

## **PART 3**

# **RESOURCE MANAGEMENT OVERVIEW**





PART 3 - RESOURCE MANAGEMENT OVERVIEW

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## PART 3 - RESOURCE MANAGEMENT OVERVIEW

### 3.0 INTRODUCTION

This part of the Plan signals the future direction for the Hauraki Gulf Islands section of the City of Auckland. Based on the sustainable management of the natural and physical resources which are available within the district, the Plan seeks the achievement of quality living environments, robust social and economic growth and a healthy community. The Plan will enable the continued protection, preservation and conservation of the Hauraki Gulf Islands in conjunction with development and land use activities at a scale and intensity compatible with the land use capability of the Islands.

### 3.1 DESCRIPTION, ENVIRONMENT AND RESOURCES

The Hauraki Gulf Islands are spread extensively over a large area of the Hauraki Gulf. They contain substantial natural and physical resources which contribute to the district's capacity to continue to develop as a leading city in the Pacific rim. The key natural resources are those of location, climate, topography and landscape. In particular, the landscape values inherent in the natural environment of the Hauraki Gulf Islands contribute to the unique identity of this part of the City namely: the varied coastline; rugged interior; bushed slopes; sweeping white sand beaches on north and eastern coastlines; extensive wetland and estuarine systems; pastured areas; significant and extensive wildlife habitats and ecological corridors; and bays and coastal headlands with significant areas of native bush and shrubs.

The natural environment has been modified significantly in some areas by historical land use practices and development of physical resources including buildings and structures. In some areas the built environment dominates, but in others it is in harmony with and complements the natural landscape features. The Hauraki Gulf Islands are an essential part of the City's heritage as a place of conservation, preservation and enhancement of the natural environment, as well as an area where wide opportunities exist for recreational activities.

The people of the Hauraki Gulf Islands are the human resource which enhances these natural and physical resources. They will determine the pattern of development of the district and their enterprise will ensure its future viability and prosperity. Consideration must be given to the integration of the natural and physical environment and the complex set of issues that development of the Hauraki Gulf Islands brings with it. Conservation of the landscape and

natural environment which define the Hauraki Gulf Islands; respect and protection of the Hauraki Gulf Islands heritage; and the fostering of cultural aspirations, are all issues which need to be addressed in the management of future development within the Hauraki Gulf.

The Hauraki Gulf Islands are a significant part of the City of Auckland. The City is relatively youthful and this gives it a vitality with which to address the issues of amenity, economy, cultural diversity and character. Auckland is also an expansive city and low density development particularly in the Hauraki Gulf Islands has characterised its growth. Limited land use capability in the Hauraki Gulf Islands, coupled with infrastructural constraints means that the potential use of land for particular intensive activities is limited. Transportation linkages are crucial to development potential in the Gulf Islands, as well as being instrumental in facilitating appropriate recreational opportunities consistent with a conservation ethic. Sensitive control coupled with innovation and initiative will be essential to the proper management of the future development of the Hauraki Gulf Islands.

The Plan aims to encourage the energies and innovation of the people of the district and provides a way to achieve community aspirations. A regulatory framework has been established through the provisions of this Plan which will encourage balanced growth of land use activities within the bounds set by the natural environment and with recognition and respect for the heritage of the Hauraki Gulf Islands.

The changes to emerge in response to the individual and collective needs of the people of the district are changes which have been identified by the community as desirable and rewarding through a process of public consultation. They will be based upon recognition and respect for the heritage of the Hauraki Gulf Islands and capitalise on their unique resources and strengths. The changes should not threaten the natural environment but should protect and nurture it.

The outcomes will affirm the place of the Hauraki Gulf Islands within the City of Auckland and the greater metropolitan area. Physical and social linkages will meet needs of the citizens by enabling access to services, assets and resources. The resources of the Gulf Islands, including their physical and natural heritage, will be conserved and the opportunity to further contribute to the evolution of the district will be enhanced.

The achievement of change by way of this Plan is founded on integrated provisions operating within a regulatory framework which is designed to facilitate community aspirations. Formulated in recognition of the ability of the community to generate solutions, the Plan offers a



consultative approach to resource management which is founded on combining public and private strengths in order to clearly identify issues, propose solutions and achieve results. In combination with the City's Annual Plan, its strategic plans and bylaws, the techniques contained within this Plan are directed towards building on the considerable assets which already exist, protecting the City's heritage, and fostering suitable growth and development which will further enhance the Hauraki Gulf Islands as a place to live, work and visit for recreational activities.

The unique resources of the Hauraki Gulf Islands section of the City are derived from their location and situation and from the growth and development which these locational attributes have sustained. Site, location and geography have already given shape to the form of the Hauraki Gulf Islands and determined their character. Overlying the natural features of the landscape are the man-made elements introduced over a long period of time and which bond the people with the land.

The character of the Hauraki Gulf Islands has been fashioned also by the nature and qualities of its people who, from the early Maori inhabitants to the later European settlers, turned the Islands into a special place to live and visit.

Maori have a history of long occupation on different Islands in the Gulf and this is evidenced by a large number and range of archaeological sites which can be identified today. The Hauraki Gulf Islands have played a significant part in Maori pre-history and history, dating from the time of the arrival of the first canoes in Aotearoa.

European heritage is far more recent, with only a short 150 years passing since the founding of Auckland by Hobson in 1840 as the first capital of New Zealand. There is a rich and varied history of European settlement and activities on the Hauraki Gulf Islands and many resident families have origins tracing back to those early settlers.

A simple summary of the Hauraki Gulf Islands resources would include the coastline, the unique natural landscape, the diversity of cultures and people, the built environment and clusters of communities, and the transport networks. The human resources of the Hauraki Gulf Islands include the ethnic diversity and the health, educational and social services.

## **3.2 RESOURCE MANAGEMENT ISSUES**

### **3.2.1 INTRODUCTION**

The Hauraki Gulf Islands contain a wealth of natural resources within their boundaries and these combine to represent a unique character which is identifiable and which

presents a range of resource management issues. The resources are assets which need to be carefully managed and conserved for the continued benefit of citizens of the city and the region.

The Hauraki Gulf Islands can be divided into two areas for the purpose of the District Plan. This division represents mainly the geographical place and accessibility of different parts of the Gulf Islands. In general terms the Hauraki Gulf Islands comprise the Inner and Outer Islands.

The Outer Islands include those islands of the Gulf which previously were contained in the area known as Great Barrier County.

The Inner Islands comprise those islands which were previously included in Waiheke County with the addition of Browns Island (previously in the old Auckland City).

### **3.2.2 ISSUES**

#### **3.2.2.1 Sustainability**

In order to achieve sustainable land use on the Hauraki Gulf Islands careful consideration must be given to the need to manage development according to land use capability and the effects of such developments. In that regard the lack of reticulated infrastructure for water supply and effluent disposal provides a basic constraint to development which determines the scale, location and intensity of land use activities. The existence of sensitive areas of high environmental value such as wildlife habitats and coastal ecosystems means that the Plan needs to address the most suitable type of development controls relating to the protection of the natural landscape and potential detrimental impacts arising from development.

