

no.	Isle	keyword	Concerns	Code
168	...	Protection yards	Status quo as long as applied. Realistic yards are required for wetland and coastal areas. Is present definition adequate? Enforced? Understood by monitoring and enforcement staff?	36
180	...	Protection yards	Protect those wetlands identified by ARC	36
181	...	Protection yards	Change rule to apply to any land within distance specified in Table 1 from MHWS, or any wetland / water system. Show a protection yard on large maps. Could include different widths. List activities permitted within yards.	36
197	...	Protection yards	Vital to include protection yards from water features in plan. Inappropriate to have a threshold determined by size of wetlands. Instead width of yard be determined by the value of the water feature. [DOC]	36
199	...	Protection yards	Buildings and earthworks in coastal protection yards within ONL's or outstanding natural character areas should be avoided. Width of coastal protection yard should vary depending on the value or location. See ARC Technical Publication 58 (Table 5.2) for min separation distances from natural water courses. Also view Franklin District Plan. [ARC]	36
145	w	Protection yards	Support possible approaches in bullet points 2 & 4. Apply the rule to any land within the distance specified on Table 1 from MHWS or any wetland / water system. List activities that can be undertaken within yards.	36
152	w	Protection yards	Support possible approaches in bullet points 2, 3, 4, 6 & 7. Apply the rule to any land within the distance specified on Table 1 from MHWS or any wetland / water system. Identify protection yard on plg maps. List activities permitted within yards. Protect wetlands identified by ARC. Review definition of wetlands.	36
154	w	Protection yards	All wetlands should be protected & clearly defined in plan. Change rule so it applies to all land within a specified distance of the feature to be protected.	36
158	w	Protection yards	Protect all wetlands – support bullet point 2 of possible approaches. Rule to apply to any land within the distance specified in Table 1 from MHWS or any wetland / water system.	36

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171	w	Protection yards	Apply the rule to any land within the distance specified on Table 1 from MHWS or any wetland / water system (including rivers, streams, lakes, wetlands). Create protection yard rule. Review definition of wetlands	36
198	w	Protection yards	Setbacks should include those lots that have a road, paper road or reserve separating them from the water feature. Yards along coastal strips should be at least 15m from the front property boundary	36
199	...	Rakino	Introduce controls to prevent development dominating the coastline and unmodified bays and landscape on Rakino Island. [ARC]	37
82	r	Rakino	Revegetation and vegetation management. Subdivision - little or no positive benefit. Avoid reticulated services. Design controls to support fire fighting. Access to moorings. Clearer info signage. Schedule hall. Standdown time (from purchase) for land development. Maintain Rakino culture - avoid rapid change, extensive building and subdivision.	37
152	w	Rakino	Support possible approaches in bullet points 2, 4, 5, 7, 8 & 9. Special land unit with subdivision controls. Design controls to match natural landscape. Allow appropriate visitor facilities. Review heritage items. Acknowledge Rakino Way in review process. Subdivision based revegetation.	37
180	...	Residential development definitions	Create a new definition of 'minor residential unit' with clear, non-subjective boundaries. Amend current definitions to remove subjectivity.	38
181	...	Residential development definitions	Amend current definitions to remove subjectivity. Define what makes a building 'self contained'. Define 'kitchen'. Amend definitions to be consistent with Isthmus 101. Visitor definition gives more leniency and should not be need to get around rules and regs.	38
52	w	Residential development definitions	Redefine accessory building	38

