



# ESSENTIALLY WAIHEKE

## A Village and Rural Communities Strategy

[ Adopted October 2000 ]

ESSENTIALLY WAIHEKE

## **Note**

The Waiheke Community Board on the 25<sup>th</sup> of February 2005 confirmed minor changes to Essentially Waiheke. These changes do not alter the key principles or intent of the strategy and predominately relate to alterations to some of the key strategies and actions of the document.

The deletions have been ~~crossed through~~ and the additions have been underlined to aid clarity. As part of these changes letters have been added at the end of each alteration which summarises the reason for the change.

The key below explains these changes:

- A = Amended**
- C = Completed**
- D = Deleted**
  - D<sup>1</sup> = Repeated elsewhere in strategy**
  - D<sup>2</sup> = No provision**
  - D<sup>3</sup> = Not Council role / responsibility**
  - D<sup>4</sup> = Vague (meaning unclear)**



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# INTRODUCTION

## A Framework for Development

The main purpose of the Village and Rural Communities Strategy is to establish a community-approved framework for Waiheke's development and to signpost the directions towards a sustainable future, where opportunities for development are facilitated and the Island's community values and outstanding natural environment are respected and nurtured.

The Strategy articulates in a Waiheke-specific way the Auckland Vision 2020 – First City of the Pacific - by recognising the Island's unique and valued natural environment, promoting prosperous and strong communities and by celebrating and recognising the diversity within Auckland City, and on Waiheke Island particularly.

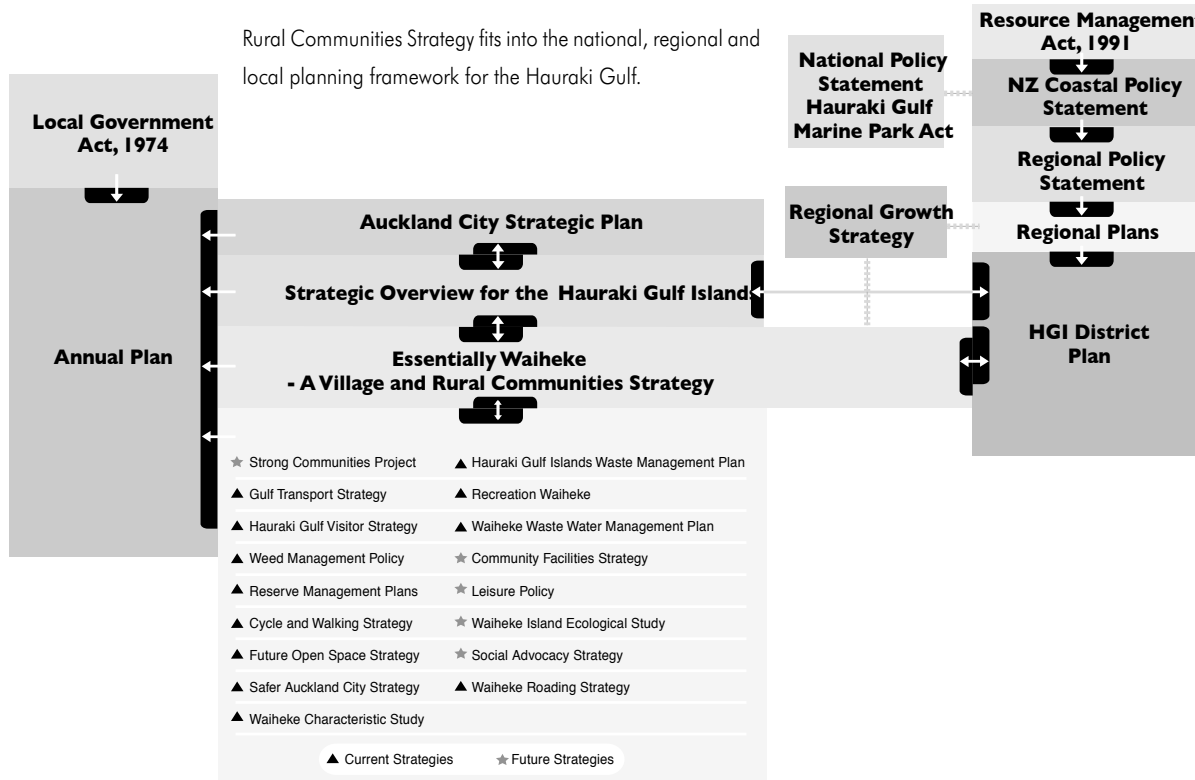
## Key Issues

The Strategy acknowledges that the demographic and economic characteristics of Waiheke will change over time. Demographic change and economic growth on Waiheke will increase the demand and expectation for utilities, roading and transport systems, community services and amenity features. The Strategy is a tool that assists us to recognise the constraints and opportunities for development of these features. It will provide guidance for investment decisions that must be made and will guide our actions to ensure that the things which people value most about the Island are protected.

Development of the Strategy involves integrating the principles and key actions of existing Island studies such as: Recreation Waiheke; the Waiheke Roading Strategy; the Waiheke Visitor Strategy; and the Hauraki Gulf Islands Strategic Overview.

The following diagram shows how the Waiheke Village and

Rural Communities Strategy fits into the national, regional and local planning framework for the Hauraki Gulf.





## The Regional Context

The Regional Growth Forum, a group of elected representatives from the Auckland Regional Council and the seven local councils, has developed the Regional Growth Strategy to prepare for an additional one million residents throughout the Auckland region over the next 50 years. The Strategy requires councils in the region to be proactive and to develop a framework for managing future growth in their districts. While it is not envisaged that Waiheke will ever experience the degree of growth expected on the Isthmus it is important to have an agreed framework in place to manage the effects of future growth in a way that retains Waiheke's special character and environment.

## The Structure of this Document

The Waiheke Village and Rural Communities Strategy is built on a set of five central principles developed through a series of community workshops held in 1997. The Central Principles guide the Aims, Strategies and Actions developed in each section of the Strategy.

The Aims are the desired result of the Strategy.

The Key Strategies and Actions are the measures the City will use to achieve the Aims.

## Central Principles of the Strategy

The Waiheke Village and Rural Communities Strategy is built on a set of core values expressed by the community through the process of consultation. The central principles of this Strategy are:

- **Principles of environmental protection:**

The environmental protection principles identify areas of Waiheke which are inappropriate for development because of environmental or amenity constraints.

- **Principles of economic development and employment:**

The principles of economic development and employment recognise the need to provide for local employment and business opportunities that are complementary to the character and lifestyle opportunities the Island provides.

- **Principles of strong communities:**

The principles of strong communities identify opportunities to create a sense of place, a sense of belonging and a community that supports innovation, creativity and productivity.

- **Principles to protect and enhance Waiheke’s character:**

The principles to protect and enhance Waiheke’s character recognise the importance of maintaining the unique character of the Island, particularly by protecting the open character of rural areas of the Island.

- **Principles of location:**

The principles of location guide the location and form of future growth-related development.

The central principles have no order of hierarchy, each central principle is of equal importance. If the situation arises where two or more of the central principles conflict, the case will be judged on its merits, in accordance with any relevant statutory requirements.

## Expected Outcomes

The Waiheke Village and Rural Communities Strategy has been adapted from the Liveable Communities framework. The central theme of 'Liveable Communities' is to create people-centred urban environments where people live within walking distance to work, schools, civic facilities, shops and parks, and have easy access to public transport. On Waiheke these things are generally desirable, although modifications have been made to make the Liveable Communities framework more relevant to the Island's environment.

Liveable Community Strategies usually plan for high amounts of urban growth. The Waiheke Village and Rural Communities Strategy focuses more on the needs of smaller communities, and is less growth-oriented. The Strategy provides a framework for assessing the location and characteristics of future development as and when the Island comes under pressure to provide more land for residential purposes.

The key principles, aims, strategies and actions of this Strategy are applicable Island-wide, not just in the area where future growth is accommodated.

The Strategy seeks positive social and environmental outcomes for the entire Island. However, its success ultimately depends on Council and community support.

### Liveable Communities.....

- are safe
- encourage walking and cycling
- are visually attractive
- offer a choice of lifestyle
- have mixed use at their core
- have access to choice of transport
- create a sense of belonging

# PART ONE : PRINCIPLES OF THE STRATEGY

The principles of the Strategy provide the framework to determine where, how and under what circumstances future development should occur on Waiheke.

