24
166	w	Monitoring	Issue is interpretation as well as monitoring. Those affected should have major decision making role in determining whether the effects are no more than minor.	24
171	w	Monitoring	Monitoring needs to notice and act upon infringements and conditions. More resources are needed.	24
198	w	Monitoring	More emphasis on monitoring for compliance with resource and building consent conditions	24
180	...	Multiple dwellings	Insert further assessment criteria for multiple dwellings in coastal zone. Provide for caretaker and farm manager accommodation (poss max floor area).	25

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181	...	Multiple dwellings	Do not allow. Visitor facility and multiple dwellings regs should be same ie multiple dwellings regs for both. Maintain existing multiple dwellings rules but include density provisions as part of the rule. Provide for caretaker and farm manager accommodation, possible maximum floor area.	25
91	gbi	Multiple dwellings	Maintain Rule 6F 1.1.8A(iv) – land owned co-operatively prior to Sept '92	25
113	w	Multiple dwellings	Avoid developments such as Waiheke Island Resort, the Retirement Village, terrace houses in Ocean View Road, the sands at Onetangi, but somehow encourage/permit eco-housing and co-housing.	25
122	w	Multiple dwellings	After addressing visual effects, situations where an owner desires to build a flat under or within an existing dwelling should be a permitted activity. Application of minimum 2000m2 subdivision rule when assessing multiple dwelling rule should be dropped. Sufficient restrictions through TP58 to prevent ad hoc development that might begin to look like infill housing.	25
126	w	Multiple dwellings	No more than 1 dwelling per site, particularly in LU12. Waiheke Island Resort and retirement village dominate with clusters of repetitive cream buildings. Developments suitable for mainland Auckland, not Waiheke. Should discourage repetitive high density buildings.	25
145	w	Multiple dwellings	Maintain existing rules but density provisions to be part of the rule – and exceeding density should be prohibited. Oppose possible approaches in bullet points 2, 3, 4 & 5 (simplified assessment criteria, further assessment criteria for the coastal zone, caretaker / farm manager accommodation, deletion of reference to subdivision standards). Support providing for minor units in specific LU's – bullet 6	25
151	w	Multiple dwellings	Allow for multi unit development on Cory Rd site	25
152	w	Multiple dwellings	Support possible approaches in bullet points 1, 3, 4, 6. Existing rules but incorporating density provisions. Assessment criteria for coastal zones. Provide for caretaker and farm manager accommodation, possible maximum floor area. Minor dwellings in specific land units.	25

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154	w	Multiple dwellings	Further assessment criteria re bulk / scale / coverage and relationship with landscapes and each other needed in coastal area	25
166	w	Multiple dwellings	Density not the only issue. Also apartment 'residents' different than full-time residents. Changes community character.	25
169	w	Multiple dwellings	Delete reference to subdivision standards, have a density or intensity control. Kennedy Point – additional dwellings above existing subdivision control would be suitable. Supports specific assessment criteria for additional dwellings exceeding density limits.	25
171	w	Multiple dwellings	Provide for caretaker / farm manager accommodation (poss max floor areas). Delete reference to subdivision standards. Insert density / intensity control which keeps the coastal land to a very low density of building.	25
186	w	Multiple dwellings	Maintain existing rules but ensure density provisions form part of the rule.	25
198	w	Multiple dwellings	Remove potential for multiple dwellings on single sites	25
196	w & p	Multiple dwellings	Provision of one dwelling per lot is too restrictive and not effects based. Base on other performance criteria relating to landscape and environmental effects for larger land holdings	25
168	...	Multiple land units	Status quo as long and natural features listed for protection are actually protected.	26
180	...	Multiple land units	Rationalise so less possibility of multiple land units on one title. Include a rule that provides direction re multiple land units on one title.	26
181	...	Multiple land units	Status quo. Do not rationalise rural land units, include a rule that provides direction re multiple land units on one title.	26
197	...	Multiple land units	Public land unit will address problems associated with different land units on public land [DOC]	26
101	w	Multiple land units	Rationalise the rural land units so that there is less possibility of multiple land units on a site and/or include a rule that provide direction regarding what approach should be taken if there are multiple land units.	26

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106	w	Multiple land units	No problem with multiple land units on sites, should take the rules for the most sensitive land unit on the site	26
145	w	Multiple land units	Support not rationalising rural LU's - bullet 4	26
152	w	Multiple land units	Supports possible approach in 3rd bullet point. Rationalise rural land units.	26
158	w	Multiple land units	Don't rationalise rural LU. Provide direction regarding the approach that should be taken when there is more than one LU on a title	26
171	w	Multiple land units	Don't rationalise rural land units. Include a rule that provides direction re multiple land units on one title.	26
186	w	Multiple land units	Status quo. Don't move away from lu approach.	26
187	w	Multiple land units	Move away from land unit approach.	26
180	...	Natural hazards	Retain status quo. L174	27
181	...	Natural hazards	Status quo. Address subdivision or use of land if the subdivision, development, or use is likely to inc the erosion, inundation, subsidence or slippage, or to pollute. Indicate that natural hazards are also dealt with by Building Act and Regulations.	27
197	...	Natural hazards	Should identify natural hazards in plan [DOC]	27
199	...	Natural hazards	Support identification of natural coastal hazards in HGI in plan and assessment of what development is appropriate in these areas. Plan should reference RPS & Regional Plan - Coastal. [ARC]	27
50	w	Natural hazards	Coastal erosion - protect and restore	27
145	w	Natural hazards	Support possible approaches in bullet points 3 & 4. Indicating that natural hazards also dealt with by Building Act and regulations. Revise rules 6B.1.3.4 and 6C.1.3.4	27
152	w	Natural hazards	Supports possible approach in 2nd bullet point. Address subdivision or use of land if the subdivision, devt, or use is likely to increase the erosion, inundation, subsidence, or slippage, or to pollute.	27
162	w	Natural hazards	Rising sea levels - assess for all new roads, buildings and subdivision	27

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171	w	Natural hazards	Address subdivision or use of land if the subdivision, development, or use is likely to inc the erosion, inundation, subsidence or slippage, or to pollute. Notes that Building Act and Regulations do not look at the broader picture or wider area.	27
187	w	Natural hazards	Address subdivision or use of land if the subdivision, development, or use is likely to inc the erosion, inundation, subsidence or slippage, or to pollute. Indicate that natural hazards are also dealt with by Building Act and Regulations. Onetangi Beach Hazard Management Strategy and the implementation thereof.	27
193	w	Natural hazards	Council / ARC funding to adopt some recommendations in Tonkin and Taylor Coastal Strategy report.	27