Also, it must be recognised that the differing levels, capabilities and opportunities for development within the Hauraki Gulf Islands require sustainability to be achieved through a range of methods. Those methods need to relate primarily to the likely effect of land use activities, particular to a place and the differing ways that sustainable land use can be achieved as a result.

#### **3.2.2.2 Environment**

The Hauraki Gulf Islands are of international significance from an environmental viewpoint and constitute a substantial and important part of the City. The inherent characteristics and values of the natural environment of the Hauraki Gulf Islands mean that there is a need to manage development in terms of scale, form and location in a way which preserves



long term opportunities as well as achieving sustainable development through a process whereby conservation and development can be mutually supportive. While the rate of development is not rapid, there is an increasing perception of the Hauraki Gulf Islands as a place where urban constraints are not evident and opportunities for relaxation away from urban pressures are readily available. The anticipated increase in demand for development and use of the Islands for recreational and visitor purposes means that the broad resource base must be protected and preserved. The physical and natural environment of the Hauraki Gulf Islands is such that amenity values are high and protection of those values needs to be a priority issue addressed through the Plan. Amenity issues encompass a wide range of functions and values such as visual impacts of buildings, protection of vegetation, habitats, landforms and heritage features.

The Plan must relate rules for managing land use activities to the best means by which amenity values can be protected without imposing unnecessary restrictions on the residents.

The varied landscapes and seascapes, the wide variety of recreational opportunities, the visual beauty and striking physical nature of the Hauraki Gulf Islands as a whole creates an environment which must be carefully managed both in the interests of the residents of the district and the wider regional community.

These elements create an attractiveness which have led to increasing visitor movement to the Hauraki Gulf Islands both as day trippers and for overnight stays. These pressures are recognised and the Council wishes through the Plan to carefully manage the resource of the Hauraki Gulf Islands without impeding appropriate visitor and recreational development. Such development must however be in harmony with the general objectives of the Plan and recognise the limitations imposed by virtue of other specific planning controls such as coastal and conservation planning objectives, policies and rules.

### 3.2.2.3 Coastal Environment

The principal resource management issues affecting the coastal environment are set out in the Act as the preservation of the natural character of the coastal environment, wetlands, lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development. Further, the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers also forms part of this national imperative. These matters are recognised and provided for in the Plan by a range of techniques and controls. The preservation of coastal values and amenity within the coastal environment are mainly achieved by careful management of land use activities. In that regard an integrated approach to the management of land

and waters is necessary, particularly to maintain acceptable water quality standards for the surrounding coastal waters.

Other issues within the coastal environment include coastal landscape and habitat protection, the visual impact of buildings, recreational and visitor use impacts and the importance of coastal areas to Maori people.

The coastal features of the Hauraki Gulf Islands include many significant areas of coastal vegetation and prominent landscape features which, in addition to their intrinsic values, contribute to the high amenity value of the Hauraki Gulf. The many estuaries, beaches, wetlands and harbours are valuable ecological areas which are influenced by adjacent land use activities. These areas are also important breeding grounds for a variety of fish species.

The waters of the rivers, streams, harbours and adjacent marine areas have significance as sources of food, habitats for freshwater and marine species, as well as providing a popular recreational resource for visitors and residents. The maintenance of the quality of these waters is particularly important in protecting the natural environment and maintaining the productivity and diversity of biological life.

Coastal areas have significance for Maori as sources of food and as the location of many traditional sites of cultural and spiritual significance.

### 3.2.2.4 Conservation and Heritage

The Hauraki Gulf Islands have a rich array of widely appreciated conservation and heritage elements, both natural and man-made. The Plan, while providing diverse and flexible opportunities for land use activities and subdivision, does this in the context of recognising and preserving key conservation and heritage features.

The Hauraki Gulf Islands contain extensive natural areas of regional, national and international significance. These include rare and endangered species of flora and fauna as well as important habitats and ecological areas. Large areas, particularly on Great Barrier Island and a number of the Inner islands are included within the Department of Conservation Protected Area. A key issue is the protection of natural areas and ecological features outside of this area.

The Islands have been settled for over a 1000 years and as a result there exists many fine examples of both Maori and European settlement and activity. These cultural heritage features need to be identified, recorded and afforded protection so as to retain their value for future generations.

Conservation and heritage values also reinforce the need for the Plan to provide the means by which integrated, sustainable land uses can occur so that these values are maintained, enhanced and protected.



The key resource management issues in this regard relate to the methods which should be used to protect and manage conservation and heritage features and values.

### **3.2.2.5 Maori**

The Act requires the Council to take into account, throughout the implementation of its resource management strategies, the principles of the Treaty of Waitangi.

The overriding principle of the Treaty of Waitangi is the establishment of a partnership between the Treaty parties. Sharing resources within the principles of the Treaty involves acknowledging the Maori use of resources and their traditional values, ensuring that they are central to resource decisions and giving them weight equal to other peoples values and approaches in resource management. Recognising and understanding Maori social, spiritual and cultural values and needs is therefore an important resource management issue for the Islands.

In addition the Council must consider the impacts that changes to the Islands may have had on the relationship of Maori to their ancestral lands, water, sites, waahi tapu and other taonga. The Council will address these issues through consultation with all iwi with an interest in the Hauraki Gulf Islands.

### **3.2.2.6 Lifestyle, Cultural Diversity and Quality of Life**

In addressing the issues of growth, consideration needs to be given to the way in which the physical fabric of the Hauraki Gulf Islands is to be given an opportunity to evolve in a way which can meet a diversity of aspirations of the residents. Such diversity requires flexibility in accommodating population changes, ethnic and cultural variation and the evolving demands for activities allied to the visitor, agricultural and fishing industries, as well as those of the resident population.

The Plan must reflect the aspirations of the residents in respect to the quality of life, as well as recognising perceptions of the Islands as places where alternative lifestyles can be achieved.

Providing for a built environment that accommodates differing ambitions is an issue which must be related to the wishes of the population of the district. Allowing for a range of cultural aspirations within the Hauraki Gulf Islands requires flexibility in land use and subdivision opportunities. Lifestyle opportunities and quality of life are issues which have a high profile for the residents of the Hauraki Gulf Islands. Those factors are also significant in terms of the perception of the image and character of the Gulf Islands,

which in turn is reflected in population growth through inward migration. In order to preserve those values, it is necessary to ensure that the Plan does not impose unreasonable requirements upon the residents of the Hauraki Gulf Islands.

### **3.2.2.7 Subdivision**

Subdivision of land is a major resource management issue in the Hauraki Gulf Islands and needs to be recognised as one of the major tools through which appropriate and sustainable development can be facilitated. In that regard it is necessary to carefully define the capacity of different types of land on the Hauraki Gulf Islands so that appropriate subdivisional controls are included in the Plan. In the case of existing subdivisions, particularly those of a residential type and size, that opportunity is to some extent already lost and in that situation it is necessary to carefully relate the scale and intensity of development of land use activities to the particular capacity of lots according to their size and characteristics.