## 1.1 Principles of Environmental Protection

### Aim

Development will be restricted where there are identified environmental and amenity constraints in order to protect essential and valued resources and maintain public health and safety.

### Explanation

Sustainable management of natural and physical resources involves finding a balance between development and environmental protection. The principles listed below describe the baseline environmental protection level that will not be traded for development opportunities.

### Central Principles

1. The Island's features of high environmental quality are identified, protected and enhanced.
2. Waiheke's coastal environment (including the coastal marine area) is protected and enhanced.
3. High standards of air and water quality are achieved and maintained.
4. Regeneration of native forest is encouraged, as is the enhancement of natural habitats for native bird species present on the Island.
5. Pests and noxious weeds that are harmful to the Island's ecology are managed to safeguard ecosystems.

6. Retention of native species biodiversity is encouraged.
7. The principles of the Treaty of Waitangi are taken into account when managing the use, development and protection of the natural and physical resources of the Island.

### Key Strategies & Actions

The City will:

- Maintain and promote District Plan objectives, policies and rules that preserve and enhance the coastal environment, encourage regeneration of native trees and natural habitats and retain native species biodiversity.
- Identify features of high environmental quality through a Waiheke Ecological Survey and include those features of high environment quality in the Hauraki Gulf Islands District Plan for protection and enhancement. (features already identified) **C**

- Promote and facilitate in 'Beach Care', 'Stream & Wai-care' and 'Bush & Landcare' programmes with local communities, interest groups and Iwi. **A**
- Advocate for the Hauraki Gulf Forum to develop a comprehensive Weed and Waste Management Strategy for the Hauraki Gulf Islands and other areas within the Marine Park: Advocate for the implementation of the goals and actions identified in the Waste Management Plan-Hauraki Gulf Island Section. **C**
- Work with the Auckland Regional Council on issues affecting air and water quality in the Hauraki Gulf.
- Work with the Auckland Regional Council to develop a joint approach to land/coast interface issues, recognising the statutory responsibilities of the Regional Council for issues below MHWS, the City Council's responsibility for issues above MHWS; and the need to co-ordinate roles where issues cross statutory boundaries.

- Secure critically important land with high environmental value in public ownership/control through a variety of means, e.g. covenants, financial contributions, esplanade reserves/strips and purchase of land.
- Establish monitoring programmes in association with other agencies/groups and with input from the local community to identify trends on the state of the environment on Waiheke Island.
- Continue the implementation of the Waiheke Weed Management Policy as funding allows, and develop an education programme on weed management for private property owners.
- Implement Auckland City Council Weed Management Plan

## 1.2 Principles of Economic Development and Employment

### Aim

Long term economic growth will be fostered and small scale business activity will be encouraged to provide a diverse range of employment opportunities in appropriate locations on the Island.

### Explanation

The 'First City of the Pacific' strategic framework identifies 'Prosperous and Strong Communities' as one of the outcomes sought by the Auckland Vision 2020. Waiheke has unique characteristics that make small business enterprises profitable, particularly in areas associated with tourism and niche markets. To a large extent Waiheke's visitor and ecotourism market is dependent upon the protection, preservation and enhancement of environmental, landscape and amenity values.

## Central Principles

1. A diverse range of small businesses that support the sustainable use of the land, maintain rural character, maintain environmental health and amenity, and help generate jobs and wealth for the Island are encouraged.
2. A wide range of community facilities and services that provide greater self-reliance for the Island's communities are established.
3. Opportunities for long-term employment generating activities are promoted where they are compatible with the lifestyle values of the Island's residents.
4. Physical and social infrastructure which mitigates the adverse effects of increased population growth and visitor demands on the Island is developed [see Part 3 - Island Services].

5. Strong, healthy business centres compatible with the character of their respective communities (e.g. Oneroa, Ostend, Onetangi) are maintained.

## Key Strategies & Actions

The City will:

- Facilitate and develop Policy Area plans for areas of concentrated business activity (e.g. Project Oneroa).
- ~~Encourage and advocate for the provision of a range of frequent, safe and attractive public transport services and facilities on Waiheke Island: **D**<sup>1</sup>~~
- Investigate ways to encourage local employment opportunities.
- ~~Provide Maintain through rules in the District Plan, the opportunity for people to work from home where the activity does not create adverse impacts for neighbours.~~

**A**

- Encourage rural land owners to develop and maintain sustainable land use practices.

## 1.3 Principles for Strong Communities

### Aim

By encouraging and fostering the sense of community on the Island, there is greater opportunity for all to work together for common good and also greater opportunity to get things done. Strong and supportive communities will emerge with effective social organisation, systems of services and appropriate levels of social infrastructure.

### Explanation

“Community” refers to both geographic communities and communities formed around common interest, purpose or identity. Individuals and families are generally involved in a range of interacting and overlapping communities. The key factors essential

for enabling strong communities to develop are participation in decision making, access to resources and effective leadership. A strong community has the ability to mobilise resources and enables individuals to meet their needs through co-operative activity. The principles for strong communities are central to developing local solutions to local issues. A strong sense of community is one of the most highly valued aspects of Waiheke lifestyle. It is brought about by a sense of ownership and belonging which is reinforced through a high degree of participation in community issues, events and forums.

### Central Principles

1. The principles of the Treaty of Waitangi are taken into account throughout the implementation of this Strategy.
2. Communication within the community and with the Community Board and the City Council is fostered to improve relationships and understanding.
3. The cultural diversity within the Waiheke community is

recognised and celebrated.

4. The Island's unique lifestyle is retained as an alternative to that available on the mainland.
5. Development proposals which maintain the existing character of the Island and promote community aspirations are encouraged.
6. Community input to the planning of built environments, open space and social infrastructure is a means to achieving a sense of belonging, community identity and a sense of place.
7. Community involvement and participation will enable local communities to develop and apply local solutions to local problems.
8. The provision of social infrastructure supports the development of community identity and distinctiveness. One

way of achieving this is through community working parties studying local issues in co-operation with Council Officers and the Community Board.

### Key Strategies & Actions

The City will:

- Consider the impacts that changes to the Island may have had (or will have) on the relationship of Maori to their ancestral lands, water, sites, waahi tapu, and other taonga. The City will address these issues through consultation with Iwi.
- Involve the community in decision-making.
- Use the Strong Communities Strategy to enhance community development and to guide services, programmes and community initiatives.
- Set a framework for recreational activity through a Leisure Policy.



- Set a framework for arts and cultural activities through an Art and Culture Policy.
- Encourage and support cultural festivals and activities.
- All recreational and cultural events will be required to ensure that wastewater generated from the events, is disposed of in an environmentally-responsible manner.
- Encourage adequate social service provision by facilitating community access to information about advocacy and sources of community funding.
- Foster safer communities via crime prevention concepts and initiatives in liaison with “Safer Auckland City”, the crime prevention framework sponsored by Auckland City Council.
- Provide for an open space network throughout Waiheke through development of the Open Space Strategy and Recreation Waiheke.
- Recognise and plan for a diversity of age groups when developing recreational and community facilities on Waiheke Island.
- Maintain a Strategic Overview that recognises the Hauraki Gulf Islands’ unique characteristics and identifies the various roles and responsibilities of Auckland City in the Gulf through the Hauraki Gulf Strategic Overview and Hauraki Gulf Strategic Overview - Progress Report - Action Plans. **A**

## 1.4 Principles to Protect and Enhance Waiheke's Character

### Aim

To maintain the existing land use pattern of discrete villages surrounded by areas of rural land, and to maintain a clear distinction between rural and village environments.

### Explanation

Protection of existing land use patterns is fundamental to creating liveable communities on Waiheke Island. Rural areas provide visual and physical separation between villages while the character and form of the villages promotes social contact and interaction within the communities.

One of the ways that this land use pattern is maintained is through on-site disposal of wastewater and the requirement this creates for large lot sizes. Large lot sizes contribute to the spacious residential character of the Island which is valued by

residents and visitors.

### Central Principles

1. Areas of rural land between and around existing residential villages are maintained.
2. The green, bush clad character of the Island is maintained and enhanced.
3. The unique identity of each village is fostered by concentrating shops and community facilities to create village centres and places for residents to meet and interact.
4. A wide range of activities in keeping with the character of each centre is encouraged.
5. An active, attractive, accessible and safe pedestrian environment is maintained and enhanced.
6. Significant archaeological and heritage features (includ-



ing significant ridges and geological features) and waahi tapu sites are identified and protected from inappropriate development, where preservation can be ensured and disclosure will not put the items at risk.

