

no.	Isle	keyword	Concerns	Code
180	...	Subdivision	Review all subdivision objectives, policies and rules. Keep as a discretionary or non-complying activity. Review the appropriateness of land units in reflecting natural characteristic and vulnerabilities. Ensure Code is kept up-to-date and include alongside the review process.	45
181	...	Subdivision	Strongly opposed to relaxing controls to allow for greater density. Retain existing Waiheke character. More consultation – our view taken into account and implemented. LU20 must be retained. Strengthen the status quo. Recognise objectives and policies of EW and Rakino Way. Keep as discretionary or non-complying. Recognise importance of natural landscapes. Strengthen subdivision rules re protection of significant environmental features and consider different methods of protection. Introduce solar heating and renewable power generation standards for subdivision. No subdivision where roading unable to cope with the traffic generated eg Park Point	45
197	...	Subdivision	Strengthen subdivision rules relating to protection of significant natural features. Need mechanism to control cumulative effects of subdivision. Support clustering development around townships rather than scattered piecemeal. [DOC]	45
199	...	Subdivision	Controls on subdivision should take account of the potential takeup within existing lots. Include prohibited status for subdivision beyond the densities provided for as part of review. Subdivision within areas of outstanding natural character value should generally be avoided. Need to analyse 'incentive' subdivision provisions where subdivision is provided for where protection of vegetation is provided. Need to assess impact of this if not restricted to specific geographic areas Risk that there will be few coastal areas with an absence of man made structures. Insert objectives & policies which support a full (20m) esplanade reserve being provided for subdivision less than 4 hectares in order to enhance public access & natural values. The Hauraki Gulf Islands Development Code should be updated and incorporated in plan as part of the performance controls that need to be met in order to undertake activities. This approach will have to deal with updates of technical publications. Support assessment criteria for	45

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199	...	Subdivision	For subdivision or redevelopment of old landfills, farm dumps, offal pits, glasshouses & vineyards etc contamination & remediation needs to be considered. Support retention of policy 8.4.1(e) of PC 23 or new policy which protects the natural character within vicinity of Whakanewha Regional Park. Plan should state that "the ARC is an affected party in relation to any discretionary activity subdivision or land use applications in land units adjoining Whakanewha Regional Park. [ARC]	45
6	gbi	Subdivision	Resist pressure for smaller blocks on GBI	45
23	gbi	Subdivision	Subdivision to 2000 sqm in suitable areas. More flexible rules. Allow to subdivide small areas for horticulture and viticulture	45
32	gbi	Subdivision	Allow some subdivision of larger blocks into 1.5ha blocks.	45
36	gbi	Subdivision	Opposes cluster subdivision – except in policy areas for pensioner housing and industrial uses, and if out of sight. Opposes reduction of lot sizes in inappropriate areas	45
71	gbi	Subdivision	Easier and cheaper for large blocks. 20 acres into two blocks.	45
80	gbi	Subdivision	Restrict to existing settlements eg Typhena, Claris. Discourage small lots and high user occupation in inappropriate settings – low lying, estuary edge, beach front	45
85	gbi	Subdivision	Allow creation of small lots for community facilities. Cross lease for commercial buildings. Conservation lots – no minimum size. Cluster subdivision has benefits and negative aspects. Rural residential subdivision in lu 5-10, with 4ha minimum size. 4ha should be non-notifiable, as of right. Notify bush subdivision below that. Opposes 25ha minimum in lu8 – not practical.	45
89	gbi	Subdivision	Current lot sizes do not meet GBI need to grow. Suggest rural lot sizes down to 1.5ha. Suggest Medlands Valley and Typhena for development.	45
94	gbi	Subdivision	Reduce subdivision size for LU5 around Tryphena to 1.3333, subdivision to reflect capacity of land	45
130	gbi	Subdivision	Min lot sizes 1: 2000m2	45
138	gbi	Subdivision	Allow Subdivision of 2-5 acre blocks	45

