PROPERTY DEVELOPMENT ON AUCKLAND’S HAURAKI GULF ISLANDS

James E. Sutton
Student Identification Number: 1112656

A Report for Industry Project CONS 7819

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Department of Construction
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ABSTRACT

The Hauraki Gulf consists of ninety two islands that are contained within the Hauraki Gulf Marine Park. This report aims to explain why property development occurs more on certain islands, rather than others, within the Hauraki Gulf. This is achieved by identifying the key drivers and barriers to property development and determining the perceptions that influence these factors.

The research commenced with a comprehensive literature and document analysis from which key themes and ideas were extracted. From these key themes and ideas, ten interview questions were developed. Face to face interviews with ten industry professionals involved in property development on the Hauraki Gulf islands were then carried out. The aim of the interviews was to evaluate real life examples and perceptions to compare with the results of the literature and document analysis.

The research identified a wide range of factors affecting property development on the Hauraki Gulf Islands. Overwhelming evidence from the interview participants suggests that Auckland City Council has the greatest affect on property development followed by island accessibility & transport. The research also identified that there is a need for the Gulf Islands to be treated independently from one another, and what is a significant factors affecting property development on one island may not be a driver or barrier for another.

Keywords: Property development, Hauraki Gulf Islands, Drivers, Barriers, Current and Future Management, Protection, Conservation, Infrastructure, Growth.
CONFIDENTIALITY STATEMENT

The author has agreed that all personal and company names of participants in this research will be kept confidential. The participant information presented is the thoughts and opinions of those interviewed at that time. For the privacy and confidentiality of the participants and their organisations, their names and status are not revealed. For the purposes of this research, the participants are named ‘Participant 1’ through to ‘Participant 10’.

PUBLICATION AGREEMENT

I agree that the Unitec Library and Department of Construction may make a hard copy or digital copy of this thesis available for the purposes of research or private study, provided that due acknowledgement is made where appropriate and that the author’s permission is obtained before any material from the thesis is published.

ACKNOWLEDGEMENTS

Special acknowledgement to Linda Kestle for her contribution, time and effort spent during this research. It has been a pleasure working with Linda and I thank her for her continuous support.

I’d like to thank those participants who undertook interviews and shared their experience and personal thoughts that contributed to this research.

To those who supplied photos, images, maps and charts and other information regarding property development and the Hauraki Gulf Islands, thank you for your contribution.

James Sutton
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GLOSSARY

**Hauraki Gulf Islands (also referred to as ‘the Gulf Islands’):** The 92 islands within the Hauraki Gulf Marine Park.

**Hauraki Gulf Marine Park:** The 1.2 million Hectares of ocean and islands that are governed by the Hauraki Gulf Marine Park Act 2000.

**Hauraki Gulf Marine Park Act 2000:** An Act of the NZ Government establishing the Hauraki Gulf Marine Park. It is in place to protect the Hauraki Gulf Islands, manage the use of the islands and catchments, establish management objectives, and to recognize the relationship of the tangata whenua with the Hauraki Gulf Marine Park.

**Property Development:** All forms of property development, including residential, commercial, industrial, hospitality based and recreational.

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<td>Auckland Regional Authority</td>
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<td>ARC</td>
<td>Auckland Regional Council</td>
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<td>CBD</td>
<td>Central Business District</td>
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<td>HG</td>
<td>Hauraki Gulf</td>
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<td>HGMP</td>
<td>Hauraki Gulf Marine Park</td>
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<td>HGMPA</td>
<td>Hauraki Gulf Marine Park Act 2000</td>
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<td>PD</td>
<td>Property Development</td>
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<td>RDC</td>
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1 INTRODUCTION

1.1 Research Question

What are the most significant factors affecting property development on Auckland’s Hauraki Gulf islands?

1.2 Research Intent

‘The Hauraki Gulf has a quality and diversity of biology and landscape that makes it outstanding within New Zealand’ (Hauraki Gulf Marine Park Act 2000).

The Hauraki Gulf Islands represent a region of exceptional natural beauty and hold an abundance of recreational and development opportunities. One third of all New Zealanders live nearby and many others from around the country and overseas gather to enjoy this extravagantly endowed natural playground. (Bercusson & Walsby, 2008).