7. Indigenous vegetation on Waiheke is protected and enhanced through the District Plan provisions, particularly the remaining semi-mature and mature indigenous vegetation in western Waiheke which contributes to the physical and visual separation of villages. Establishment of trees in the village landscape is encouraged through education and promotion.
8. Coastal waters, bridletrails and walkways, access to beaches and the coastline are protected.
9. Land is maintained for productive rural uses.

## Key Strategies & Actions

The City will:

- Maintain subdivision and landuse controls to ensure the Waiheke character is preserved.
- Identify features that contribute to the character of the rural environment and protect them through the District Plan and by other means.
- Provide for a variety of buildings that complement the landscape, but do not dominate it.
- Implement rules through the District Plan to ensure that rural areas are protected from incremental pressure for residential development.
- Encourage alternative sewage disposal systems, and in particular those which minimise the requirement for water, and foster lot-specific and/or small-scale community-based options.

- Investigate the possibility of protecting mature non-indigenous vegetation through the provisions of the District Plan.
- Closely monitor the demands placed on the Island by recreation and the visitor industry and manage the effects through advocacy to visitor industry operators and also through the provisions of the District Plan.
- Develop policies and strategies to minimise the adverse effects of the visitor industry on Waiheke Island.
- Maintain and enhance District Plan policies that maintain the character of Waiheke, promote community aspirations and protect important historical, cultural and heritage features or sites.

## 1.5 Principles of Location

### Aim

Existing vacant residential land is filled up first, the boundaries of the existing villages are maintained, i.e. no village sprawl, and, if possible, an area of land that can accommodate future population growth is identified.

### Explanation

Intensive residential growth will be discouraged on the Island. However, there will be a degree of growth that occurs over the 50 year time frame of this Strategy and it is prudent to plan for and manage the location and form of that growth.

### Central Principles

1. Significant features of the natural environment are protected.
2. Development in areas of instability or flooding is avoided.

3. Effective, low impact infrastructure which seeks to minimise the adverse effects of waste disposal is promoted.
4. Safe roads are developed and good public transport is encouraged.
5. Strategic public transport routes and catchment boundaries are identified within walking distance of public transport pick up points. Opportunities for private operators of public transport are encouraged.
6. A minimum residential subdivision standard which protects the unique Waiheke character is maintained.
7. Areas of rural land between villages are maintained. However in a limited number of circumstances, it may be necessary to allow essential community infrastructure to develop on these sites, where there is no suitable alternative location.

8. A clear village/rural distinction is maintained.
9. The significance of the Maori presence and historical occupancy of the Island is recognised and tangible recognition of historical Maori occupancy is supported, where sought by Iwi.

### **Key Strategies & Actions**

The City will:

- Define locational criteria against which future residential development or subdivision can be assessed, as a way to protect the unique Waiheke character.
- Undertake investigations to identify whether or not suitable land exists upon which to develop a new residential village.
- Ensure that the provisions of the Hauraki Gulf Islands District Plan are consistent with the principles and

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development strategy of the Waiheke Village and Rural Communities Strategy.

- Promote increased public transport options and a reduction in private vehicle use through the location and development of villages.
- Work with the Auckland Regional Council and passenger transport operators to achieve improvements to passenger transport services on Waiheke Island. **D**<sup>1</sup>

# PART TWO : DEVELOPMENT STRATEGY

Waiheke Island is a coastal environment that embodies special features worthy of protection and nurturing. As a whole, Waiheke is richly endowed with natural resources which provide opportunities for residents to experience a unique quality of life and living environment. Any type of development to change the Island's unique character can only be allowed when conclusive need for it has been demonstrated and when it can be proved to be in the best interests of the Island and its inhabitants.

Auckland City is responsible for managing future development on Waiheke Island. This Development Strategy provides the framework upon which future development can occur. Its development has been guided by the following core values and principles identified during the public consultation process:

- protection and enhancement of the natural environment.
- fostering long-term economic growth and employment opportunities.

- promoting strong communities.
- protection and enhancement of the Island's character.
- location.

In addition to these principles, the Development Strategy is based on the premise that sufficient capacity exists within the existing village structure (defined by the boundaries of Land Units 11 & 12) and in existing rural areas, to accommodate expected growth over the next 10 years. This capacity exists primarily in the form of vacant and underdeveloped residential sites of which there were 1,300 in January 1997. Holiday homes which have the potential to become permanently occupied (estimated to be around 1,000 in 1997) also add to the existing development potential of the Island. Yet, depending on the economic climate, these homes may or may not be used for permanent residential accommodation within the 50 year time frame of this Strategy.

The Waiheke Village and Rural Communities Strategy takes a conservative approach to growth and the associated development of physical infrastructure. The Strategy's aims,

principles and key actions seek to achieve the consolidation and strengthening of the image of the Island as a distinctive coastal environment with rural ambience and character. In formulating a Strategy to achieve this goal, the following factors are of greatest significance:

- Maintaining a minimum residential lot size to protect the unique Waiheke character.
- Protecting the rural character of the Island by maintaining rural land between villages and recognising the boundary that distinguishes rural eastern Waiheke from western Waiheke.
- The proximity of metropolitan Auckland and the associated pressure this creates for residential, recreational and infrastructural services.
- The preservation of natural features and their use as

constraints to residential expansion.

- The dual aims of minimising major capital investment in infrastructure and encouraging small-scale, community-based sewage treatment, stormwater disposal and water supply systems.

A conservation-based approach to residential growth is also carried through in respect to the development of facilities for visitors. The theme of eco-tourism or low-impact tourism will be promoted as appropriate for Waiheke Island. This promotes development of facilities at a scale such that the landscape and environmental values unique to Waiheke are protected, preserved and enhanced.

Commercial and industrial activity will continue to be located in existing areas set aside for those purposes. Mixed use development will be encouraged, where appropriate. Future development will reflect the village-scale approach to growth



on the Island. Reinforcing the Liveable Communities philosophy, opportunity will also be created for those who wish to work from home where the work activity does not conflict with the residential amenity of the area enjoyed by immediate neighbours and the surrounding community.

Short to medium-term demand for additional residential land will be accommodated by way of substantially using up the existing stock of vacant residential land within the existing villages, allowing for an increase in the average number of people per dwelling, and turning temporary holiday homes into permanent accommodation. This approach is in keeping with the community's desire to retain the existing village structure on Waiheke.

Auckland City believes that it is prudent to have a plan in place to assess residential development proposals that will occur more frequently as the existing stock of vacant residential land is diminished. Therefore the Council will investigate whether or not there are suitable sites on the Island for a new residential village.

If such land exists then when the existing stock of residential land is 90% developed, the Council will consider promoting a change to the District Plan to 're-zone' the land for residential purposes (the figure of 90% was chosen because the 1997 survey showed that 80% of the existing residential stock had already been developed). Identification of future residential land will be based on the locational criteria outlined in this Strategy and will continue the existing village and rural land use structure that currently exists. The exact size of any new village, and the number of people it may accommodate can only be determined after the investigation phase, once the carrying capacity of the site is known. During the life of the Village and Rural Communities Strategy, Auckland City will monitor and critically review the provisions of the Strategy so that it is relevant and adaptable to changing circumstances on the Island.

## Aim

On Waiheke future growth will be managed in a manner that maintains the unique environment and character of the Island.

## Explanation

Waiheke Island provides a lifestyle which is unique and different from that found on the Isthmus. This lifestyle and the environment which creates it is valued highly by the community. Future growth on the Island must be managed so as to ensure that uniqueness is retained.

## Key Strategies & Actions

The City will:

- Protect, conserve and enhance Waiheke's coastal environment (including the marine area).
- Protect the natural environment and character of Waiheke Island.
- Retain the concept of discrete villages bounded by rural land on Western Waiheke as the preferred land use pattern for residential development on the Island.
- Maintain the current extent of the boundaries of Land Units 11 and 12 within existing villages.
- Maintain the open space, low density character of existing residential areas.
- Identify and protect waahi tapu sites and archaeological and heritage features of particular significance to Iwi, where preservation can be ensured and disclosure will not put the items at risk.
- Identify areas of ecological, environmental, historical and cultural significance and avoid development in these areas.