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121	w	Residential development definitions	Need to be prescriptive so they can be applied fairly. Domestic dwelling contains all elements to enable it to be self contained ie bedroom, bathroom, kitchen and laundry facilities. Minor secondary dwelling containing all the above but restricted to 1 bedroom. Homestay includes the above but guests eat with owners and laundry done by owner. Visitor accommodation to contain bedrooms but plug in appliances only. No laundry facilities.	38
152	w	Residential development definitions	Support possible approaches in bullet points 3, 4, 5. Be strict about lot coverage, impervious surfaces and visual aspects. Definition of minor household unit. Define what makes bdg self-contained. Define kitchen.	38
154	w	Residential development definitions	Separate small unit should be allowed as long as overall lot coverage is adhered to.	38
158	w	Residential development definitions	Define 'minor residential unit' subject to subdivision rules	38
186	w	Residential development definitions	Amend current definitions to remove subjectivity	38
198	w	Residential development definitions	No multiple dwellings on residential sites	38
197	...	Residential land unit - gbi	Support specific residential land unit for GBI [DOC]	39
23	gbi	Residential land unit - gbi	Modify for GBI	39
104	gbi	Residential land unit - gbi	Would like to see Land Unit 12 of GBI, so long as building and design controls are adhered to.	39
172	gbi	Residential land unit - gbi	Property at lot 4 District Plan 72728, 76 Medland Road, Tryphena - seek new rural residential land unit.	39
173	gbi	Residential land unit - gbi	Property at lot 7 District Plan 72728, 38 Medland Road, Tryphena - seek new rural residential land unit.	39
174	gbi	Residential land unit - gbi	Property at lot 5 District Plan 72728, 56 Medland Road, Tryphena - seek new rural residential land unit.	39
176	gbi	Residential land unit - gbi	Property at lot 10 District Plan 72728, 44 Medland Road, Tryphena - seek new rural residential land unit.	39

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177	gbi	Residential land unit – gbi	Property at lot 3 District Plan 72728, 84 Medland Road, Tryphena – seek new rural residential land unit.	39
178	gbi	Residential land unit – gbi	Property at lot 2 of lot 4, 74 Medland Road, Tryphena – seek new rural residential land unit.	39
179	gbi	Residential land unit – gbi	Property at lot 6, 50 Medland Road, Tryphena – seek new rural residential land unit.	39
188	...	Retirement villages	Mobility constraints for older people. Locate close to or within village centres to allow pedestrian access to facilities. Such developments could make financial contributions to development of local ped network.	40
180	...	Retirement villages	Require resource consent (discretionary with additional assessment criteria).	40
181	...	Retirement villages	Require resource consent (discretionary with additional assessment criteria). Spot zoning for existing villages, plan changes for new proposals. Strict controls re wastewater disposal required to avoid problems as at Ostend retirement village.	40
84	w	Retirement villages	More retirement units	40
113	w	Retirement villages	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.	40
145	w	Retirement villages	Support status quo and assess as multiple dwelling – although non complying	40
152	w	Retirement villages	Support possible approaches in bullet points 1 & 2. Activity requiring consent (discretionary). Spot zoning for existing villages, plan changes for new ones.	40
154	w	Retirement villages	Should be provided for in specified land unit although the size should be controlled	40
171	w	Retirement villages	Spot zoning for existing villages, plan changes for new proposals.	40
186	w	Retirement villages	Spot zoning for existing villages, plan changes for new proposals. Don't maintain status quo and assess as multiple dwellings.	40
198	w	Retirement villages	Support special zoning for retirement villages. Improve accuracy and expand on ridgeline maps	40

no.	Isle	keyword	Concerns	Code
1	...	Ridgelines	Adjacent to beaches and reserves, visual issues, construction styles	41
180	...	Ridgelines	Supports Queenstown and Bank Peninsular approaches.	41
181	...	Ridgelines	Reduce permitted activity standard so buildings can be built on or above the ridgeline by 4m. Ensure that maps are redrawn accurately. No further ridgeline buildings. Supports Queenstown and Banks Peninsula approaches. Ensure that tree planting is not used to obtain greater leniency. Intro controls for GBI and Rakino	41
185	...	Ridgelines	Opposes restrictions on where farm buildings may be located. Ridgelines can be ideal for woolsheds.	41
199	...	Ridgelines	Support controls on buildings within visually prominent coastal areas and on significant ridgelines. [ARC]	41
131	gbi	Ridgelines	Support buildings on ridgelines in GBI as long as they are not multi storey	41
76	w	Ridgelines	Protect ridgelines	41
78	w	Ridgelines	Houses on the skylines	41
101	w	Ridgelines	Ensure that maps are redrawn to improve accuracy. Replace rules with a similar approach to Queenstown Lakes.	41
106	w	Ridgelines	Buildings showing above a ridgeline when viewed from any angle should not be allowed.	41
109	w	Ridgelines	Implement controls to better protect ridgelines from inappropriate development	41
111	w	Ridgelines	No development should compromise ridgelines	41
117	w	Ridgelines	Application of ridgeline rule varies, and has been applied at a radius to the site. Fairer rule would be that the ridge intersection point be measured from the lowest bisecting boundary line, or extension thereof.	41
145	w	Ridgelines	Support redrawing of ridgeline maps - bullet 2	41
151	w	Ridgelines	Ridgeline rule should be more liberal, only apply rule to significant regional landscapes (eastern side)	41
152	w	Ridgelines	Support possible approaches in bullet point 2 - redraw maps accurately. Queenstown approach too strict	41