### **3.2.2.8 Infrastructure and Services**

Effluent disposal is a resource management issue which is addressed in the Plan in a number of ways. Large scale reticulated systems are not considered desirable for reasons related to cost efficiencies, effect on development opportunities and intensification, potential impacts upon the natural environment and amenities, and to the commonly expressed desire to be autonomous on either an individual or small group basis. For those reasons, where necessary, small scale alternative sewage disposals systems are seen as being appropriate and while there is a need to ensure that individual land use activities and developments are based upon conventional on-site sewage disposal systems, opportunities are provided for alternatives to be implemented. In the Outer Islands particularly, energy and water supply are significant issues that require particular management in the Plan. No reticulated systems for energy or water supply are available and as a result individual solutions can create environmental impacts affecting people and the physical and natural environment. The Plan seeks to foster the continuation of low impact water and energy supply systems, in a manner whereby environmental effects are minimised.

In the Inner Islands while electricity is reticulated, sewage disposal and water supply pose similar problems.

Waste management and disposal is of major importance in the Hauraki Gulf Islands and it is recognised that any strategy will need to be environmentally friendly as well as cost-effective. Waste minimisation is seen as an essential part of any strategy. Any method of waste disposal should be based



upon securing a minimum environmental impact especially where any potentially hazardous wastes are involved. The protection of wildlife habitats and maintenance of coastal water quality is paramount in this regard.

On Great Barrier Island, the process of identifying an alternative refuse disposal site to the Claris facility is seen as an essential part of the Council's activities. The capital expenditure necessary for such disposal activities will be provided for in the Annual Plan as and when necessary.

This Plan, does not identify any specific sites. It is considered more appropriate to ensure that any refuse disposal activities in any location, comply with the rules of this Plan.

During the time over which refuse management strategies for the Hauraki Gulf Islands are finally determined existing facilities must continue to operate but within the constraints of the Act. Monitoring of those facilities will occur to ensure that environmental quality is maintained.

People living, working on or visiting the Hauraki Gulf Islands depend on efficient and reliable telecommunication and radio communication systems. The Plan must ensure that the provision of such services occurs in a way that seeks to minimise or avoid adverse visual and environmental impacts.

### 3.2.2.9 Transportation and Roothing

Issues of transportation and roading are important for the future development of the Hauraki Gulf Islands. The Islands are accessed primarily by water transportation and to a lesser extent by air. It is important that the Plan provides for varying air transport needs in appropriate land units. As a consequence, there is a direct relationship between the effectiveness and efficiency of transportation services to the Islands and the need to ensure that there is an adequate and appropriate infrastructure at entry points. Access points on the Auckland Isthmus are equally important.

The effectiveness and efficiency of transportation services to the Islands are an important factor in terms of facilitating an economic infrastructure compatible with future aspirations of the residents of the Hauraki Gulf Islands. Local patterns and standards of roading on the Islands are also important issues in terms of the relationship with levels of achievable development. While an appropriate level of roading access is desired, the necessity to meet the same standards as for roading in the Auckland Isthmus urban context is inappropriate.

### 3.2.2.10 The Residents

The people who live on Hauraki Gulf Islands have made a conscious choice to live there knowing that there are a number of limitations and constraints. The Plan recognises their rights to earn a living, achieve quality of life and enjoy the place they have chosen to live in but also recognises that careful land use management is necessary if the very values they hold as important are to be preserved. A partnership approach to land use management is necessary and the particular type of regulatory system this Plan adopts recognises a need to create flexible land use opportunities based on sound environmental management.

### 3.2.2.11 Recreation and Visitors

The Hauraki Gulf Islands offer a wide range of recreational and visitor activities. The effects of those activities and the way that they can be managed to minimise or avoid detrimental impacts, is a major issue which the Plan must deal with. The diverse natural and physical environment of the Hauraki Gulf Islands means that there are varied potentials for different parts of the area to be subjected to differing use, pressures and effects. As a result, the Plan needs to establish a management process for those type of activities in recognition of the need to manage resources in a sustainable manner.

A number of community initiatives seek to promote recreational and visitor activities on the Islands. The Plan recognises the need to foster such initiatives and facilitate an integrated approach to the development and management of recreational and visitor activities in the Gulf Islands through to local community level.

### 3.2.2.12 Water Quality

The Hauraki Gulf Islands have a visible and direct physical relationship to water. The maintenance of adequate quality of the waters of the Gulf, as well as water systems on the Islands is a major issue which the Plan addresses. Land use activities are the main factor influencing the standard of water quality and recognition of this is carried through into land use controls and the management systems which the Plan provides.





### 3.2.2.13 Farming

Farming, in particular pastoral farming, is a significant rural land use in the Hauraki Gulf Islands. Beef cattle and sheep form the vast majority of holdings. Goats and deer are also being farmed, although deer are limited to Kaikoura Island. Many of the farm holdings are in the ownership of families with strong historic ties to the Islands.

Primary production from the land is important to the Island communities and the Region. The land provides food and materials for local use, the region and export to other parts of New Zealand. The wealth and well being of present and future generations of the Island communities however, depends on ensuring that the use of the Islands' resources for primary production is sustainable. Development must be balanced against the need to protect the natural resources from environmental damage. The Plan recognises a need to provide for flexible land use opportunities which achieve the sustainable management of resources.

### 3.2.2.14 Hazardous Facilities

The control of any actual or potential effects of the use, development or protection of land, including the implementation of rules for the prevention and mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances is one of the explicitly specified functions of territorial authorities under the Act [s.31(b)].

The overriding issue concerning hazardous facilities and substances is the health and safety of workers and the surrounding community. In addition, it is imperative that both the physical and the natural environment of the Hauraki Gulf Islands is protected.

The location and physical characteristics of the islands of the Hauraki Gulf means that the natural waters of the Hauraki Gulf are particularly sensitive to contamination from chemical spillage and discharges. The potential for environmental damage arising from spills of hazardous substances must be considered despite the relative small scale and low number of hazardous facilities within the Hauraki Gulf Islands.

### 3.2.2.15 Mining And Quarrying

The Hauraki Gulf Islands are of high value from an environmental, cultural and heritage viewpoint. Mining activities, as defined in the Crown Minerals Act 1991 are considered to be potentially incompatible with the outcomes

sought through the Plan. It is recognised that there is a need to provide for activities such as quarrying, which provide for the needs of the residents. It is also recognised that in order to achieve sustainable land use and balanced outcomes, the resources of the islands need to be known. For that reason, the Plan must provide the opportunity to identify those resources. In doing that, it is considered that a precautionary approach is necessary and that mining, as defined in the Plan should be a prohibited activity. Once the resources of the islands are fully investigated, and having regard to circumstances at that time, it may be appropriate to reconsider the question of whether there are certain circumstances and places where mining can be provided for in the Plan rules.