- Develop a monitoring programme in accordance with Section 35 of the Resource Management Act 1991, to facilitate the protection of the natural and physical environment, wahi tapu and sites of particular significance to Iwi, and other sites of environmental, historical or cultural significance.
- Identify areas subject to natural hazards which impose safety risks and avoid development in these areas.
- Retain existing industrial land at Ostend and Onetangi as the primary location for industrial development.
- Investigate potential sites for a new village to accommodate future growth on the Island. If suitable land exists, consideration whether to re-zone it as residential will occur once the capacity of existing Land Units 11 and 12 is 90% taken up.

- Continue public consultation.

### Threshold for Development of a New Residential Village

The threshold that will determine when it is appropriate to provide additional land for residential development on Waiheke is when the current residential capacity of the Island is at 90%. That is, of the existing and potential residential stock of around 5,400 properties<sup>1</sup>, 10% (540 residential properties) are still vacant. To give an indication, 90% development is expected to have occurred when the permanent population reaches approximately 10,000 people. This is expected to occur around the year 2006. The rate of development of residential sites will be monitored so that there is sufficient time to prepare for the necessary re-zoning.

<sup>1</sup> This figure only includes land classified as Land Unit 11 or 12 in the Hauraki Gulf Island District Plan; it does not include rural properties or 'lifestyle blocks'.



## Criteria for the Assessment of a New Residential Village

Potential locations and proposals for a new residential village will be assessed against the following criteria:

The site and/or proposal should:

- a) Provide sufficient capacity and land area to enable all of the criteria herein to be met and establish boundaries within which development would be undertaken.
- b) Maintain environmental sustainability by protecting and enhancing ecological values including the marine environment.
- c) Avoid incremental sprawl of existing villages and residential areas; in particular by avoiding the existing areas of Land Unit 20 which form a visual and physical separation between the residential villages.
- d) Ensure that the visual impact of any village development will not dominate the landscape and will maintain the village/rural character of Waiheke Island.
- e) Have the ability to provide clustered housing or innovative housing developments with rural land surrounding it so as to produce a discrete village form.
- f) Have the ability to develop buffer areas between residential and rural land uses to avoid or minimise adverse rural/village interface issues, e.g. noise, spray drift, odour, shadowing etc.
- g) Avoid areas of natural hazard.
- h) Have the ability to provide and sustain the physical and social infrastructural requirements of a new village - this will include potential to link in with existing roading network; provision of community effluent disposal schemes if necessary; safe disposal of stormwater; a sustainable



ground water supply, where it is required to supplement roof tank storage for the village [Refer 3.1.1 Water Supply], and the identification of sites which may, if appropriate, be used to provide community needs.

- i) Be able to dispose of effluent in a safe and efficient manner without requiring additional services at a cost to the wider community.
- j) Be accessible, providing linkages to public open space, transport, shops and work opportunities.
- k) Be within reasonable proximity to an existing ferry terminal and wharf, or at a suitable location for a new ferry terminal and wharf.
- l) Provide an amount of commercially zoned land in keeping with the scale and character of the area.

- m) Protect public access along the coastal edge.
- n) Protect historical features.
- o) Protect identified features or sites of significance to Iwi or obtain the necessary consents from the appropriate authorities (including an appointed Iwi representative) if modification of the feature or site is proposed.
- p) Have suitable aspect and topography.
- q) Have the ability to provide a range of housing options in terms of size and affordability.
- r) Comply with the principles outlined in this Strategy;
- s) Comply with any operative National Policy Statements, New Zealand Coastal Policy Statement, Regional Policy Statements, Regional and District Plans;

- t) Involve the community in consultation from the initial stages.

Potentially, these criteria can be used by either Auckland City or a private developer to identify whether or not suitable land exists on Waiheke for a new residential village. In either situation, a notified Plan Change will occur. As required by the Resource Management Act 1991, the Plan Change process will involve submissions from the public and the right to a hearing.

# PART THREE: ISLAND SERVICES

Waiheke Island needs an effective infrastructure that meets community health and safety needs, community aspirations for work and leisure, and complements the unique character and natural coastal environment of the Island.

## 3.1 Physical Infrastructure

The physical infrastructure is the system that provides essential services to the general public, such as solid waste disposal and energy supply, including networks of collection and distribution systems.

### 3.1.1 Stormwater, Wastewater and Water Supply

#### Stormwater

The Hauraki Gulf Islands District Plan acknowledges

that all the Gulf Islands are within the coastal environment and utilises a catchment-based approach to resource management. The distance between the inland hills and the coastal environment is very short and it is essential that the inshore waters are not polluted by contaminants carried to the sea with stormwater. In areas where a high percentage of the ground is covered with vegetation, stormwater flow is slowed and contaminants, such as soil and clay, are filtered out of the run-off. On Waiheke, approximately 95 kilometres of roading is sealed and about 20 kilometres is unsealed. Within the existing villages, on the western half of Waiheke, 54 roads are sealed and half have full or partial channelling which directs the stormwater through conduit pipes to outlets, and on to the coastal waters. Impermeable surfaces speed up the flow of stormwater and the opportunity for ground reabsorption is lost.

Residential development and intensification in rural areas is guided by the regional direction in the Auckland Regional Policy Statement, and the direction of local communities as provided

in the District Plan. Auckland Regional Council has introduced a low impact development approach to rural large-lot developments which includes: limiting the impervious area; constructing biofiltration practices; creating natural areas of native bush; leaving natural areas undisturbed; clustering structures at one location on the site; and no direct piping of stormwater discharges to streams. These principles have broadly been adopted into the Waiheke Village and Rural Communities Strategy and the Hauraki Gulf Islands District Plan.

Through the development of this Strategy the Waiheke community has indicated support for maintaining low density development and facilitating only limited residential growth over the next 50 years. Under such constraints, reticulation of stormwater is not an affordable option. A large stormwater reticulation disposal system with pipes, drains, catchment and settling ponds is not planned, but community-based small reticulated systems may be achievable.

This Strategy suggests that opportunities for containment of stormwater be investigated, as this water would then be a resource for the fire department and other civic purposes, and the containment process will allow suspended solids to sink, improving water quality when the wastewater is discharged to the sea.

Monitoring of the earthwork controls of regional and district plans is also recommended to determine their effectiveness in preventing erosion and silt pollution of stormwater and the coastal waters. Stream and inshore water quality monitoring is important to ensure that contaminants are not flushed out to sea with stormwater.



## Water Supply

Rainwater, collected off buildings, is the primary source of freshwater on Waiheke Island and is likely to remain so. Drinking water is required to meet the 1995 Drinking Water Standard for NZ. It is foreseeable that the standard will be tightened, and that independent residential rainwater supplies may need to meet the community supply standard. This may require roofwater to be filtered prior to drinking. Contamination of roof-collected drinking water is a potential problem, particularly from wind-borne contaminants such as dust. High quality roofing materials, which do not leach chemicals into rainwater, should be promoted.

With the uncertainty of global warming and climate change, the future population of Waiheke will be even more dependent upon rainwater of a sufficient quality and quantity. It is important that property owners are encouraged to include adequate water storage into their building and property development plans. It will also be important to educate visitors not to

be extravagant with their water use, particularly in drier summer periods.

Bore water is also available on Waiheke. Water tankers take bore water to refill water tanks during the dry seasons, and some landowners have private bores. Bore water is used for agricultural irrigation, civic purposes, and schools. The Auckland Regional Council controls water allocation through the issuing of resource consents for drilling of bores/taking and using water/discharge of water. Monitoring of bore water is important to ensure that it does not become contaminated by subsoil effluent disposal or other contaminants, or depleted so that salt water intrusion occurs. Minimum separation distances between bores and effluent disposal systems will need monitoring to ensure that distance is sufficient to prevent sub-soil cross-pollution and groundwater contamination.

Wise utilisation of borewater is essential to ensure that the highest quality water is primarily kept for drinking water. Roof tank





needs replacing. Larger developments, such as visitor facilities, are required to have a development-based on-site effluent treatment and disposal system.

Water monitoring will become a priority in an effort to improve the quality of the natural water systems, including the coastal waters.

Council will continue its role of raising community awareness about improved and alternative technologies and encouraging wise use of the Island's water resources and greater re-use of treated wastewater. Council will also participate in any review of the New Zealand Technical Design Standards for Wastewater disposal and meet its statutory requirements for public health and safety.

## Aims

1. An effective, well-maintained and reliable drainage infrastructure.

2. Individuals taking responsibility for their own freshwater and wastewater needs, recognising that the legal responsibility for upholding public health is delegated to the Council and health authority under the Health Act and the Resource Management Act.
3. Maintenance of clean and safe natural water systems.
4. Public education on wise use and management of water.
5. Provision of stormwater reservoirs for civic purposes and for improving water quality.