Due to the quality of the landscape, the Hauraki Gulf Islands are rich in development potential. The Hauraki Gulf Islands are experiencing strong development pressures as more people choose to live and holiday there. Property development can have both positive and negative impacts on the islands and the surrounding coast lines depending on how it is planned for, designed and managed. (Peart, 2005).

The unique environment of the Hauraki Gulf islands has therefore changed dramatically over the past decade as the level of property development has increased. Auckland’s population increase, social & economic pressures, property demand and conservation awareness are just a few of the factors that play a part in this development.
The intent of this research is to gain a greater understanding of the important and critical factors that affect property development on the Hauraki Gulf Islands to determine why particular islands get developed and others remain greatly untouched.

The research data includes an extensive literature review, document analysis and the raw data from ten semi structured face to face interviews. The data has been reviewed and analysed to determine the real and perceived factors affecting property development on the Islands.

The research is intended to help developers, construction companies, local authorities and industry professionals to make informed decisions when developing and managing the Hauraki Gulf Islands.

The Hauraki Gulf Islands make up seventy five percent of Auckland’s landmass. (Auckland City Council, 2004). Much debate derives around the management of the islands and determining the right balance between development and conservation. The hope is that this research will go some way to support the finding of that balance.

1.3 Research Tasks

1. Identify and analyse literature and documents relating to property development on the Hauraki Gulf Islands.

2. Interview a selected population sample that best represents those affecting or affected by property development on Auckland’s Hauraki Gulf Islands.

3. Compare the differences and similarities between the data samples to identify the significant factors that affect property development on the Hauraki Gulf Islands.
2 LITERATURE REVIEW

2.1 Introduction

The literature review was carried out in order to gain a greater understanding of the information on the subject matter and how this information could be used to support the research.

The starting point for the research was selecting a topic of interest. The topic, property development and the Hauraki Gulf, was then investigated to determine the available literature and to generate a research question. A set of research objectives would outline what the intent, purpose and rationale would be. The next step was to conduct a thorough review of the literature. From this process a refined topic became evident and a research question developed.

To identify what literature was available, a search of online databases was carried out. The focus was on journals, books, newspapers and magazine articles written about property development on the Hauraki Gulf Islands. In addition to searching online databases, a search was completed throughout a number of Auckland libraries to gather relevant literature.

Once a list of possible data sources was compiled, a critical analysis was undertaken to determine which sources would be of most value to the research. By reading and reviewing all of the selected literature, an annotated bibliography was then prepared - a list of citations to books, articles, and documents. The citation consisted of a brief description, around 150 words, with the purpose of informing the reader of the relevance, accuracy and quality of the source cited. (Olin and Uris libraries, 2010)
2.2 Literature review approach

The research approach selected to view the literature was based on a thematic system, whereby the literature was organised into key themes relating to the topic. The key themes and ideas extracted from the literature then helped to define and develop the research questions.