## 3.3 RESOURCE MANAGEMENT STRATEGY

### 3.3.1 INTRODUCTION

The resource management strategy for the Hauraki Gulf Islands places priority on the preservation and conservation of the Islands' natural and physical resources. The special values of the land and waters within the Hauraki Gulf are recognised in the Plan and are specifically protected from any form of development which may adversely affect these resources. In parallel, those areas where development and land use activities are acceptable, provided that they conform to sustainable management objectives, are identified and included into the resource management framework of the Plan. The Strategy recognises the New Zealand Coastal Policy Strategy; the Proposed Regional Policy Statement; the Proposed Regional Plan: Coastal and other legislative directives such as the Hauraki Gulf Marine Park Act 2000, the Fisheries Act 1983, Conservation Act 1987, and the Environment Act 1986, as well as the Resource Management Act 1991. It is recognised that the Plan has control over land areas only and not directly over the sea. Nevertheless, the Act requires a coordinated and integrated approach to all resource management issues affecting the Gulf.

The resource management strategy for the Hauraki Gulf Islands can be separated into several components,

1. Areas where development opportunities exist because of existing subdivisions, conformity with regional policy and historical development patterns and land use activities.
2. Areas which are mainly rural and where the resource management strategy must achieve a balance between development and conservation, while providing for a diverse range of opportunities for land use activities.



3. Those areas, including smaller islands, where, because of current legal status or for historical heritage, physical and natural environmental reasons, preservation and conservation is a major concern.
4. Those other islands where existing development potentials can continue within the resource management structure of the Plan.

### 3.3.2 STRATEGIES

#### 3.3.2.1 Sustainability

On the Hauraki Gulf Islands a synthesis of the natural and man-made environment has evolved since human occupation commenced. This has led to the emergence of a dynamic environment where there is a constant need to balance conservation against development. In recent years, there has been emerging concern at the impact of development. Sewage disposal problems have emerged, water quality has been lowered in key locations, recreational and visitor activities have led to detrimental impacts on the natural environment and land is used in some cases at intensities inappropriate to the land use capability. Further, there is a growing realisation that there may be future cumulative consequences of many of these conditions which are yet to be felt and which may well have serious adverse effects in the long term.

The future use of resources requires the adoption of a strategy of restraint. Technological innovation needs to be balanced with intelligent caution in the consumption of the resources of land, water, air and people. Where such an approach results in continuing opportunities which recognise environmental obligations then the advancement of community goals is the likely outcome.

The community of the Hauraki Gulf Islands is intricately woven into the web of the landscape. The interlocked nature of this relationship demands, that the future use and development of the resources of the district be tempered within a system of environmental management which understands the nature of the relationships. On the basis of such an understanding, choices and decisions affecting this relationship can be made so that effective and sympathetic controls may be formulated and given effect to.

The sustainable management of the resources of the Hauraki Gulf Islands is directed at achieving the overall health of the environment and the community. The Plan establishes environmental bottom lines which are aimed at maintaining the life-supporting capacity of the natural environment and protecting and preserving those significant indigenous natural features and habitats, and cultural heritage features which remain.

#### 3.3.2.2 Environment

The Plan contains specific provisions designed for the sustainable use and development of the Hauraki Gulf Islands natural and physical environment. These provisions embrace such matters as the retention of natural features of significance, in conjunction with the practice of re-vegetation and the careful management of non-renewable resources in order to encourage the use of renewable alternatives. Such provisions are sympathetic to the environment and foster sustainable land use.

The maintenance of the environment of the Hauraki Gulf Islands will contribute to the well-being of the community. This approach will allow the community to build on its heritage, which has seen the Hauraki Gulf Islands emerge as an attractive location for community growth and development, recreational and visitor activities and as a place where significant aspects of the natural environment are properly protected and managed. The wealth of resources which the community enjoys will encourage an appreciation of the fragility of its future and the need to invoke firm management direction. The challenge for the community is to manage the resources of the Hauraki Gulf Islands for the creation of a better relationship between the community and its surroundings. Such an approach can lead to a reduction in the adverse impacts of development and the achievement of sustainable development.

The Plan adopts a range of methods for encouraging the protection of the amenity values of the Hauraki Gulf Islands. These include controls on the location, scale and form of buildings and the protection of vegetation, habitat, landforms and heritage features which contribute to amenity values.

#### 3.3.2.3 Coastal Environment

The Plan recognises that the whole of the Hauraki Gulf Islands comprises coastal environments. Land use activities must be managed so that adjoining coastal waters and water systems on the land are not detrimentally affected.

The Plan emphasises the significance of the coastal environments and adopts a strategy to protect and preserve the natural character of these areas. Significant natural landscape features and habitats are to be protected as far as practicable from further modification or degradation.

There are a number of buildings and other structures in the coastal environment which contribute to the coastal landscape and are of historic significance. The Plan seeks to recognise and protect the natural character of the coastal environment including those buildings and structures of historic and cultural significance.



The Plan seeks to provide public access for uses which are complementary to the natural attributes of the coastal area. Such access must respect the natural environment and must not threaten vulnerable coastal edges and lead to accelerated erosion. Further, areas of scientific or natural historical interest or significance which give the coastal environment its educational and scientific worth must be open to public access, while conserving those features which make them a valuable resource.

The matter of water quality is addressed in the Plan by controlling land based activities and development. Based on the principles of soil conservation and the control of hazardous substances, the Plan includes controls on earthworks and vegetation removal, site development, scale, form and location of buildings in coastal areas and the storage of hazardous substances.

In addition, the Plan requires the disposal of effluent on land. Council will oppose the discharge of untreated effluent into the waters of the Hauraki Gulf.

#### **3.3.2.4 Conservation and Heritage**

The principal strategy adopted is to identify, protect and enhance conservation and heritage elements by a range of appropriate mechanisms within the scope of the Plan and by other suitable measures outside the Plan. The most appropriate measures are applied to achieve the Plan's objectives of conserving the District's natural, cultural and scientific heritage resources. The Plan identifies and protects certain items and features of conservation and heritage value which are listed in the Appendices. Measures outside of the Plan include rate relief, purchase of land and educational means.

It is recognised that some parts of the natural environment have been modified over time and degraded. The strategy seeks to preserve and enhance areas with high environmental values as well as providing opportunities for the creation of new and improved habitats. This will secure protection and diversification of the flora and fauna of the Gulf.

The strategy requires that any land use activities must be managed so that there are no detrimental impacts upon surrounding coastal water quality. This will enable the development of a perception and achievement of a carefully managed environment where sustainable development and preservation and conservation of the natural environment have precedence will eventuate;

The Hauraki Gulf Islands area is a conservation and heritage area with significant and unique values. The cultural, historical, environment and landscape values are of such significance that an integrated approach to resource management is not only appropriate but necessary.

#### **3.3.2.5 Maori**

The Council has a responsibility to take account of the Treaty of Waitangi in managing the use, development and protection of natural and physical resources. The Plan has made provision for recognition of the relationship of the Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga. In particular, these matters will be considered in decisions on applications for resource consents and in administering this Plan generally.

There are a number of sites of cultural significance to tangata whenua in the Hauraki Gulf, including the sites of ancient settlements. It is the intention of the Council to seek the advice of the tangata whenua in ensuring that these be recorded or recognised in an appropriate manner and that acceptable mechanisms be put in place for their protection.

Also recognised is the significance of the Maori presence and historical occupancy of the Hauraki Gulf. The Plan is supportive of Maori aspirations for the establishment of tangible recognition of their historical occupancy, for use of Maori land and for economic opportunities and independence.