## Key Strategies & Actions

The City will:

- Maintain legal responsibility to promote public health and work pro-actively with the community, Auckland Regional Council and Auckland Healthcare to develop

effective public health policy for Waiheke Island.

- Give priority to the protection of public health and safety and consult on these issues in decision making about infrastructure provisions, maintenance and improvements.
  - Encourage alternative sewage disposal systems, and in particular, those which minimise the requirement for water and foster lot-specific and/or small-scale community-based options. NB approval can only be given where wastewater disposal systems comply with the Auckland Regional Council's Technical Publication 58 and the New Zealand Design Standards for on-site wastewater disposal.
  - Require that all new developments comply with District Plan rules for effluent disposal, lot coverage and earthworks and that non-complying resource consents are stringently assessed.
- Facilitate provision of on-shore holding tanks and pump-out facilities at wharves, where appropriate, and where there is sufficient land-based infrastructure to support it. **D<sup>2</sup>** Supports ISTHMUS based pump out facilities.
  - Monitor all new developments and subdivisions for vegetation clearance, earthworks and effluent disposal requirements and ensure resource consent compliance.
  - Advocate to the Hauraki Gulf Forum to promote clean, safe and pollution free beaches and coastal water throughout the Gulf.
  - Ensure disposal of Waiheke-generated effluent is on-Island.
  - Ensure that developers of new subdivisions and new proposals are responsible for the provision of infrastructure required to service the developments.



- Take action to avoid emergency situations of fire, inundation, erosion and instability, where foreseeable.
- Encourage residents to provide holding tanks for an adequate quantity of rainwater in case of prolonged droughts.
- Encourage public education about airborne contaminants and available technology so that the quality of roof-collected drinking water is maintained to an acceptable standard.
- Investigate the feasibility of establishing stormwater reservoirs for civic uses, e.g. watering gardens and playing fields, and fire-fighting, and as standing areas so that suspended stormwater contaminants can sink enabling water of a higher quality to be discharged to the sea.
- Encourage public education about wise use and management of water and alternative technologies of wastewater disposal, such as composting toilets, greywater re-use, and water conserving devices.
- Implement the Auckland City Council Consolidated Bylaw Part 29 Waiheke Wastewater, and the associated Waiheke Wastewater Management Plan.

### 3.1.2 Solid Waste Management

Councils are required by the Local Government Amendment Act #4 (1996) to produce Waste Management Plans which emphasise reducing waste, based on the internationally recognised Waste Hierarchy.

The Waste Management Plan for the City of Auckland is divided into three sections - the Isthmus, the Central Area and the Hauraki Gulf Islands. The Plan sets waste reduction targets

and goals, and identifies strategies for achieving these. In recognition of the different waste issues, a separate sub-section of the Hauraki Gulf Islands Waste Management Plan applies to Waiheke Island.

A working group, whose members represent a number of views within the community, has written the subsection - Waiheke Island Plan, with Council Officers. The main focus of this plan is to significantly reduce waste on Waiheke by treating it as a resource.

In the 1998/99 year Waiheke Islanders produced approximately 5,000 tonnes of refuse, including inorganic material and approximately 600 tonnes of recyclable material.

### **Aims**

1. A significant reduction in the quantity of waste generated by both businesses and residents.

2. Opportunities for the reuse, recycling and recovery of materials previously sent for final disposal.

### **Key Strategies & Actions**

The City will:

- Implement the Waste Management Plan - Waiheke to encourage the concept of waste as a resource.
- Encourage community-based initiatives, which focus on the prevention, reduction, reuse and recycling of waste, and facilitate measures that enable residents and businesses to reduce waste going to landfill.
- Advocate at a national and regional level for national waste reduction programmes.
- Encourage community-based and school-based education about waste, recycling opportunities, and alternative environmentally-friendly alternatives.

### 3.1.3 Energy

#### Electricity

The upgrade of the Island's electricity infrastructure in 1997 has increased the provision of power to the Island. The electricity line network is owned by Vector Limited. In 1998, the maximum daily load demand during winter was 7.9MVA. Vector's 15 year load forecast estimates the maximum demand in 2013 to be 12MVA. The existing supply infrastructure to the island is expected to be adequate for 30 years using current security standards. Should trends indicate that demand is increasing more quickly than anticipated, Vector Limited can add/replace infrastructure within 1 year of resource consent approval.

#### Solar, Wind and Other Alternative Energy Supplies

In an effort to minimise reliance on mainstream electricity supplies, some residents of Waiheke are attracted to alternative

forms of energy generation, such as solar radiation and wind generation.

#### Aim

1. Equitable access to adequate energy supplies.

#### Key Strategies & Actions

The City will:

- Encourage Waiheke residents and businesses if they choose to be innovative and self-sufficient in developing alternative energy supplies.
- ~~Recognise the significance of energy infrastructure in controlling development on Waiheke, in accordance with the central principles of this Strategy.~~ **D**<sup>4</sup>
- Encourage energy conservation through building design and use of materials.



- Advocate that energy providers ensure energy utilities are maintained and not compromised.
- Educate people about what trees can be planted below overhead power lines.
- Require new developments to underground lines wherever possible, and promote undergrounding of upgraded lines.

### 3.1.4 Telecommunications

As with energy utilities, provision of telecommunication services is generally driven by population growth and subsequent demand, socio-economic factors, regulatory and legal requirements and technological change.

A number of respondents to the Waiheke Liveable Communities questionnaire supported increased use of remote access to the workplace and telecommuting as opposed to traditional methods of commuting and employment. It is likely that demand for such services will increase.

The Hauraki Gulf Islands District Plan encourages the undergrounding of power and telecommunication lines. This is to maintain the high quality visual landscape amenity of Waiheke Island. New subdivisions are expected to underground services where possible, and as infrastructure is updated, undergrounding should also be considered.

Cellular telecommunications require cell stations for effective and reliable service. The installation of these requires careful consideration. Cell phones are likely to become more popular, and in more remote areas, cellular services may eliminate the need for the provision of land lines.

## Aims

1. An environment that supports access and facilitates service connections to telecommunications systems.
2. Up-to-date technology and infrastructure.

## Key Strategies & Actions

The City will:

- Advocate that telecommunications utility providers ensure that a reliable service is supplied to Waiheke Island.
- Protect the visual amenity of the Island by ensuring the adverse effects of the provision of telecommunications facilities and equipment are avoided, remedied or mitigated.
- Recognise the significance of telecommunication infrastructure in controlling development on Waiheke, in accordance with the central principles of this Strategy.

- Encourage undergrounding of facilities when lines are upgraded.
- Ensure that locations for cell towers are thoroughly assessed and any impacts on the neighbouring community have been evaluated.

## 3.2 Social Infrastructure

Social Infrastructure is the system of social services, facilities and networks that support people and communities. It includes services such as health, housing, education, welfare, police, recreation and leisure. It also includes formal and informal networks, social services, and community facilities.

The social infrastructure of Auckland City is provided and carried out by a range of public, private and community agencies. It is important that policies and policy implementation are integrated and co-ordinated.

The nature and the extent of each service varies according to the communities, population profiles, characteristics and size. At present, Waiheke has a residential population of around 6,300 located in ten distinct areas of the Island (Oneroa, Blackpool,

Surfdale, Kennedy Point, Ostend, Hekerua Bay, Palm Beach, Onetangi, Rocky Bay and Eastern Waiheke). As the population of Waiheke expands the need for new or improved social services will grow in these areas.

At present many social amenity projects and facilities have been proposed but not yet implemented in the community, e.g. open space networks through Recreation Waiheke, sporting facilities, and education facilities such as a second public primary school. It is expected that existing and proposed services will cater for the Waiheke Island community in the short to medium term. As the population increases additional services and facilities may be required. These include: open space, reserves and walkways, cultural and recreational facilities, health care services, provision for cemetery space, crematorium facilities, as well as special care facilities.

### 3.2.1 Open Space Network [refer also to 4.5 Cycling and Walking]

The vegetation around the coastline, between and throughout village areas and rural pastoral areas all contribute to the unique natural colours and textures appreciated by both residents and visitors to Waiheke Island. Reserves, walkways and open areas provide opportunities for community interaction, environmental protection, recreation and private places to 'get away from it all'. Open space includes both private land in agriculture, horticulture or forest, and public reserve land. Many of the Land Unit objectives and policies in the Hauraki Gulf Islands are intended to enhance the perception of open space on Waiheke Island even though, much of this land is in private ownership. To invite use, all public open space should be functional, connected, well signposted, well maintained and readily accessible. There is considerable pressure placed on public open space, particularly from visitors and recreational boaties, in the summer months.