A number of literature pieces were selected, analysed and then formatted using a tabulated matrix process. The matrix table presented the author and publication details, article title, a brief abstract, key words, objectives and findings. This matrix table assisted as a quick guide throughout the research process by providing an overview of the literature and allowing important and relevant information to be easily extracted. Another key function of the matrix table was to help determine the relationships between the literature and the key themes and ideas. For a full list of annotations and further reading, refer to (Table 1 Literature Review Matrix)
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<td>Auckland City Council</td>
<td>Hauraki Gulf Islands Strategic Plan</td>
<td>Outlines Auckland City Council’s intention regarding future development of the Hauraki Gulf islands</td>
<td>2004</td>
<td>Strategic Management</td>
<td>Educate &amp; strategically plan for future development</td>
<td>The Council has a high level of jurisdiction</td>
<td>Holistic approach</td>
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<td>2</td>
<td>Auckland City Council</td>
<td>Auckland City Council District Plan – Hauraki Gulf Islands section – Operative (1996)</td>
<td>Includes planning maps which show in graphic and text form the areas and rules that apply; the policies and rules for activities and development; appendices detailing the requirements of heritage items</td>
<td>2006</td>
<td>Rules &amp; policies Planning</td>
<td>Control and regulate the way that the Gulf Islands are used. Future Planning</td>
<td>Applies to islands within the Auckland City boundary</td>
<td>Territorial Authority legislation</td>
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<td>3</td>
<td>Auckland City Council</td>
<td>Hauraki Islands Development Code</td>
<td>Sets out methods for achieving good environmental outcomes for land development and provides guidelines and requirements for technical aspects of subdivision and land development</td>
<td>2006</td>
<td>Performance standards and prescriptive criteria for land development</td>
<td>Protect the Gulf environment when subdivision and development takes place</td>
<td>The code must be read with reference to the District plan</td>
<td>Territorial Authority legislation</td>
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<td>Representatives in a committee discuss management under the HGMP Act and the Auckland Regional Council, island costs, tangata whenua rights, reports, powers and obligations</td>
<td>2006 Auckland City Council</td>
<td>Integrate Establish Recognise Relationships Management</td>
<td>A committee set up responsible for managing HGMP Act</td>
<td>The Hauraki Gulf Marine Park Act was passed 27 February 2000</td>
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<td>Waiheke resident disputes that the Hauraki Gulf ‘is not and should not be governed as a suburb of Auckland under a one-size fits all approach to management’</td>
<td>2008 Royal Commission</td>
<td>Zone Governance Significance Richness Environmental Quality</td>
<td>To separate the Gulf island from the control of Auckland city, council and obtain some independence</td>
<td>The Gulf and its islands should not be governed as a suburb of Auckland, under a one-size fits-all approach to management</td>
<td>Royal Commission - Research</td>
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<td>Rangitoto Island Historic Conservation Trust</td>
<td>Historic Rangitoto bach brought back to its former glory</td>
<td>The Rangitoto Historic Trust has planned and undertaken, with the help of donations and many long hours of volunteer work, the rebuilding of old 1920 baches back to their former glory.</td>
<td>1997</td>
<td>Rangitoto Historic Trust</td>
<td>Conserve and interpret the historic bach communities on Rangitoto Island for the benefit of all NZer’s</td>
<td>The Trust was founded in July 1997 and incorporated as a charitable Trust in 1997</td>
<td>Legal Historic Conservation Trust</td>
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<td>Thompson, W.</td>
<td>Proposed rates shock Hauraki Gulf Islanders</td>
<td>Rise in rates for 450 property owners on Kawau, of which only 100 are permanent residents, due to a switch in rates no longer being calculated according to land value but instead to capital value which takes into account the property’s buildings.</td>
<td>09 April 2009 New Zealand Herald</td>
<td>Rates Increases District Council Capital Value Community</td>
<td>Inform residents &amp; communities, developers, that councils dictate the terms growth opportunities</td>
<td>190% increase in rates in one instance</td>
<td>District Council legislation</td>
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<td>Gulf Club</td>