#### **3.3.2.6 Lifestyle, Cultural Diversity and Quality of Life**

The Plan adopts an approach to management of the use, development and protection of natural and physical resources which provides for a range of lifestyle aspirations and opportunities of residents. It includes provisions which allow flexibility and choice for housing, subdivision and land use activities and encourage cultural diversity. The strategy is based on ensuring that the standards which are set for different activities are appropriate to the aspirations of the community and compatible with the characteristics of the natural and physical environment.

#### **3.3.2.7 Subdivision**

Subdivision is recognised as being a significant part of development of any land. The rules in this Plan reflect a strategic approach of relating subdivision opportunities to land capabilities and capacities, environmental values, conservation needs and land use potentials. The strategy adopted is to provide for a diverse range of means by which subdivision can be achieved and to facilitate a subdivision pattern which strategically maximises development and conservation opportunities.



### **3.3.2.8 Infrastructure and Services**

The Plan seeks to ensure that effluent and waste disposal methods and systems achieve high environmental standards and do not lead to land capabilities for drainage being exceeded. The strategy for the Hauraki Gulf Islands is to relate land use intensities to capacity so that the impact of development can be absorbed or mitigated. The Plan also recognises the need to accommodate alternative solutions for servicing.

The provision of water supplies and energy is addressed through the use of controls relating to the likely effects of any associated activities on amenity values and the natural environment. The strategy is to foster the continuation of low impact solutions to such supplies, without pre-empting opportunities for small scale community-based systems to be utilised. Large scale solutions to effluent disposal are not considered to be compatible with achieving appropriate and sustainable development.

The providers of radio communication and telecommunication facilities will be required to comply with the Land Unit rules for an area so as to ensure there is minimal or no adverse effect arising from the construction or operation of the facilities. The rules do however provide exemptions from certain requirements for certain structures where appropriate.

### **3.3.2.9 Transportation and Roothing**

In the Hauraki Gulf Islands residents and visitors depend primarily on public sea and air transport systems. On the islands, particularly on Waiheke and Great Barrier Islands, the extent and standard of roading must be managed in social, economic and environmental terms to ensure that services are adequate to needs. It is important to provide for the various needs in air transport in appropriate land units and to protect commercial airstrips from encroaching activities that might compromise their long term operation.

The Plan seeks to ensure that access both to and within the Islands is facilitated, but in a manner compatible with the environmental values of the area and district. Roothing should be formed and maintained so that minimal adverse environmental effect occurs. Sea and air termini should be located, built and operated so that efficiency is maximised, visual impacts minimised and environmental impacts avoided or mitigated. The effects on residents is a priority in assessing need for any such services.

### **3.3.2.10 Recreation and Visitors**

A range of recreational activities are available in the Hauraki Gulf and there are a high number of visitors to the area, mainly from the Auckland region. The strategy is to provide for a range of recreational uses and opportunities through a management process, that recognises the need to protect the Islands' natural and physical resources and to avoid or minimise adverse effects of developments associated with visitor and recreational demands. An important part of the strategy is the recognition of the limited carrying capacity of the environment and the need to ensure that visitor and recreational uses are at a small scale and of a low impact in keeping with the character of the Hauraki Gulf Islands.

A comprehensive tourism and recreation strategy implemented through means outside of this Plan and enabling the integration of initiatives is a key component to achieving these objectives.

### **3.3.2.11 Water Quality**

The strategy adopted is to ensure that the quality of the water bodies of the Hauraki Gulf, including natural streams, wetlands and coastal waters are not reduced. The principal means of implementing this strategy is through the requirements for on-site disposal of effluent. Controls are imposed on the nature and scale of development to ensure that on-site disposal methods are consistent with a site's capabilities. Discharges of untreated effluent into natural water systems will be opposed by the Council. The Plan also introduces management methods to control earthworks, vegetation removal and the effects of development on water systems.

The strategy will also have regard to water quantity, in particular, the relationship between water utilised for land-based activities (quantity) and the quality of water, to ensure that the water resource is sustainably managed.

### **3.3.2.12 Farming**

The strategy recognises the sensitivity of the natural environment and the unsustainable nature of traditional farming regimes which have limited production efficiency and lead to erosion, loss of water quality and amenity values. The strategy seeks to enable farming activities to achieve the productive potential of their land and other resources within the physical capability of the natural environment.

The Plan establishes rules and performance standards which enable farming activities to realise the productive potential of



the Islands' resources while ensuring environmental impacts are avoided or mitigated. Pastoral farming is provided for as a permitted activity where the performance standards are met. Recognising the potential for goats to have adverse environmental effects, goat farming is not allowed on the Islands, and therefore would require a non-complying activity resource consent application. Provision is also made for the development and use of Rural Property Management Plans. The objective of such Plans is to achieve a comprehensive approach to the management of land use activities enabling farmers to maximise efficient use of resources within the physical capability of the natural environment, with consideration of the short term, long term and cumulative effects of any activities conducted.

#### **3.3.2.13 Hazardous Facilities**

In order to achieve control over the generated effects of hazardous facilities the Council will require an assessment of the risk presented by new activities and significant changes to existing activities. All land use consent applications for activities which use or store hazardous substances, or generate hazardous waste will be required to include an assessment of the likely effects of the activity and the associated risk. This assessment will be used to control the location and performance of hazardous facilities and set out appropriate conditions for the respective facility.

In addition to the identification of risk and the appropriate location of hazardous facilities and operations, the Council's strategy will also have regard to means of reducing or mitigating risk. This is to be done in several ways including placing requirements on businesses to undertake analysis of their risks and to plan for accidents and other contingencies. The Council will undertake close monitoring of hazardous facilities and operations to ensure adequate compliance with these and other requirements.

#### **3.3.2.14 Development and Growth**

For the Hauraki Gulf Islands the strategy is to establish a management framework where the capability for development and land use opportunities is related to the physical land use capacity within strategic management areas and land units. This approach is explained further on this Plan. Accordingly the islands are divided into strategic management areas (see Definitions - Part 11) and within these areas, smaller land units (see Definitions - Part 11) are identified where environmental capacities are determined on the basis of the effects of activities upon the natural environment.

On Waiheke (see Strategic Management Areas – Part 5), the Plan adopts the policies of the Regional Policy Statement.

Intensive managed urban development on Waiheke will therefore continue to be directed to the western end of the Island as defined by a boundary line running approximately from eastern Onetangi through to Omiha in the south. The development opportunities within that area are provided for within a framework of continuing historical development patterns of discrete village forms. The continued use of a technique of managing land uses by concentrating similar activities within close proximity is seen as being the best method of achieving sustainable land use and management. This village pattern is preserved and contained by surrounding rural land which forms a green belt. Development within the western sector is further constrained by; its capabilities for sewage disposal, the need for unobtrusive development without negative visual impacts, the minimisation of earthworks and bush removal, the need to reinstate areas which have been seriously compromised both environmentally and visually, and, the need for specific protection of the coastal environment and coastal edges. The eastern sector of Waiheke Island will continue to be managed recognising the predominance of rural landscape characteristics, values and land use opportunities, the need for sensitive coastal management, the existence of a number of diverse and sensitive ecosystems, habitats and corridors and the need to protect the physical and natural environment.