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141	gbi	Subdivision	Allow Subdivision to 1 hectare. Provide for subdivision of Puriri Bay & Schooner Bay to 1 hectare lots	45
146	gbi	Subdivision	Tryphena - LU 5 - reduce subdivision requirement to allow lots of 2.5ha and 1.3ha min	45
155	gbi	Subdivision	Minimum lots sizes should be 1 acre	45
157	gbi	Subdivision	Minimum lots sizes should be 1 hectare in appropriate areas - adjacent to or near beaches	45
172	gbi	Subdivision	Property at lot 4 District Plan 72728, 76 Medland Road, Tryphena - seek bush / rural residential subdivision. Min lot size 2000m2. Avg lot size, 10,000m2.	45
173	gbi	Subdivision	Property at lot 7 District Plan 72728, 38 Medland Road, Tryphena - seek bush / rural residential subdivision. Min lot size 2000m2. Avg lot size, 10,000m2.	45
174	gbi	Subdivision	Property at lot 5 District Plan 72728, 56 Medland Road, Tryphena - seek bush / rural residential subdivision. Min lot size 2000m2. Avg lot size, 10,000m2.	45
175	gbi	Subdivision	Supports 1ha min size for subdivision, subject to meeting environmental regulations. Island is losing population due to land cost. This would enable my family to remain residents. Puriri Bay, Schooner Bay ideal for subdivision done appropriately.	45
176	gbi	Subdivision	Property at lot 10 District Plan 72728, 44 Medland Road, Tryphena - seek bush / rural residential subdivision. Min lot size 2000m2. Avg lot size, 10,000m2.	45
177	gbi	Subdivision	Property at lot 3 District Plan 72728, 84 Medland Road, Tryphena - seek bush / rural residential subdivision. Min lot size 2000m2. Avg lot size, 10,000m2.	45
178	gbi	Subdivision	Property at lot 2 of lot 4 74 Medland Road, Tryphena - seek bush / rural residential subdivision. Min lot size 2000m2. Avg lot size, 10,000m2. Serious consideration should be given to access when the subdivision is granted - should it be planned collectively or individually	45
179	gbi	Subdivision	Property at lot 6, 50 Medland Road, Tryphena - seek bush / rural residential subdivision. Minimum lot size 2000m2. Average lot size, 10,000m2. Amend minimum lot size to permit subdivision to 1ha subject to meeting environmental criteria	45

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191	gbi	Subdivision	Sections at Puriri Bay should be minimum 1ha. Notes close proximity to rubbish collection and second wharf. Only way to pay future rates is to reduce size of rateable area and sell off land. Subdivide 10ha into 1ha in future.	45
82	r	Subdivision	Provides little or no positive benefit. Roading / facilities already under strain	45
149	r	Subdivision	Allow 10 acre block to be subdivided in half. Small area set aside for house and grounds. Remaining area revegetated in native trees & protected on title. No subdivision without planting. Do not own a 10 acre block and so have no vested interest. Phoned 9th August 05, would be interested in being more intimately involved in process.	45
5	w	Subdivision	Degradation of watercourses and wetlands, lot sizes to be viable for septic systems	45
15	w	Subdivision	Stop subdivision in Te Whau area	45
19	w	Subdivision	More 1500 sqm sections	45
40	w	Subdivision	Keep lots large (800 sqm minimum)	45
76	w	Subdivision	Provide for public access to beach in subdivision consents. New urban subdivision needs higher level of sewage treatment.	45
78	w	Subdivision	No more subdivision	45
95	w	Subdivision	Maintain minimum lots sizes in LU 11, 12, 20, 12 & 22	45
99	w	Subdivision	Review suitability of LU8 on Lot 3 DP 74498, change to LU20. Planners should be able to adopt the rules of a more appropriate land unit if it can be demonstrated that an anomaly exists in the current zoning.	45
103	w	Subdivision	Indicate intention for rural-residential subdivision at Thompson's Point similar to Matiatia and Church Bay	45
106	w	Subdivision	No need to revisit subdivision issue, maintain the status quo	45
109	w	Subdivision	Restrict gated communities	45
109	w	Subdivision	Subdivision controls should maintain the Waiheke character of low density	45
111	w	Subdivision	No more subdivision, all development needs to manage its own water and waste	45