<td>Lists the evidence of built heritage from the earliest times on the islands of the Hauraki Gulf</td>
<td>2008 Heritage New Zealand magazine</td>
<td>Heritage History Settlements Conservation DOC</td>
<td>Educate and identify the historic value that the gulf holds and the significance of its history</td>
<td>The Hauraki Gulf has historic value that should be conserved and protected for the future</td>
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<td>Peart, R.</td>
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<td>2007</td>
<td>Environmenta l Defence Society Incorporated</td>
<td>Management Coast Population Future Challenge</td>
<td>Research case study of managing coastal development</td>
<td>Coastal development struggling to keep ahead of the game</td>
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<td>The Gulfs national significance was recognised in 2000 by the creation of the HGMP, and the Act that defines its legal status expresses a grand vision. It broadens previous attempts at protection by embracing the ‘inter-relationships between the HG and it’s residents</td>
<td>2008</td>
<td>Craig Pottom Publishing</td>
<td>Recreational Opportunities Marine reserve Protecting Protected Engagement Natural Significance</td>
<td>A project management and scientific view of the Hauraki Gulf, considers many aspects worth protecting</td>
<td>The Marine Park Act regulates development of HG Island’s. How this could save the environment</td>
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<td>Fraser Island – Tourism Dream or Management Nightmare</td>
<td>Fraser Island is a new &amp; unique tourist destination that caters for 300,000+ visitors annually. A significant attraction of the World Heritage-listed island is the wild life and the beauty of an unspoiled development</td>
<td>2003</td>
<td>Journal Article</td>
<td>Wildlife Management Policy Conservation Tourism</td>
<td>Identifies how a world heritage development creates tourism dream or management nightmare</td>
<td>Environment implications were not considered enough, prior to development</td>
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<td>The 567ha Kaikoura Island is for sale for $US5.5 million, however it comes with development obstacles such as the island did not come under the planning jurisdiction of any local council, the structures (including a 16 unit motel with restaurant and bar) on the island built in 1979 never had approval by the governing Town and Country Act therefore rendered illegal – same too for any future development work unless authorized under the act</td>
<td>The New Zealand Herald, 4 March 1989; s. 1p.1</td>
<td>Town and Country Act Illegal buildings Investment International Money Development Planning</td>
<td>Selling the island on an international market</td>
<td>International investments dictates island prices</td>
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<td>Respite for Island Bach Owners</td>
<td>A group of Rangitoto bach owners have won court case forcing Conservation Minister to review his decision to evict them with consideration to the HGMP Act</td>
<td>NZ Herald website Date unknown</td>
<td>Eviction Court case Baches Heritage Ownership</td>
<td>Awareness to current land and property owners</td>
<td>The Hauraki Gulf Marine Park Act protects island history</td>
<td>Report Article</td>
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<td>15</td>
<td>Auckland Regional Council</td>
<td>Draft Regional Growth Strategy to 2050</td>
<td>To ensure that growth strategy is accommodated, allows people &amp; communities to provide for social, economic and cultural well-being, whilst protecting the region’s environment. Identifies values of the people living in the region, and the direction of growth to retain these values. Framework for all district and city councils to ensure that there is consistency in approach to managing effects of future growth across region</td>
<td>Auckland Regional Growth Forum (1998)</td>
<td>Economic social strategies Safeguarding Environment Sustainable Regions Resources Managing Regional Transport Networks</td>
<td>Key to this strategy’s success is consistency of management</td>
<td>HG will change dramatically over the coming years and change is going to have to be made</td>
<td>Auckland City Council documents</td>
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<td>Bathgate, Ben</td>
<td>Resource consent sought for Thompsons Point subdivision</td>
<td>Call for public submissions on proposed new 19-lot subdivision. Lots: 1200sq m - 1863sq m. Do not comply with minimum 25ha lot size under current RMA. Proposal dedicates 1.25ha to public road &amp; 243sq m reserve and removal of one pohutukawa tree and trimming of additional two</td>
<td>Gulf News 4 March 2010</td>
<td>Subdivision Resource Consent Proposal Residents Regulations Public</td>