The “Other Islands” (see Strategic Management Areas - Part 5) of the Inner Gulf are managed in a manner that recognises the existing subdivision patterns and development opportunities. In that regard a careful distinction is made between the development opportunities provided for on Pakatoa, Rakino and Rotoroa Islands, and the conservation measures applicable to Rangitoto, Motutapu, Motuihe, the Noises, Ponui Island and other areas/islands.

On the “Outer Islands” (see Strategic Management Areas – Part 5), particularly Great Barrier Island, the existing subdivision patterns, historical development trends and infrastructural constraints are recognised. The purpose of this strategy is to ensure that the development of existing lots is limited according to the appropriateness of activities in terms of the capacity of the land to absorb development. The strategy recognises the existing village structure within catchments without directing activities to any specific location unless justifiable reasons exist.

#### **3.3.2.15 Mining And Quarrying**

The Plan adopts a precautionary approach to mining and quarrying. The definition of mining is altered from that in the Crown Minerals Act so that quarrying, exploration and prospecting are specifically excluded. (See Appendix A – Prohibited Activities – Part 12). The purpose of doing that is to allow for reasonable use of resources to provide for local needs while allowing, at the same time for the creation of an information base on mineral resources in the Gulf Islands



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which can provide for long term alternative management strategies in the context of future circumstances.

The definition of earthworks includes prospecting, exploration and quarrying. That enables those activities to be provided for in accordance with the effects based approach to resource management adopted in the Plan. Volumetric limits are used as a means to determine the nature of resource consents required. There are no upper limits to discretionary activity performance standards, each application is assessed on its merits.

The Plan also provides for a special land unit(L.U. 16) for quarries which is currently applied to one location on Waiheke Island and Karamuramu Island. Where appropriate, an application for a Plan change may be sought so that the land unit can be applied to other areas.

### 3.4 OUTCOMES AND MEANS

A number of outcomes and the means to achieve them are outlined in this part of the Plan. These outline the purpose of the Hauraki Gulf Islands section of the Plan.

It is important to establish an overview which establishes the means to integrate the resource management of the Inner and Outer Hauraki Gulf Islands and thereby facilitate sustainable land use for the Hauraki Gulf Islands overall.

#### 3.4.1 OUTCOME - SUSTAINABILITY

To ensure that any development and land use activities support the creation of a physical environment complementary to and sustaining the natural environment.

##### Means

1. By managing physical development and land use activities through controls based on the specific capabilities and limitations of the natural environment.
2. By utilising resource management controls in the Plan which emphasise the containment of development impacts within any site, unless mitigation or avoidance or remedy of adverse effects is achieved.
3. By managing physical development in the Gulf Islands on the basis that there are identifiable places where development is incompatible with the objective of protecting the natural environment as a means of facilitating sustainable land use.
4. By ensuring that resource management controls contained within the Plan are implemented and monitored so that development and land use

opportunities are related to the resource management units and methods used in the Plan.

5. By ensuring that activities which may have the potential to exceed environmental capabilities of particular resource management units are subject to discretionary activity control processes in order to ensure that adverse effects are avoided, remedied, or mitigated.
6. By identifying the key elements of the natural and physical environment which require particular management in the Plan so that adverse effects are mitigated, remedied, or avoided.

#### 3.4.2 OUTCOME - ENVIRONMENT

To ensure that the unique attributes of the natural environment of the Hauraki Gulf are conserved, preserved and enhanced for the benefit of future generations, so that sustainable resource management is achieved.

##### Means

1. By putting in place controls which ensure that land use activities and development do not impact adversely upon the natural environment and amenity values.
2. By implementing controls in the Plan which protect significant elements of the natural environment, including natural water systems, vegetation, landforms, landscapes, flora and fauna generally.
3. By implementing a resource management approach, where environmental capacities, including scale and intensity and locational factors, are the prime determinant of development and land use activities.
4. By promoting where appropriate and mutually beneficial joint resource management by Regional and Territorial Authorities to achieve an integrated approach to resource management of land and water.
5. By imposing controls over the extent and nature of earthworks and vegetation clearance and the location, scale and form of buildings.

#### 3.4.3 OUTCOME - COASTAL ENVIRONMENT

To ensure that land use activities and development in the Gulf Islands protect, conserve and enhance the intrinsic values of the coastal environment.



**Means**

1. By identifying in the Plan those parts of the coastal environment where land use activities and development should be specifically limited.
2. By managing the impacts of buildings in the coastal environment so that they will not be visually or environmentally unsympathetic.
3. By using the discretionary activity resource consent process where land use activities have any potential to detrimentally impact upon the coastal environment because of scale, intensity or location.
4. By using a consultative process so that activities in the coastal environment are properly managed where separate administrative responsibilities occur for any one proposal.

### 3.4.4 OUTCOME - CONSERVATION AND HERITAGE

To ensure that conservation and heritage values are recognised in the District Plan in order to facilitate the conservation, preservation, protection and enhancement of natural environment and heritage features.

**Means**

1. By the protection of identified conservation, historical, cultural, archaeological, heritage and environmental features and values through particular controls in the Plan.
2. By giving particular significance to conservation, historical, archaeological, cultural and environmental values when considering any resource consent applications.
3. By participating in a co-ordinated approach to reserve management and acquisition by all agencies with responsibilities in the Hauraki Gulf, to enable a positive and co-operative approach.
4. By using rules in the Plan which facilitate protecting land of high heritage, environmental or intrinsic value as a consequence of subdivision or land use consents.
5. By ensuring that the Plan manages land use activities so that opportunities for protection of key features through reserve status or similar means are not prejudiced.
6. By implementing a reserves acquisition and management strategy which seeks to ensure land-based reserves complement adjoining water-based reserves, no-take fishing areas or similar protective management areas.

7. By securing a network of reserves which are representative of the range of natural environments and habitats found within the Hauraki Gulf and which require long term protection in the national and international interest.

### 3.4.5 OUTCOME - MAORI

To take into account the principles of the Treaty of Waitangi when managing the use, development and protection of natural and physical resources of the district.

**Means**

1. By establishing a process of consultation with Maori in relation to resource management matters.
2. By recognising and providing for the relationship of the Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.
3. By having regard to kaitiakitanga when managing the use, development, and protection of natural and physical resources of the district.

### 3.4.6 OUTCOME - LIFESTYLE AND CULTURAL DIVERSITY

To manage the use, development and protection of the natural and physical resources in a way which enables the diverse communities and residents of the Gulf Islands to provide for their particular social, economic and cultural wellbeing and for their health and safety, while fulfilling general resource management obligations.

**Means**

1. By providing diverse opportunities for sustainable development of the natural and physical environment.
2. By allowing for the development of a range of residential neighbourhoods and environments.
3. By protecting and enhancing residential amenities.
4. By recognising the status of the tangata whenua and providing for their interests.
5. By facilitating the wide use and provision of community resources and facilities.
6. By fostering the development of community identity and distinctiveness.
7. By involving the community in decision-making.
8. By allowing maximum flexibility for individual site development but ensuring there are no adverse impacts on neighbouring activities.