In 1994 a ten year strategy for the provision of open space on Waiheke Island was initiated as a broad-based recreational planning process. The Strategy, which utilised the experience of community members and Auckland City Council officers, culminated in the production of the Recreation Waiheke, Reserves and Pathways Report.

The Report was updated in 1998 as a way to measure progress over four years. Where possible, the provisions of the report have been carried over into this Strategy.

#### Aims

1. A network of open space and public reserves across the Island which satisfy and complement the leisure needs and amenity values of the community.
2. Sustainable on-Island growth of reserves and walkways, meeting the community's recreational aspirations whilst



maintaining and enhancing the natural environment and promoting the principle of Kaitiakitanga.

3. A network of comprehensive, integrated and well sign posted bridle paths, walkways, cycleways and footpaths on the Island.
4. Opportunity for everyone, including the disabled, to pursue recreational activities.
5. Sufficient public land and reserve space, and access to it.
6. Access to and along the coast.

### Key Strategies & Actions

The City will:

- Plan for sustainable on-Island growth of reserves and walkways in accordance with the Recreation Waiheke

Reserves and Pathways Report.

- Ensure that the financial contribution provisions of the HGI District Plan provide for the provision of public access to reserves, coastal areas, bush areas, or areas of special character, and for the creation of open spaces, recreation areas, visual buffers and amenity areas.
- Pursue the recommendations of the Recreation Waiheke Reserves and Pathways Strategy, where necessary negotiating access agreements over private land.
- Continue to develop Recreation Waiheke plans in co-operation with the community, over the life of this Strategy.
- Work in partnership with the Regional Council when considering long-term acquisition of regionally significant

parkland on Waiheke Island.

- Develop recreational opportunities within Onetangi Sports Park.
- Ensure that identified areas of ecological, cultural, spiritual and historical significance are protected from inappropriate development through scheduling in the District Plan. A

### 3.2.2 Recreation, Community Facilities and Visitor Activities

The philosophy for recreation and community planning on Waiheke is to encourage the provision of a diverse range of new facilities, while conserving and optimising use of existing facilities. As the population of Waiheke grows, the City will improve

and provide recreational and community facilities to cater for the additional residents.

#### Aims

1. The provision of appropriate facilities to meet the recreation, community, cultural and social service needs of Waiheke's resident and visitor population to the year 2050.
2. Existing recreational areas and community facilities are used to their optimum potential by a range of community groups and networks.
3. Proposed facilities are planned with community consultation so that they are site-specific and user appropriate.

#### Key Strategies & Actions

The City will:

- Facilitate access to recreation and community resources

for community groups and individuals.

- Provide parks and open space for a range of active and passive recreation activities.
  - Provide community halls for a range of community groups and activities.
  - Provide opportunities for recreation, which establish a sense of place that is special and unique to Waiheke and recognises the unique island habitats, landscapes and community interest.
  - Encourage community involvement, commitment, co-ordination and open participation in the development of recreation plans and the management of recreational activities.
- Strengthen and maintain partnerships with other agencies in the provision and management of recreational opportunities.
  - Foster development of new and improved recreation facilities through appropriate funding.
  - Liaise with community organisations to ensure the provision of high quality community facilities.
  - Liaise with education providers to ensure the provision of high quality community facilities, and to optimise community use of school facilities, where appropriate.
  - Provide and/or support the provision of recreational facilities for youth.
  - Provide and/or support the provision of recreational

facilities, which can be utilised by the disabled, the very young, and the elderly.

- Encourage and support the provision of venues for theatre, exhibitions and shows.
- Promote access to literature, arts and reference material at libraries.
- Provide and/or support the provision of appropriate support facilities (e.g. public toilets).
- Hold, support and encourage events that support the unique character of Waiheke Island.
- Promote and publicise sport and recreational events and activities.

- Promote a wide range of recreational and visitor activities on Waiheke Island.
- Promote sensitive eco-tourism.
- Manage the impact of visitors and recreational users to ensure conservation and preservation of the natural and physical environment.
- Ensure that recreational activities are directed to those areas where potentially detrimental effects are mitigated or minimised.
- Establish monitoring systems which allow for ongoing evaluation, altered operational methods and remedial measures where necessary, to minimise detrimental impacts of visitor and recreational users.



### 3.2.3 Education

Factors influencing forward planning for education establishments include: fertility rates; in-migration; and how many years pupils stay at high school. Higher retention rates result in larger rolls and differing space requirements at this level. Waiheke has a number of non-state provided schools.

With limited population growth anticipated in the medium term, provision of further educational facilities is not an issue that needs to be addressed immediately. The trend of many high school age students commuting to school in town or attending boarding school is expected to continue. This may reduce the need for an additional high school to support the current population of primary age children. The Ministry of Education is responsible for providing state education on Waiheke. The Ministry's approach to population growth is responsive, with population statistics and demographics being reviewed annually. This will identify

trends and provide sufficient lead-time for the development of new facilities.

Conversely, the provision of tertiary education facilities is purely market-driven. Waiheke may have the potential in the future to develop low-intensity, small-scale, niche-market tertiary education programmes, e.g. viticulture diplomas or degrees. Provision of such courses is dependent upon there being a market for them.

#### Aims

1. Educational facilities are available to meet the demands of the population.
2. Educational facilities are located where they are easily accessible to the majority of residents.
3. The use of educational facilities is optimised by a wide range of community groups.

## Key Strategies & Actions

The City will:

- Encourage improved access for residents to Island and Mainland facilities, including pre-school, primary, secondary and tertiary education institutions.
- Develop a strategy in partnership with education agencies and community groups that promotes multi-use of public facilities.
- Advocate for appropriate share of national and regional funding for education on Waiheke Island.

### 3.2.4 Health and Well-being

Health is a major factor that determines how fully each person can participate within the community. It is important that adequate health care is available for all of Waiheke's residents, including access to special facilities for those people who have

particular healthcare needs. The City recognises that health care provision is a central government responsibility but the City can provide opportunities through its planning and regulatory functions for the establishment of a range of health care facilities.

The City can also contribute to crime prevention through effective planning and regulatory controls. Effective crime prevention contributes to the community's feeling of safety, and also determines how fully each person can participate within the community.

#### Aims

1. A safe and healthy community to live and work in.
2. An Island where people have easy access to affordable health care.



## Key Strategies & Actions

The City will:

- Identify and liaise with community organisations and health providers to promote the provision of quality health care including: emergency medical and specialist services; general practice facilities; Plunket; and improved accessibility to services.
- Encourage the location of health facilities and services close to public transport routes.
- Liaise with transport operators to provide services that cater for the disabled and the elderly, e.g. public bus routes.
- Encourage crime prevention through environmental design, e.g. by ensuring that walkway linkages between residential areas, shops and services are safe.
- Take prompt and effective action when risks to public health occur.
- Review the relevant Bylaws at regular intervals to ensure that standards in public health and safety are maintained throughout the life of the Strategy.
- ~~Advocate for appropriate share of national and regional resources for health and welfare on Waiheke Island.~~  
**D**<sup>3</sup>
- Advocate for appropriate share of national and regional resources for crime prevention on Waiheke Island.
- Liaise with recreation organisations and services for the provision of services and facilities, which will cater for the young, the disabled and the elderly, as well as for groups



such as rugby and soccer.

- Liaise with other services including the New Zealand Police, to promote a “Safer Community” and integrate and co-ordinate services so that this can be achieved.

### 3.2.5 Emergency Services

Disasters and emergencies have the potential to disrupt the social, economic and physical well being of the community. Managing these impacts and the hazards that cause them requires the co-ordination of the community’s resources and responsibilities. Auckland City Council plays a lead role in establishing an integrated emergency management framework for Waiheke Island. Part of the Council’s role is to manage the provision of essential infrastructure and services in emergencies. Comprehensive emergency management addresses hazard reduction, community readiness, co-ordinated response and long-term recovery. The New Zealand Fire Service, The Order of St John

Ambulance Service, the New Zealand Police, and the Coast Guard provide emergency management services on the Island. Various other agencies and community groups provide social and welfare assistance to the community. The continued use and provision of these services are expected to continue as an integral part of the fabric of society.