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153	w	Ridgelines	Strictly regulate buildings on skyline – Te Whau lodge excellent example of good placing. Do not allow buildings on ridgelines. Trees aren't permanent & should not be taken into account when talking about the height of a ridgeline	41
154	w	Ridgelines	Adopt similar approach to Queenstown Lakes Council	41
158	w	Ridgelines	Re draw maps to improve accuracy	41
161	w	Ridgelines	Supports significant ridgelines, with tighter controls. Supports Queenstown approach	41
162	w	Ridgelines	Redraw maps to ensure accuracy. Supports Queenstown approach.	41
162	w	Ridgelines	Concern re houses on ridgelines	41
163	w	Ridgelines	Protect headlines and promontories from any buildings. Ensure buildings are not on prominent ridgelines or skylines.	41
165	w	Ridgelines	Supports Queenstown approach	41
166	w	Ridgelines	Redraw maps to improve accuracy. Define ridgeline viewed from where.	41
171	w	Ridgelines	Redraw maps to improve accuracy. Supports Queenstown approach.	41
186	w	Ridgelines	Only existing and protected bush should count as mitigation. Supports Queenstown approach.	41
198	w	Ridgelines	Replace existing rule. No structure should break the line and form of any ridges, hills and prominent slopes. An 100m setback should be introduced. Improve accuracy and expand on ridgeline maps	41
196	w & p	Ridgelines	Accurately locate these.	41
188	...	Roading	Notes polices of draft RLTS 2005. Incorporate into integrated transport section. Ensure roading system is safe and suitable for buses. Priority to improving roading system which supports public transport. Same for footpath upgrades.	42
22	...	Roading	Better maintained and widened	42
168	...	Roading	Greater emphasis on cycleways and pedestrians facilities.	42

no.	Isle	keyword	Concerns	Code
180	...	Roading	Introduce transportation section.	42
181	...	Roading	Introduce transportation section. Review road classifications and build requirements round them. More emphasis on cycleways and pedestrian facilities. Review reference to AUSTROADS standards. Include reference to HGI development code.	42
6	gbi	Roading	Contract to locals, restrict vehicle size and weight	42
11	gbi	Roading	Better roads	42
83	gbi	Roading	Seal road at Puriri Bay. Designate pedestrian area	42
85	gbi	Roading	Developing paper road should be as of right.	42
131	gbi	Roading	Roading standards in GBI need to be improved – separate GBI roading code.	42
146	gbi	Roading	Extend paper road by 200m	42
155	gbi	Roading	Construct road around Schooner Bay to Okupu / Blind Bay in case of landslide on Medlands Hill Road	42
2	w	Roading	Better manage roads and roadside grass areas	42
15	w	Roading	Reduce speed limit. Extra bus stop. (Te Whau Dr and Vintage Lane)	42
27	w	Roading	More speed humps. One way roads.	42
31	w	Roading	Improved footpaths and cycleways	42
35	w	Roading	Improve and maintain	42
42	w	Roading	Roads need upgrading (W)	42
46	w	Roading	Need footpaths	42
50	w	Roading	Improved roading. Cyclists and pedestrians.	42
58	w	Roading	Limit vehicle size and weight or create positive approach to main roading. Limit speed.	42
59	w	Roading	Footpaths	42
69	w	Roading	Plan roading, footpath and drainage works together. Include cycleway	42
72	w	Roading	Restrict speed to 50kms	42