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9. By establishing a range of resource management (land) units which provide for diverse opportunities for land use activities without unnecessary restrictions.
10. By implementing controls within the District Plan which seek to maintain a balance between conservation and development.

### 3.4.7 OUTCOME - SUBDIVISION

To provide for an integrated land use capability based approach to subdivision within the Plan by recognising the interactions between and cumulative impacts of subdivisions within specific land units and strategic management areas.

#### Means

1. By ensuring that any assessment of subdivision in a particular land unit also includes a consideration of the effects upon other land units within the strategic management area.
2. By using subdivision rules which allow alterations to lot boundaries to facilitate sustainable land use activities.
3. By ensuring that subdivision patterns in land units create, at the strategic management area level a potential distribution of buildings which maintain rural landscape character and amenity.
4. By providing for opportunities to concentrate the location of buildings where that will reduce visual impacts on the natural environment.
5. By providing for a number of approaches to and opportunities for subdivision in the District Plan rules.

### 3.4.8 OUTCOME - INFRASTRUCTURE AND SERVICES

To meet the needs of the residents while ensuring that land use activities and developments are in keeping with the physical limitations and servicing capacity of the natural environment.

#### Means

1. By requiring minimal disruption to the natural and visual environment when establishing energy supply systems, infrastructure or servicing.
2. By avoiding larger scale reticulation of energy sources in the Outer Islands until sustainable, efficient and cost-effective services can be produced.

3. By fostering alternative solutions to energy and water supply, infrastructure and servicing requirements to ensure that the needs of the residents are met.
4. By requiring any reticulated energy supply and telephone systems to comply with the Plan's rules relating to amenity and noise in particular.
5. By implementing controls which ensure that waste disposal systems are compatible with the physical constraints of a particular site.
6. By managing land use activities to ensure that any impacts or effects are either contained on the site on which the activity occurs or adequately mitigated, remedied or avoided.
7. By ensuring that subdivision proposals include appropriate provision for services, access, and infrastructure.
8. By facilitating the establishment of servicing and infrastructure of a type and scale consistent with environmental protection and enhancement objectives.
9. By monitoring development in the Gulf Islands to ensure that the effects of land use activities are consistent with environmental objectives, constraints and servicing capabilities.
10. By developing Flood Management Plans where necessary to protect capital investment by property owners as well as to secure sustainable land management.
11. By establishing a natural hazards register as a means to ensure development is sustainable and safe.
12. By establishing a water quality testing and monitoring programme.
13. By relating the scale and intensity of development to the physical capacity of individual lots.
14. By fostering small-scale community based effluent disposal systems which meet the needs of residents and visitors.
15. By fostering waste minimisation as an integral part of any waste management strategy in order to reduce costs to the residents as well as securing appropriate management objectives.
16. By ensuring that any solid waste disposal strategies give significant emphasis to environmental protection issues.
17. By seeking to ensure that effluent is disposed of on land and not directly to any water system.
18. By requiring minimal disruption to the natural environment when establishing telecommunications and radio communications facilities.





19. By requiring all radio communications and telecommunications facilities to operate within the requirements of any applicable NZ Standard, Regulation or By-law at all times.

#### **3.4.9 OUTCOME - TRANSPORTATION AND ROADING**

To ensure that the residents of and visitors to the Hauraki Gulf Islands are supported by an effective and efficient transport system without compromising environmental and amenity values.

##### **Means**

1. By providing for various air and sea transport facilities and infrastructure on the basis of need.
2. By ensuring that entry points to the islands are linked by an effective roading system which is of a standard appropriate to the scale and intensity of development on the Islands and adequately meets the needs of the residents and visitors.
3. By ensuring that the formation and maintenance of any transportation systems including roads, takes place so that a goal of maintaining environmental values and qualities is achieved.
4. By using financial contributions derived from subdivision and development to maintain and improve transport services and infrastructure, so that they are compatible with land use opportunities and activity levels.
5. By establishing management systems and infrastructure so that the traffic impacts arising from the activities of residents and visitors are mitigated, remedied, or avoided.

#### **3.4.10 OUTCOME - RECREATION AND VISITORS**

To provide for visitor and recreation opportunities and facilities compatible with the environment at capacities and to the extent considered desirable by the residents of the Gulf Islands.

##### **Means**

1. By using a land use management system which links environmental capability and development levels.
2. By supporting and providing for land use activities which limit visitor and recreational uses to low scale, low impact activities.

3. By ensuring that conservation, preservation and enjoyment of the natural and physical environment are associated with or result from visitor and recreational activities.
4. By integrating visitor activities into a Gulf wide assessment framework so that land use activities are directed to those areas, where potentially detrimental effects are mitigated or minimised.
5. By recognising the potential that visitor and recreational activities can have for achieving Gulf wide conservation objectives and outcomes.
6. By establishing monitoring systems which allow for on-going evaluation and remedial measures where necessary, to minimise the detrimental impacts of tourism and recreation.
7. By facilitating an integrated approach to the development and management of recreational and visitor activities at the Gulf Islands through to local community level.

#### **3.4.11 OUTCOME - WATER QUALITY**

To ensure that land-based activities do not lead to an unacceptable reduction in the water quality of natural streams, wetlands, coastal and Gulf waters or any other natural water systems.

##### **Means**

1. By ensuring the appropriate rules are contained in the Plan so that water discharges reach natural waters without polluting or reducing water quality.
2. By encouraging alternative technological approaches to water use and liquid waste disposal, (including effluent), so that the potential for diminishing water quality is avoided.
3. By carefully managing land based activities so that any impacts or effects are either contained within the site on which the activity occurs, or mitigated, remedied or avoided.
4. By recognising the relationship between water utilised for land based activities (quantity) and the quality of water through appropriate methods and rules, to ensure the sustainable use of water for land based activities.
5. By encouraging an increased public awareness of the need to maintain and enhance the quality of natural waters.
6. By using, where appropriate, joint resource management with other agencies to achieve an integrated approach to resource management of land and water.



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7. By ensuring that Plan controls applying to land-use activities specifically address and relate to the maintenance and enhancement of water quality.
8. By ensuring that development and land use opportunities provided through the Plan are managed so that potential impacts on adjoining coastal waters are recognised as being a major determinant in the decision-making processes for land use activities.

### 3.4.12 OUTCOME - FARMING

To enable farming activities to achieve the productive potential of the land and other resources within the physical capability of the natural environment.

#### Means

1. By allowing maximum flexibility for the development of farming activities, while ensuring there are no adverse impacts on the natural environment.
2. By fostering farming activities as a key component of the economic and social structure of the Gulf Islands.
3. By supporting and providing for farming activities which allow for the protection of significant ecological and landscape features within a productive farming regime.
4. By providing rules which are based on the specific capabilities and limitations of the natural environment to ensure farming activities achieve sustainable outcomes.
5. By ensuring that farming activities which may have the potential to exceed environmental capabilities are subject to discretionary activity controls or assessed as non-complying activities to ensure adverse effects are avoided, remedied or mitigated.
6. By providing for the development of Rural Property Management Plans to achieve a comprehensive approach to the management of land and other resources, and maximise efficient resource use.