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126	w	Subdivision	No further subdivision with the erosion of LU12 and rural open spaces. No infill housing, don't want Whangaporoa. Minimum must mean minimum. No subdivision under 2000m <sup>2</sup> in LU12 or 3.5ha in LU20. Remove subjective criteria for reduction in lot sizes. No further subdivision until majority of homes are occupied by permanent residents. Continued erosion for holiday houses not acceptable.	45
133	w	Subdivision	Ownership units' should be halted	45
145	w	Subdivision	Infringement of minimum area should be notified. Don't allow subdivision into uneconomic blocks. Major subdivision should include land for commercial / local use and a park. Sites below 2000m <sup>2</sup> shouldn't be allowed (unsustainable). At risk coastal & bush sites preserved thru Council land swap. New subdivision should have walkway / reserve or esplanade roading along waters edge – private land restricted to 20-50m from foreshore. Support possible approaches in bullet points 2, 5, 6, 7, 8, 10, 11, 12 & 14. Review matters not subject to pc23. Recognise objectives and policies of EW and Rakino Way. Consider non-complying and prohibited activity status. Use non-complying status. Review Rakino Is standards. Recognise imptce of natural landscapes. Review appropriateness of land units. Strengthen protection of significant envtl features. Intro solar heating and renewable power generation stds.	45
151	w	Subdivision	Allow for subdivision development on Cory Rd site	45
152	w	Subdivision	Support possible approaches in bullet points 4 – 13. Remove reliance on wastewater for maintaining lg lots in res areas – rely on special low density character. Recognise objectives and policies of EW and Rakino Way. Consider non-complying and prohibited activity status. Keep as discretionary or non-complying. Review subdivision provisions on Rakino. Consider specific management plan approach for sensitive areas on GBI. Recognise imptce of natural landscapes. Review appropriateness of land units in reflecting natural characteristics and vulnerabilities. Strengthen protection of significant envtl features. Keep Code of Island Subdivision and Devt up-to-date and include alongside review. Misleading advertising by real estate agents about what is subdividable.	45

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154	w	Subdivision	Set aside plan change 23 and review afresh. Greater emphasis on maintaining Waiheke's spacious low density character. Subdivision should be full discretionary – no relaxation of rules. Review Code of Island Subdivision and Development	45
158	w	Subdivision	Recognise objectives & policies of EW & Rakino Way. Subdivision as discretionary or non complying – can be subject to notification. Recognise effects of subdivision on natural landscapes. Strengthen subdivision rules relating to significant environmental features and consider different (specific) methods of protection	45
161	w	Subdivision	None in areas of high ecological or amenity values eg lu20. Values eastern ends rural character and low density housing in western end. Opposes new village. Stop easing subdivision rules and allow only permitted activities. 'No cats or dogs' covenants on land with high ecological value.	45
162	w	Subdivision	Retain low density character with large lot sizes. No subdivision in lu20. Provide for eco-villages and co-housing with dwellings close together, communal facilities, space around. Notify all subdivisions. Subdivisions in or near sensitive environments (including wetlands or bush) to be cat and dog free. Supports either / or (but not both) (1) New village of up to 1500. Powered by wind farm (resident owned). All other subdivision to stop. (2) Further subdivision with preference to clustered housing, up to 10,000 population. All rural subdivisions to contribute reserve land. Tighten subdivision rules to protect environment and landscape. Attn to steepness of driveways, earthworks for house sites, houses on ridgelines, scale of buildings, retention of Waiheke character. House sites to provide for passive solar heating. Allow only permitted subdivision. Stop easing / erosion of rules. Solar heating and renewable power generation standards for subdivision. Retain lot sizes large enough for food gro	45
163	w	Subdivision	No more subdivision.	45
165	w	Subdivision	Recognise importance of natural landscape. Review land units in reflecting natural characteristics and vulnerabilities. Strengthen subdivision rules re protection of significant environmental features. Keep Code of subdivision and development up to date, include alongside review. Introduce solar heating and renewable power generation standards.	45

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166	w	Subdivision	Remove reliance on wastewater for maintaining large lot sizes in res areas. Rely more on special low density character as reason for maintaining large lot sizes. Disagrees with statement that this will allow for reticulation of wastewater, without reduced lot sizes, a better environmental outcome. Recognise objectives and policies of EW and the Rakino Way. Keep subdivision as discretionary or non-complying. Recognise importance of natural landscapes and adverse effects of subdivision on them. Ensure the Code of Island Subdivision and development is kept up to date and included alongside review process. Make code more public. Intro passive solar heating, solar water heating, and renewable power generation standards for subdivision.	45
169	w	Subdivision	Relax subdivision controls to allow for more intensive residential development at Kennedy Point. Suitable for large lot residential. Agree standards should not be based solely on wastewater, but with regard to existing and future character. Full review of subdivision chapter. Currently unclear esp. relating to significant environmental features. Assessment of landscape quality is important for subdivision applications but needs a measured approach.	45
170	w	Subdivision	Applications for subdivision to be considered on its merits, rather than according to land unit. Size of blocks should take weed control into account.	45
171	w	Subdivision	Remove reliance on wastewater for maintaining large lot sizes in res areas. Rely more on special low density character as reason for maintaining large lot sizes. Recognise importance of natural landscapes. Review appropriateness of land unit zonings in reflecting natural characteristics and vulnerabilities of different areas. Introduce solar heating and renewable power generation standards.	45
186	w	Subdivision	Status quo. Recognises objectives and policies of EW and Rakino Way.	45
187	w	Subdivision	Not status quo. Review all subdivision rules, objectives and policies. Allow more subdivision in eastern Waiheke.	45
190	w	Subdivision	Halt subdivision beyond current thresholds allowed.	45
193	w	Subdivision	Don't support easing of current controls to allow smaller subdivisions or larger developments. Concern at exceptions allowing lu14 sites to be sold separately.	45