<td>The resource consent process to protect the environment and freedom of individuals to enjoy it</td>
<td>Resource consent implications affects subdivision development</td>
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<td>17</td>
<td>Bathgate, Ben</td>
<td>300 new additions to Hauraki Gulf Marine Park</td>
<td>New parks &amp; private land to be added to HGMP to mark 10th anniversary. Will include 300+ parcels of land in Waitakere City Council coastal parks &amp; reserves bordering the Waitemata Harbour. Forest &amp; Bird have signaled their intent to have three of their Waiheke reserves transformed to parks.</td>
<td>Gulf News 4 March 2010</td>
<td>Marine Park Additions Waitakere City Land Protection Quality Life, Future</td>
<td>Protection of private land for future</td>
<td>The HGMP Act protects public parks, reserves,</td>
<td>Local News paper Report Article</td>
</tr>
<tr>
<td>18</td>
<td>New Zealand Property Article 1</td>
<td>What Price Paradise?</td>
<td>Discusses and questions the validity of a sale, to an American property developer, of a 567 ha island in the Hauraki Gulf</td>
<td>New Zealand Property, The magazine for property investors. Dec 1990</td>
<td>Investment Paradise Property developer American Foreign</td>
<td>Control international investors purchasing Gulf islands.</td>
<td>Illustrates the amount of international investments</td>
<td>Report Article</td>
</tr>
<tr>
<td>19</td>
<td>New Zealand Property Article 2</td>
<td>Island Values</td>
<td>The capital (total) value of real estate on Waiheke Island rose by 134 percent and land value 155 percent. The average house price averages at $102,000 (up 104 per cent) and sections $23,000 (up 220 per cent). What would you pay now?</td>
<td>New Zealand Property, The magazine for property investors. December 1990</td>
<td>Capital value Real estate Percentage Increase Valuation Land Value</td>
<td>Property price inflation</td>
<td>Gulf property 20 years ago still fetched high prices</td>
<td>Report Article</td>
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<td>Author</td>
<td>Article</td>
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<td>20</td>
<td>McElroy Milne, <em>Environmental law specialist.</em> Jennifer Caldwell</td>
<td>Historic places</td>
<td>Reviews the history, and previews the future, of heritage protection law. The contents of the new Historic places Bill is at present a subject of speculation</td>
<td>New Zealand Property, <em>The magazine for property investors.</em> December 1990</td>
<td>Environmental History Law Specialist Historic Protection Legislation</td>
<td>Protection of the Hauraki Gulf Islands are now a legal matter</td>
<td>How law &amp; the implementation of the Historic places Bill could cause more development issues</td>
<td>Report Article</td>
</tr>
<tr>
<td>21</td>
<td>LIANZ Scott Dennis</td>
<td>Today’s actions, tomorrows landscapes</td>
<td>25th Anniversary conference of the New Zealand Institute of Landscape Architects in conjunction with the landscape industries association of New Zealand</td>
<td>Conference Publishing’s March 29- April 1 1998</td>
<td>Architecture Landscape Forums</td>
<td>A challenging but relevant conference, papers, guest speakers, and information.</td>
<td>A range of informative presentations on current issues, sustainable development</td>
<td>Conference</td>
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<td>22</td>
<td>Nicola Legat <em>Metro senior writer</em></td>
<td>The Gulf War</td>
<td>Hot issues in paradise. What’s been going on at Rakino Island, little jewel of the Hauraki Gulf? Nicola reports on a number of hot issues that surround one of the HG’s island’s top destinations</td>
<td>Metro (Auckland), May 1990; n.107:p.114-122</td>
<td>Issues Paradise Rakino Developers Council Illegal</td>
<td>An introduction to gain a greater understanding of the way life used to be on some of the HG Islands</td>
<td>Multiple island issues focused around Rakino Island</td>
<td>Magazine Article</td>
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<td>#</td>
<td>Author</td>
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<td>23</td>
<td>Mary Curnow</td>
<td>Preview property from Waiheke Island</td>
<td>The Christmas and New Year months (Dec &amp; Jan) for most sectors of the New Zealand market is a time where the real estate industry slows down. However it is the beginning of the busy season for Waiheke Island.</td>
<td>Summer 2010</td>
<td>Potential Stability</td>
<td>Marketing and investment, with a business strategy</td>
<td>Gulf property still Auckland’s playground for the rich and famous</td>
<td>Real estate</td>
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<td>Lincoln Tan</td>
<td>Everyone Wants the Kiwi Dream</td>
<td>NZ is the second most desired country for potential immigrants - NZ’s clean green image and the perception that it is a safe country are draw cards</td>