#### Aims

1. Mitigate hazards and decrease vulnerability through the community planning and development processes.
2. Facilitate the effective response to and recovery from emergencies through the design of the built environment.
3. Facilitate the development of safe communities.

## Key Strategies & Actions

The City will:

- Maintain accurate information on the natural hazards in the Hauraki Gulf Islands.
- Integrate natural hazard reduction into planning the built environment.
- Encourage social and economic development to reduce the community's overall vulnerability.
- Identify segments of the population with increased vulnerability and promote programmes to address the main contributing factors.
- Provide for efficient transportation systems to facilitate emergency response actions.
- Encourage the appropriate provision of community services, including emergency services, in keeping with population size and composition.
- Encourage through public education the need to provide safe and clear access to houses for emergency services, minimise the risk of fire by thoughtful location of houses and choice of construction materials, fuel and deadwood management and ensure adequate access to water supplies for emergency fire fighting.
- Encourage built design that facilitates community safety and discourages/prevents criminal activity.
- ~~Develop and m~~ Maintain a co-ordinated incident management system for responding to emergencies that exceed the coping ability of on-island emergency service providers.  
Emergency services stakeholders group already developed. **A**

### 3.2.6 Affordable Housing

Affordable housing is essential for a community that is strong and diverse. Auckland City can potentially promote a range of housing options by minimising consent costs for appropriate development, and regulating for a range of housing options which will contribute to the provision of affordable housing.

#### Aim

1. A range of lifestyle options and housing choices for Waiheke Island residents.

#### Key Strategies & Actions

The City will:

- Ensure accurate and timely advice is given to enable a variety of lifestyle options to occur on the Island.
- Investigate opportunities and incentives for encouraging the market to provide a variety of housing types for all socio-economic groups within a community.
- Research and investigate opportunities for reducing the development costs of housing through improving regulatory processes and other methods.
- ~~Encourage and facilitate the effective use of existing housing stock: D<sup>4</sup>~~
- Encourage and facilitate development of pensioner housing and retirement villages where the need for more such accommodation exists.
- Advocate to Central Government on behalf of Auckland City communities, to encourage national housing policies that meet the needs of residents.
- Advocate for an appropriate share of national and regional resources for affordable housing.

# PART FOUR: TRANSPORTATION

The introduction of a frequent fast ferry service between Waiheke and Auckland and an increasing number of registered vehicles on the Island are significant transportation trends.

Many of Waiheke's roads are steep and narrow, and visibility is often limited. The increase in vehicle use on the Island has led to increased parking on public roads. The volume of commercial and industrial traffic on the Island has also increased, mainly as a result of growth in the building sector. At Matiatia there is conflict between vehicle and pedestrian movement and a lack of car parking space, particularly for the Auckland-bound commuters. Similar problems are occurring at Kennedy Point wharf. Some of this conflict and lack of carparking space may be resolved if another wharf is developed on Waiheke Island.

Currently commercial airflights operate out of western Waiheke. As well as increases in fixed wing flights, there has also been an increase in the use of helicopters as a mode of transport

to and around the Island. At present, there are no commercial helipads or heliports on Waiheke.

Waiheke faces significant transport-related issues which must be addressed in order to develop and enhance communities on the Island.

## 4.1 Transport and Roding

In recognition of the Island's development potential and the growing importance of Waiheke as a tourist destination it is essential that provision is made for improving transport infrastructure.

The 'Draft Gulf Islands Transport Study, 1998' consolidates previous projects with strategies relating to other primary modes of transport on the Island. The aims and key actions from the Gulf

Islands Transport Study are integrated into the Waiheke Village and Rural Communities Strategy to assist communities to develop as places where people can live within walking distance to work, schools, community facilities, shops and parks, and have easy access to public transport.

### Aims

1. An efficient transport system for the movement of passengers and goods.
2. The adverse effects of the transport system on the environment are minimised.
3. The location and scale of transport facilities protect, preserve or enhance the landscape, environmental and amenity values of Waiheke.

### Key Strategies & Actions

The City will:

- Continue to promote an efficient, cost effective and safe transport network which meets the passenger transport and freight needs of the island communities and visitors to Waiheke, in a sustainable manner.
- Consider the environmental and social implications of roading and transport projects and their effect on the spatial land use patterns on the Island.
- Make provision for roading network improvements in accordance with the 'Waiheke Roding Strategy' and continue to monitor transport requirements for the Gulf to ensure that those improvements benefit and enhance the attributes of Waiheke which are appreciated by both residents and visitors.



- Encourage energy-efficient forms of vehicular transportation.
- Develop mechanisms for improving the efficiency with which the transport system moves people and goods.
- Encourage work from home flexibility to minimise commuter travel demands.
- Encourage the use of water transport as an alternative link around the Island.

## 4.2 Parking

Provision of vehicle parking requires an integrated approach which considers commercial business viability, public transport, consumers' needs, and car parking. A balance is needed to ensure that commercial centres and transport nodes

utilise land efficiently, and limit car parking areas if necessary, so that pedestrians, cyclists and public transport passengers have safe access, and that the amenity and "sense of place" is maintained.

### Aim

1. A parking supply on Waiheke which supports the use of public transport and supports the viability of businesses.

### Key Strategies & Actions

The City will:

- Plan and then monitor the provision of parking areas and adjust them as necessary to encourage the use of public transport.
- Investigate opportunities for land acquisition or designation in strategic locations to develop car-parking or similar facilities.

- Ensure the provision of good information and signage for parking and provide for parking areas to be efficiently located and safely accessed.
- Investigate the use of financial contributions for parking facilities in order to provide easily identifiable and flexible parking that can be shared between several activities.

## 4.3 Wharves and Airfields

Wharves will continue to be the primary point of entry to the Island, although some increase in air passengers is anticipated.

### Aims

1. Wharf and airfield facilities which are safe, efficient, and meet the needs of residents and visitors to the Island.

2. The visual and residential amenity values of Waiheke Island are maintained by the provision of appropriate wharf and airfield facilities.
3. Matiatia wharf is the major passenger entry point to the Island.
4. Kennedy Point is the main point of entry to the Island for vehicular traffic and the bulk movement of freight.

### Key Strategies & Actions

The City will:

- Advocate for continued frequent resident and visitor ferry services to Waiheke.
- Review the District Plan rules relating to helicopter and aeroplane use in order to ensure the community is kept safe from air traffic danger and the amenity values of the Island, particularly noise levels are protected.



- Make provision for car parking at Matiatia in the following order of priority: disabled parking; passenger transport services; car-pooling; short-term/casual commuters.
- Investigate ways to reduce the need to park cars at the Matiatia wharf area.
- Continue to separate vehicles from pedestrian flow at Matiatia wharf area.
- Commence investigations into the location and scale of a second major passenger ferry terminal on Waiheke Island.
- Optimise use of the existing wharves and facilities before a new ferry terminal is established.
- Implement and review the existing ~~Develop a~~ Wharf Management Plan for Matiatia in consultation with the community, to better manage the provision of facilities and services in the wharf and foreshore area. **A**
- Institute contractual agreements with all regular wharf users.
- Improve pedestrian and cycle links to Matiatia wharf.
- Develop a plan for the long-term development of Kennedy Point wharf as the major cargo-handling wharf of Waiheke.
- Pursue the development of a breakwater at Kennedy Point.

## 4.4 Public Transport

There is growing community demand for an effective public transport service which utilises a small fleet of mini-vans or buses to facilitate Island residents getting around the Island, and provide a more user-friendly service than the current bus service which only travels the main roads and connects with the ferries. It is the intent of this Strategy to promote the provision of such services. An appropriate, user-friendly public transport service is a key element of a liveable community.

### Aims

1. To ensure an appropriate level of convenient and efficient public passenger transport services are provided so that all residents have access to community services and facilities.

2. A substantial decrease in low occupancy private vehicle use on Waiheke.
3. Public transport systems on Waiheke have a low environmental impact and work safely and efficiently without requiring substantial upgrading of roading infrastructure.

### Key Strategies & Actions

The City will:

- Work with the Auckland Regional Council Transport Authority (ARTA) and passenger transport operators to achieve improvements to passenger transport services on Waiheke Island. **A**
- Encourage and advocate for the provision of a range of frequent, safe, flexible, user-friendly and attractive public transport services and facilities on Waiheke Island.