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198	w	Subdivision	Ensure no further subdivision in LU 20. No further subdivision in any LU under 2000m2. Subdivision should be non complying. There should be no provision for cross leases.	45
203	w	Subdivision	Shift land unit 20 boundary along Tiri Road so as to enable subdivision to create residential sections along the road frontage.	45
196	w & p	Subdivision	Man O' War Farm Ltd seek to preserve existing subdivision opportunities. Greater subdivision opportunities in land units with potential for rural lifestyle development.	45
188	...	Sustainability	Should be all encompassing and include sustainable transport solutions and provisions.	46
168	...	Sustainability	Endorse all bullet points except the first (status quo). Refer to wastewater recycling or reuse rather than disposal.	46
180	...	Sustainability	Investigate areas suitable for wind power. Allow controls that reduce reliance of off-island power eg renewable energy generation for new buildings / activities. Continue with land based disposal systems.	46
181	...	Sustainability	Sustainable building standard for new developments. Activity status for wind farms or wind power generation, standards / assessment criteria. Continue with land based disposal systems. Requirements and criteria for cluster subdivision. Permitted activity status for buildings, Kyoto considerations. Use impacts assessments re social, cultural, economic wellbeing to review changes to Plan. Each landowner to be responsible for wastewater disposal on his / her lot.	46
197	...	Sustainability	Encourage renewable energy in plan with standards and assessment criteria [DOC]	46
201	...	Sustainability	Give serious consideration to making provision for wind energy developments	46
80	gbi	Sustainability	GBI can't sustain development beyond current land use and visitor numbers	46
131	gbi	Sustainability	Poss approaches in issues document too restrictive – will increase compliance costs – unaffordable for GBI. Sustainability guidelines not rules	46
192	gbi	Sustainability	Encourage use of natural sustainable alternatives (solar / wind / water) at affordable cost.	46



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4	w	Sustainability	Provide for wind farms	46
40	w	Sustainability	Tax incentives for composting toilets, recycling, alternative power	46
96	w	Sustainability	Should require renewable energy sources as part of any subdivision including solar water heating for new homes and buildings	46
98	w	Sustainability	Tank water storage capacity engineered to reduce reliance on bore water	46
101	w	Sustainability	Add a design guide for sustainable buildings as an appendix to the plan. Consider wind farms or wind power generation as an activity and put standards or assessment criteria into the plan. Investigate areas that could be suitable for wind power. Develop a methodology for looking at the social, cultural economic and environmental effects of an activity.	46
106	w	Sustainability	Strongly support sustainable building practices, solar water heating, composting toilets and water saving systems. ACC should take the lead in encouraging sustainable practices. Support wind farms for energy production and Waiheke could be an ideal place to install a windfarm.	46
109	w	Sustainability	Support the creation of a sustainable building standard	46
110	w	Sustainability	Need a community water reservoir to supply schools, and a possible hospital	46
126	w	Sustainability	Recycling encourage and consideration given to waste burning plant (such as Hundterwassers, Vienna), hot water piped to buildings.	46
133	w	Sustainability	Define 'sustainability' in HGI plan	46
145	w	Sustainability	Support possible approaches in bullet points 2 – 8 & 10. Sustainable building standard for new developments. Design guide for sustainable buildings as Plan appendix. Activity status for wind farms or wind power generation, standards / assessment criteria. Investigate areas for wind farming. Controls which reduce reliance of off island power. Consider whether adverse effects of some renewable energy outweigh benefits. Rules to encourage low carbon emission energy generation. Methodology for social / economic / cultural / environmental effects. Oppose allowing higher densities if carrying capacity allows – bullet 9	46