<td>August 23, 2010</td>
<td>Population increase</td>
<td>Immigrants desires to settle in NZ</td>
<td>NZ has 2nd highest potential net population gain (+184%). (Singapore highest +219%)</td>
<td>National Newspaper article</td>
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<td>25</td>
<td>Yvonne Tahana</td>
<td>Urban Maori seeing deal on city beaches</td>
<td>Ownership Auckland coast - Maori land 4.2% 118km, general or private land 35.2% 994.9km, Territorial Authority &amp; Crown land 60.2% 1698.4km. Collective approach best for harbour management, says tribal spokesman – e.g: waste discharge, recreation, shipping, fishing, tribal activities</td>
<td>August 3, 2010</td>
<td>Co-management Treaty of Waitangi Foreshore.</td>
<td>Appeals for Maori to claim a greater share of foreshore</td>
<td>Ownership of Auckland coast</td>
<td>National Newspaper article</td>
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<td>26</td>
<td>Terralink</td>
<td>BIG IMAGE</td>
<td>A satellite photo of the Auckland isthmus taken by the US Government’s Landsat, orbiting at an altitude of 705km. The Landsat programme is a joint venture between the US Geological Survey and Nasa. The satellite is used for environmental monitoring and general mapping</td>
<td>August 23, 2010.</td>
<td>Visual image Colour Aerial view</td>
<td>Geological surveying</td>
<td>Land usage, island proximity, topography</td>
<td>National Newspaper article</td>
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<td>27</td>
<td>Raewyn Peart</td>
<td>The Community Guide to Coastal Development under the Resource Management Act 1991</td>
<td>Practical information promoting high quality development on New Zealand’s coast, the types of development, positive and negative impacts on the environment, management under the RMA 1991 and key elements of ‘good practice’ planning and designing</td>
<td>2005</td>
<td>Protecting Preserving ‘Good Practice’</td>
<td>Promote better outcomes for the coast</td>
<td>Past 20-30 years environmental values dependant on sense of remoteness and solitude come under threat. Better access now available to public</td>
<td>Book</td>
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<td>#</td>
<td>Author</td>
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<td>29</td>
<td>Taurean Publications Ltd</td>
<td>Revolutionary Waiheke building takes energy efficiency to new levels</td>
<td>New Zealand’s most sustainable mixed-use building has officially opened on Waiheke</td>
<td>August 2010</td>
<td>Ecologically-responsible</td>
<td>Eco-friendly, sustainable design &amp; construction of buildings that leave lighter footprints, best use renewable energy resources</td>
<td>New technologies employed to produce efficient buildings</td>
<td>Journal Article</td>
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<tr>
<td>30</td>
<td>Paul Radley</td>
<td>Anchorages in the Hauraki Gulf</td>
<td>Guide to best anchorages around many of the islands of the inner HG, including map, tide and weather information and aerial photography</td>
<td>2006</td>
<td>Anchorage Approach Imagery &amp; mapping</td>
<td>Aerial photography of anchorage and approach to the islands, Accessibility &amp; conditions which help or inhibit development</td>
<td>Book</td>
<td></td>
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<tr>
<td>31</td>
<td>Anne Rimmer</td>
<td>Tiritiri Matangi – A Model of Conservation</td>
<td>Tiritiri Matangi – internationally significant success story of conservation. History, Maori occupation, farming period, wartime activities, flora and fauna, and various conservations projects on the island</td>
<td>2004</td>
<td>History World famous open sanctuary conservation</td>
<td>Detailing all aspects of this unique island reserve, 33,000+ visitors annually, 1000’s trees planted by volunteers Ferry access</td>
<td>Book</td>
<td></td>
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<td>#</td>
<td>Author</td>
<td>Article</td>
<td>Abstract</td>
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<tr>
<td>32</td>
<td>Ian D. Robinson</td>
<td>Hauraki Gulf</td>
<td>Investigation of the diverse histories, peoples, landscapes, flora and fauna, restoration and preservation of unique aspects of a selection of the islands. Dates islands were first occupied. Land uses – e.g. holding prisoners, training grounds WWI &amp; WWII soldiers</td>
<td>2008</td>
<td>Dates islands were first occupied. The HG is a world of diverse histories, peoples, landscapes, flora and fauna. The restoration and preservation of the unique features of this special place.</td>
<td>A tribute to the authors travels. Island issues noted such the private baches on Rangitoto island; access on Great Barrier; land usage</td>
<td>Book</td>
<td></td>
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</tbody>
</table>
2.3 Literature Review Framework

