

Options Analysis – Bringing the Hauraki Gulf Islands into the Auckland Unitary Plan

Option 1 - Plan change to the HGI plan, Area plan from (Fresh-start), Plan change to the AUP		
Pros	Cons	Risks
<ul style="list-style-type: none"> • Greatest potential for complete understanding of community views at all steps of the process. • Will provide regulatory certainty on existing plan issues in the shorter term. 	<ul style="list-style-type: none"> • Three step process will take longer and require more resources from council and the community. • Potential for repetition of Essentially Waiheke content. 	<ul style="list-style-type: none"> • Community and council consultation fatigue • Greatest risk of re-litigation of same issues through two plan changes. • By not utilising existing plans community buy-in may be diminished <p>Likely overlap in timing of the processes which could delay final integration of HGI into the AUP.</p>
Option 2 – Area plan using existing plans, Plan change to the AUP		
Pros	Cons	Risks
<ul style="list-style-type: none"> • Process supports and builds on the existing community vision in Essentially Waiheke document. • Two step process places less time and cost of council and the community. • Processes will not overlap 	<ul style="list-style-type: none"> • Formal review of known operative plan issues occurs as part of AUP plan change • Does not provide regulatory certainty on existing plan issues in the shorter term. 	<p>Operative plan issues may become less manageable through regulatory means.</p>
Option 3 – Plan change to the HGI plan, Area plan using existing plans, Plan change to the AUP		
Pros	Cons	Risks
<ul style="list-style-type: none"> • Will provide regulatory certainty on existing plan issues in the shorter term. • Supports and builds on the existing community vision in Essentially Waiheke 	<ul style="list-style-type: none"> • Three step process will take longer and require more resources from council and the community. 	<ul style="list-style-type: none"> • Community and council consultation fatigue • Greatest risk of re-litigation of same issues through two plan changes. <p>Likely overlap in timing of the processes which could delay final integration of HGI into the AUP.</p>
Option 4 - Area plan (Fresh-start), Plan change to the AUP		
Pros	Cons	Risks
<ul style="list-style-type: none"> • Allows for complete framing and development of the area plan issues with input from plans and places. • Two step process places less time and cost of council and the community. • Processes will not overlap 	<ul style="list-style-type: none"> • Potential for repetition of Essentially Waiheke content • Formal review of known operative plan issues occurs as part of AUP plan change • Does not provide regulatory certainty on existing plan issues 	<ul style="list-style-type: none"> • By not utilising existing plans, community buy-in for process may be diminished. <p>Operative plan issues may become less manageable through regulatory means.</p>

1. A plan change to the operative HGI plan is not considered necessary as the identified policy and operational issues are not considered to be of a scale and extent that require immediate action through a plan change. The issues can continue to be managed by the resource consents team on a case-by-case basis using best practice and guidance notes to ensure a consistent approach.
2. A 'fresh-start' approach to area planning is not considered necessary as this may duplicate the vision and priority issues already articulated in 'Essentially Waiheke Refresh 2016', and 'Aotea Great Barrier Island Ecological Vision 2016' which have been developed with considerable community input and are supported by their local boards.
3. This report recommends that a process that builds on 'Essentially Waiheke Refresh 2016', and 'Aotea Great Barrier Island Ecological Vision 2016' visions and aspirations and develops a spatial component for these, be developed in collaboration with the local boards and communities. The outputs of this process should include key moves and maps that support 'Essentially Waiheke Refresh 2016', and 'Aotea Great Barrier Island Ecological Vision 2016' and will inform the AUP zoning, overlays, precincts and relevant rules to be included in the plan change to the AUP. The option that best reflects this analysis is Option 2.