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147	w	Sustainability	Create sustainable building standard for all new developments eg Australian Guides – Your Home & First Rate.	46
148	w	Sustainability	Sustainability 'over ride'	46
152	w	Sustainability	Ensure that this word can't be used to mean 'profitability' in planning matters. Support possible approaches in bullet points 2, 3, 4, 5, 7, 8, 10, 11, 13, 14, 15, 18 & 19. Sustainable building standard for new developments. Design guide for sustainable buildings as Plan appendix. Activity status for wind farms or wind power generation, standards / assessment criteria. Investigate areas for wind farming. Consider whether adverse effects of some renewable energy outweigh benefits. Rules to encourage low carbon emission energy generation. Methodology for social / economic / cultural / environmental effects. Innovative approach to sustainable design rules benchmarked by other councils. Continue with land based disposal systems. Requirements and criteria for cluster subdivision. Carbon neutral approach for diesel generators. Incentives for sustainable practices. Use impacts assessments re social, economic, cultural wellbeing, to review changes to Plan.	46
154	w	Sustainability	Produce standards regarding energy efficiency, insulation, renewable power, solar heating and wind power. Use incentives to encourage sustainable practices	46
158	w	Sustainability	Support possible approaches in bullet points 2, 4, 5, 8, 10, 11, 13, 16 & 19. Sustainable building standard for new developments. Activity status for wind farms or wind power generation, standards / assessment criteria. Investigate areas for wind farming. Rules to encourage low carbon emission energy generation. Methodology for social / economic / cultural / environmental effects. Innovative approach to sustainable design rules benchmarked by other councils. Continue with land based disposal systems. Permitted activity standards for buildings, Kyoto considerations. Use impacts assessments re social, economic, cultural wellbeing, to review changes to Plan	46
161	w	Sustainability	Supports sustainable building standard. Encourage energy self-reliance (solar, remote power generation plants). Supports land based and community based wastewater disposal.	46

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161	w	Sustainability	Council to promote / regulate GE Free and Organic by 2020	46
162	w	Sustainability	Require sustainable design for all new housing and subdivisions. Solar heating and renewable power generation standards for subdivision. Community based power generation (eg windmill). Provide for wind farms. Retain lot sizes large enough for food growing. Retain fertile land for growing. No GMO and all land use organic by 2020.	46
163	w	Sustainability	Plan's foundation must be ensuring ecological sustainability. Emphasise natural environment, local communities, and small-scale facilities or amenities. Support alternative technologies for energy supply.	46
165	w	Sustainability	Need sustainable development only. Create sustainable building standard for new developments. Add design guide for sustainable buildings as an appendix	46
166	w	Sustainability	Not the status quo. Supports all other possible approaches listed in issues paper. Encourage composting toilets	46
169	w	Sustainability	Status quo. Consider whether adverse effects of some renewable energy outweigh benefits. Look at visual carrying capacity, allow higher densities if blends better. Innovative approach to sustainable design rules benchmarked by other councils. Requirements and criteria for cluster subdivision. Minimum standards for water storage and capture. Incentives for sustainable practices.	46
171	w	Sustainability	Create sustainable building standard for new developments. Consider wind farms or wind power generation. Investigate areas suitable for wind power. Further development requirements and criteria for cluster subdivision. Investigate permitted activity standard rules for new buildings re Kyoto protocol. Consider minimum standards for water storage and capture.	46
186	w	Sustainability	Not status quo. Design guides for sustainable buildings as a plan appendix. Investigate areas for wind farming. Rules to encourage low carbon emission energy generation.	46

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187	w	Sustainability	Can a requirement for a sustainable building standard be enforced? Why put standards and assessment criteria in Plan for wind farms – encourage them. Investigate areas for wind farming. Controls which reduce reliance on off island power. Rules to encourage low carbon emission energy generation. Look at visual carrying capacity, allow higher densities if it blends better. Don't consider whether adverse effects of renewable energy outweigh the value. Visual effect less important than sustainable energy. How would you develop a methodology for looking at social, economic, cultural and environmental effects of an activity?	46
198	w	Sustainability	Investigate sustainability of aquifers and place regulations on use if necessary. Encourage renewable energy sources i.e. solar for new dwellings. All new buildings or additions should include energy efficient devices.	46