- Promote and provide for the easy transfer from one mode of travel to another to foster maximum flexibility of travel, e.g. bike shelters and lock up facilities at wharf ('ride and park').

## 4.5 Cycling and Walking

Cycling and walking are important alternative means of travel to the motor vehicle and are the most environmentally friendly forms of transport available. They are also affordable options for a large proportion of the population, and provide an excellent method of keeping fit and enjoying Waiheke. Both cycling and walking opportunities attract visitors to the Island.

Safety and accessibility are important issues for pedestrians and cyclists. Auckland City's 'Cycle and Walking Strategy' provides a comprehensive plan for the improvement of the cycling and walking environment.

### Aims

1. Cycling and walking on Waiheke is viable, safe and easy to do.
2. Increasing proportions of trips (especially short trips) that are made by bicycle or on foot instead of by private motor vehicle.
3. Availability of a range of transport alternatives which are compatible with the existing roading network.

### Key Strategies & Actions

The City will:

- Encourage walking, cycling and other forms of low impact transport to protect the environment and enhance the visitor industry.
- Implement the recommendations of the City's 'Cycle and Walking Strategy' and the 'Recreation Waiheke' reserves



and pathways report through development of cycling and walking infrastructure on Waiheke.

cordance with the recommendations of the 'Recreation Waiheke' reserves and pathways report.

## 4.6 Bridle Paths

Waiheke Island has significant community involvement in equestrian activities. It is important that horses, horse-riders and other users of roads and road reserves are safe, and that user conflict is minimised.

### Aim

1. To have a network of bridletails which enable horse-riders to enjoy horse-riding trails which are physically separated from public roads and motorised traffic.

### Key Strategies & Actions

The City will:

- Provide for safe bridle paths and, wherever practicable, separate from the formed carriageway of roads, in ac-

- Recognise the recreational aspect of equestrian activity on Waiheke Island in road and reserve design and

# PART FIVE: IMPLEMENTATION AND

Essentially Waiheke – a Village and Rural Communities Strategy is a non-statutory document intended to provide the framework for development on Waiheke to the year 2050. Over the life of the Strategy, development may occur more slowly at times, more rapidly at others, and in somewhat different patterns and sequences than is currently foreseen. Some of the aims and key actions of the Strategy may also not occur immediately or even within the short term. At best, the Strategy is a well educated guess about how to accommodate people on Waiheke and manage effects that can not always be known in advance. To be effective, the Strategy must be flexible enough to be adjusted if necessary but robust enough to ensure that the high level principles are maintained and achieved. Implementation of this Strategy relies on acceptance and ownership of the Strategy by the Waiheke community. On the Council’s part, effective implementation will depend on consistent use of the Strategy by City Council Officers carrying out their regulatory and operational responsibilities.

## 5.1 Mechanisms for Implementation

### Financial Contributions

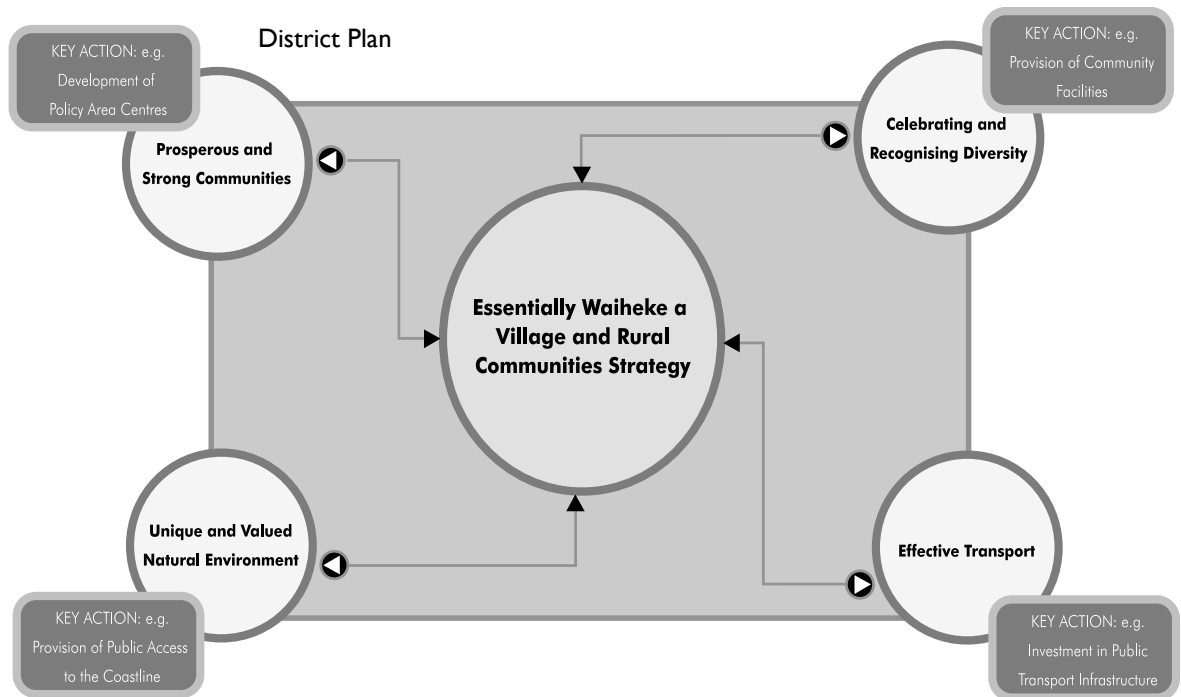
Financial contributions will be used to contribute to the funding of actions specified in the Strategy where the action is required as a result of growth or development. Financial contributions will only be taken for purposes specified in the District Plan.

### Annual Plan

The Annual Plan process provides the framework for making resource allocation decisions in an environment where the demand for resources always exceeds the finite supply of resources available. The Village and Rural Communities Strategy

requires both the Waiheke community and Auckland City to undertake certain actions. Funding of some of the Auckland City actions will be addressed through the Annual Plan process. Use of this process means that every year actions of the Strategy that require City funding will compete for funding with projects from throughout Auckland City. However, only a few of the key actions and strategies identified in the Strategy will require funding through the Annual Plan process in the short to medium term. Many of the strategies identified will be developed through other Auckland City projects, and will be considered for funding as the detail of the project is developed.

## Funding of the Waiheke Village and Rural Communities Strategy through the Annual Plan Process



The Hauraki Gulf Islands District Plan is the main method for implementing those parts of the Village and Rural Communities Strategy which require a statutory/regulatory basis. Many of the objectives, policies and rules currently in the District Plan already reinforce the central principles of the Village and Rural Communities Strategy. The Strategy, in turn, provides a framework for the assessment of resource consent applications, particularly those seeking to subdivide land or otherwise increase existing residential density.

## Other Auckland City Strategies

Auckland City has various strategies relevant to Waiheke Island, and is developing others, which are primarily concerned with achieving the Community Vision of the Strategic Plan. The 'Hauraki Gulf Strategic Overview' and the 'Hauraki Gulf Strategic Overview - Progress Report - Action Plans' are particularly relevant. Co-ordination of these strategies with the Village and

Rural Communities Strategy will be paramount to ensure that they work together to contribute to making Auckland the 'First City of the Pacific'. The monitoring programme identified below will report on how this co-ordination is operating. **A**

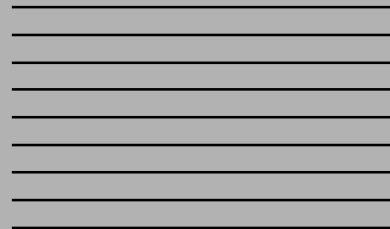
## 5.2 Monitoring of the Strategy

Monitoring and evaluation of the Strategy will be carried out periodically (at least every five years) to assess progress towards implementing the principles of the Strategy as well as identifying whether or not growth is occurring as predicted. Monitoring will provide information on:

- the state of the environment;
- progress towards achieving the central principles and aims of the Village and Rural Communities Strategy; and
- whether or not the Strategy requires amendment.



Two key issues that will continue to be monitored closely are - residential growth and the effects of on-site wastewater disposal. These issues are critical to ensure timely action and effective implementation of this Strategy. Auckland City will continue to consult with Waiheke residents and ratepayers as the Strategy is reviewed and updated.



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If you have any queries about this strategy  
please contact *Auckland City* at  
Ph : 379 2020

ESSENTIALLY WAHNEKE

# A Village And Rural Communities Strategy