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76	w	Roading	Roads inadequate for traffic volumes. Upgrade main through Road (Matiatia to Onetangi) and ridge road (Little Oneroa to Onetangi). Provide for pedestrians and cyclists.	42
77	w	Roading	Traffic lights needed at major intersections	42
78	w	Roading	50 kph speed limit for narrow back roads and beach fronts. Improve roading. Make Oneroa one way only, put road at back of shops.	42
79	w	Roading	Speed ramps. Pedestrian crossings. Speed cameras	42
84	w	Roading	Insufficient pavements for pedestrians. Lack of maintenance and road markings.	42
111	w	Roading	Street lighting only on main roads	42
127	w	Roading	More footpaths	42
133	w	Roading	Improve Waiheke roading	42
145	w	Roading	Keep roads narrow and windy to avoid speeding. One main road to ferry with slow traffic bays. Most of paper roads should be deleted & relabelled reserve / walkway	42
145	w	Roading	Review existing transportation and roading references. Introduce transportation section. Review road classifications. Emphasis pedestrians and cycleways. Review application of rule 2.4.2.	42
152	w	Roading	Clearer road signage	42
154	w	Roading	Greater emphasis on roading, cycling & pedestrian facilities in plan.	42
162	w	Roading	Greater emphasis on cycleways and pedestrian facilities	42
165	w	Roading	Introduce transportation section.	42
166	w	Roading	Review existing transportation and roading references. Determine appropriateness of existing objectives, policies and rules. Review classification of roads and build requirements around them. Place greater emphasis on cycleways and pedestrian facilities. Address assoc. issues of stormwater runoff, earthworks, noise control for marine life, road reserves and weed problems.	42



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171	w	Roading	Review classification of roads and build requirements around them. Greater emphasis on cycleways and pedestrian facilities. Include reference to HGI Development Code.	42
184	w	Roading	Move away from concreted roadside channels to more natural low impact design.	42
193	w	Roading	Roading is in an appalling state. Need a proper roading and maintenance programme.	42
195	w	Roading	Implement a prompt and comprehensive improvement of roading. Poor standard – narrow, potholes, many unsealed. Inadequate or dangerous for walking or cycling.	42
198	w	Roading	Encourage walking, cycling & bridle paths. Any proposals for footpaths should instead be replaced with tracks and trails within road reserve but away from the road.	42
199	...	Separate section for GBI	Any proposals for development of GBI should be directed to distinct areas already developed so significant ecological areas are protected. [ARC]	43
23	gbi	Separate section for GBI	Create	43
61	gbi	Separate section for GBI	Supports	43
131	gbi	Separate section for GBI	HGI Plan Structure – Inner Islands (Waiheke) – Our Islands (GBI) – need separate sections of plan	43
136	gbi	Separate section for GBI	Need separate GBI plan	43
106	w	Separate section for GBI	Think a separate section for GBI is a good idea, very different community to Waiheke	43
152	w	Separate section for GBI	Supports separate district plan section for GBI	43
171	w	Separate section for GBI	Provide separate development controls for GBI. Adjust development controls and land units	43
198	w	Separate section for GBI	Support separate section for GBI	43
168	...	SMA's and policy areas	Supports more rigorous rules	44

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180	...	SMA's and policy areas	Remove from District Plan. Land units to provide resource management directions. Remove objectives from policy areas and SMA's and include in issues and strategy section.	44
181	...	SMA's and policy areas	Rationalise number, area wide theme.	44
197	...	SMA's and policy areas	Rationalise SMA's policy areas and land units. SMA's should be condensed and made more strategic. [DOC]	44
23	gbi	SMA's and policy areas	No need for policy areas	44
89	gbi	SMA's and policy areas	Suggest Medlands Valley and Tryphena for development.	44
118	gbi	SMA's and policy areas	Collaborative approach to development of blackwell land in Tryphena.	44
145	w	SMA's and policy areas	Support possible approaches in bullet points 4 & 6 (removal of smas and policy areas, removal of vegetation and earthworks controls in policy areas)	44
166	w	SMA's and policy areas	Status quo. Supports application of more vigorous controls	44