### 3.4.13 OUTCOME - HAZARDOUS FACILITIES

To control any actual or potential effects of hazardous facilities and hazardous substances on the natural environment, people, property and resources of the Hauraki Gulf.

#### Means

1. By identifying land use activities using, storing or transporting hazardous substances which pose an

actual or potential risk to the natural environment or to public health and safety.

2. By monitoring the location of hazardous facilities and activities to ensure that the cumulative effects of these do not pose unacceptable risks either to sensitive natural environments or nearby communities.
3. By requiring the operators of hazardous facilities to prepare and operate site management and spill contingency plans.
4. By imposing appropriate conditions on resource consents for hazardous facilities to avoid site contamination and to mitigate any adverse effects which may be generated by the hazardous facility.
5. By developing and applying design guidelines to assist businesses, particularly small businesses, in compliance with statutory requirements.
6. By reducing the actual or potential environmental risks of hazardous facilities and activities using hazardous substances (including environmentally hazardous substances), by appropriate controls.
7. By promoting a clean production ethic appropriate to the Hauraki Gulf environment at all hazardous facilities and for all activities using hazardous substances.
8. By implementing through the Plan a comprehensive set of development controls, design requirements and performance measures, in order to minimise and control the adverse effects of any discharges to land, water or air (either authorised or accidental).

### 3.4.14 OUTCOME - IMPLEMENTATION AND MONITORING

To implement a Plan in which development opportunities and land use limitations are clearly understood.

#### Means

1. By constantly reviewing and monitoring development and land use activities, so that the Plan's controls are appropriate, and clearly and identifiably reflect the limitations and opportunities of the physical and natural environment.
2. By clearly separating out in the Plan the basis upon which activities can be deemed to be permitted (provided certain standards are met), from those where scrutiny through the discretionary activity resource consent processes is required.
3. By using informal education techniques as a means to help residents and visitors understand the Plan's controls.



### 3.4.15 OUTCOME - MINING AND QUARRYING

To provide within the Plan rules for necessary quarrying, prospecting and exploration activities at appropriate scales provided that any adverse environmental effects are remedied, avoided or mitigated and where environmental and heritage values are not diminished.

#### Means

1. By defining mining so that it excludes prospecting, quarrying and exploration.
2. By including prospecting, quarrying and exploration within the definition of earthworks.
3. By managing prospecting, quarrying and exploration as permitted activities through volumetric performance standards based on the scale of activities and associated effects.
4. By prohibiting mining(as defined in the Plan) as an activity.
5. By providing for a special land unit for quarries in the Plan, applicable where the discretionary resource consent process is not considered appropriate or where that approach is desired by an applicant.
6. By providing for larger scale prospecting, quarrying and exploration as discretionary activities without a specified upper limit for volumetric limits but subject to particular assessment criteria.

## 3.5 VISION

The expected outcome of this Plan is to present and achieve a clear vision of the future management of the physical and natural fabric of the Hauraki Gulf Islands. The fundamental community values and aspirations for the management of the natural and physical resources of the Hauraki Gulf Islands are expressed in appropriate objectives and policies and rules for the management of those resources in a way which benefits residents as well as the wider community and which leaves a suitable legacy for future generations. In particular:

1. The distinctive and unique character of the Islands is conserved. The Plan secures a quality of protection and development which will produce a heritage for the future.
2. A range of living environments across the Hauraki Gulf Islands will be provided for in order to cater for the diverse housing needs of the population. It is envisaged that a wide spectrum of housing choices may develop, ranging from single dwellings located

on smaller lots in a more traditional urban fashion, to multiple dwelling opportunities on some larger rural lots.

3. The widest opportunity is given to different cultural groups to allow expression of the significant elements of their culture and identity.
4. Particular recognition is given to Maori and the retention of their special status as tangata whenua.
5. The effect of conservation and heritage related provisions is to create a management structure which recognises conservation and heritage protection issues as a central and all pervading aspect of the Plan.
6. The Plan acknowledges the importance of recreation and visitor activities to the long term economic viability of the Hauraki Gulf Islands and seeks to create a regulatory climate which maximises the ability of residents in particular to take advantage of economic opportunities. The evolution of technology allows for a more flexible approach to the location of activities. The Plan establishes the environmental limits within which those activities must operate. These limits are focused on the management of the effects that such activities may have on their surroundings.
7. Farming, in particular, pastoral farming, is recognised as a significant component of the economic and social structure of the Gulf Islands. The Plan provides opportunities for the productive potential of the Islands' resources to be realised while ensuring adverse environmental effects are avoided, remedied, or mitigated.
8. The flexibility of a planning approach based primarily upon managing effects offers all economic activities in the Hauraki Gulf Islands much more opportunity to focus decision-making on achieving efficiencies of location through the choice of sites which maximise return and offer economies of scale. These decisions are, however, also tempered by the necessity to ensure that such choices are made in recognition of the land use capability of differing parts of the Hauraki Gulf Islands. It is anticipated on Great Barrier Island in particular that there will be a lessening of the clustering of similar land uses which results from the activity-based patterns of zones that have occurred in the past. There may, however, be some opportunity for the clustering of activities which have like environmental effects and benefit from particular locations. This approach will more likely facilitate sustainable land use management at the western end of Waiheke Island. It is also anticipated that locational decisions made can result in efficiency gains in the use of transport and infrastructure.



Through the regulation and control of the effects of activities, the Plan should establish a continuum of amenity and infrastructure.

9. An underlying intent of this Plan is to ensure the maintenance of an efficient infrastructure for communication and access within the Hauraki Gulf Islands. The importance of securing a high level of access to services and community facilities such as health and educational facilities, is fundamental to the well being of the people of the district. The continued provision of efficient and effective transportation systems and networks is essential to the sustainability of the community and economic fabric of the Hauraki Gulf Islands.
10. The strategic effect of the Plan is to set the stage for the residents to carry on their lives in an environment which maximises their ability to realise their personal, cultural and business aspirations in a way that does not detract from the ability of others to do the same, and which affords future generations the same level of opportunity.

The nature of this District Plan is intended to support the provision of activities which will create employment opportunities on the islands for residents, which will in itself lead to the economic growth of communities. Such growth should lead to increased opportunity for the development and maintenance of recreational and community facilities. The need to allow for innovation and flexibility in land use activities is recognised in the Plan as being a key to creating a healthy future for the residents of the Hauraki Gulf Islands.

11. The Plan seeks to give effect to the requirements of the Resource Management Act by using different approaches within a regulatory control process.

On Waiheke Island, the extent and location of existing urban type land use activities, coupled with subdivision patterns has resulted in a need to continue the consolidation of development as the most effective way to achieve sustainable land use in the western end of the Island.

On Great Barrier Island, the reverse is true, with a policy of dispersion being fostered as an outcome of the Plan.

These two outcomes are the result of the more specific strategies for the Inner and Outer Islands as expressed in Part 4 of this Plan.