The literature review analysis has been based on the following framework to ensure that the correct data is extracted from the literature in a way that will best support the research topic.

Table 2 Literature Review Frameworks

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<th>Reflections</th>
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<td>The relevance of the literature to the research topic</td>
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<td>Any omissions within the material</td>
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<td>Whether the literature develops and/or refines the research question</td>
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<tr>
<th>Conclusion</th>
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<tr>
<td>The final summary to the findings from the literature</td>
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2.4 Literature Review Analysis

2.4.1 Key themes, topics and established ideas

The main themes identified in the literature were the influence of council restraints, the historic value and the interest from international investors.

2.4.1.1 Councils Restraints

The Hauraki Gulf islands are under the jurisdiction of two different councils, the Auckland City Council and the Rodney District Council. The councils control and regulate the land as they see fit. The council considers issues such as population size, pressure and usage of council services, infrastructure and the relationship between the islands and the mainland, as well as cost, to administer property development on the Hauraki Gulf Islands.

Auckland City Council plays a large part in deciding what development can take place and the restrictions that control development on the Hauraki Gulf Islands. The aim of Auckland City Council is to understand the needs of the Hauraki Gulf people and to adopt a holistic approach to planning and management. (Auckland City Council, 2004).

Auckland City Council believes that the Hauraki Gulf offers a wide range of different lifestyles, tourist destinations and business opportunities, which in turn, leads to development incentives. The greatest challenge is conservation of the islands natural environment and unique lifestyles at the same time as catering for increasing numbers of visitors. (Auckland City Council, 2004).

The strategic plan for the Hauraki Gulf Islands states that the land mass of the Gulf Islands makes up 74% of Auckland’s total land area. This high percentage sets the potential for development incentives and is a key factor for island development.
(Auckland City Council, 2004). The strategic plan has been developed to outline Auckland City’s intention with respect to future development and management of the islands. The plan also sets out some of the obstacles that Auckland’s Hauraki Gulf faces in the future and some of the tactical approaches for future development.

City councils determine the level of rates that are placed on land owners and may change the rates at their discretion. As property development increases the councils are required to increase the level of infrastructure and public services. To fund infrastructure and public services the rates are increased which puts pressure on residents and can hinder development. As demonstrated by the New Zealand herald article; ‘Proposed rates shock Hauraki Gulf Islanders. John Pryor of Kawau Island is staring down the barrel of a dramatic rate increase’. (W. Thompson, April 9, 2009)

The Gulf Islands are a place where you “can get away from it all.” (W. Thompson, April 9, 2009). Despite this common view, residents are finding increased development on Kawau Island is to blame for the excessive rates increase. Rodney District Council proposed a rates increase to the 2009-2010 rates for the Rodney District Council zoned islands such as Kawau Island. Kawau has 450 residents and only 100 are permanent. These residents have faced potential increases in the land rates by up to 190 percent to cover costs which are incurred by an increase of public services. (W. Thompson, April 9, 2009). However many of the residents are disputing the need for increased infrastructure and services as they are satisfied with the current state of the islands and don’t support these changes.

Another example of how councils are having an influence on property development is the Auckland Regional Council has restructured to allow islands, such as Kaikoura off Great Barrier Island in the outer Hauraki Gulf, to fall under the Auckland Regional Council planning scope. This allows the ARC to purchase whole islands, instead of islands being purchased by investors with the intention of developing property on the Gulf Islands. Auckland Regional Council asserts that it is taking steps towards the protection of certain Gulf Islands. Chairman Mr Colin Kay, said ‘the authority had not considered purchasing Kaikoura, rather the ARC be involved
from a regional planning aspect. This would only be achieved if the ARA would have good public access to the island, which if the island remains privately owned will be highly unlikely.’ (M. Thompson, March, 1989).

The intentions of Auckland City Council in conjunction with Auckland Regional Council are for the future and are aimed at the entire Auckland community not just the Gulf Islands. The council’s strategic plans are an overview to how the council views the islands and are to inspire residents, businesses and tourists to Auckland and to anyone interested in Auckland’s growth and future development strategies. The Auckland City Council’s strategic plan is a good example of strategic advertising. The council must be perceived as a positive control to island development and also have the support from island communities. (Auckland City Council, 2004).

2.4.1.2 Historic Values

According to the literature, historic considerations also have a role to play in development on Auckland’s Hauraki Gulf Islands. Certain islands have more historical significance than others, which can limit development on those islands. For example, Rangitoto Island has baches of historical significance which has prevented the type of development that has occurred on other islands such as Rakino Island which has little historical significance.

The Gulf islands are owned and administered by various councils, historic trusts, private enterprises and as crown land. A key factor identified in the heritage magazine is the difficulties that arise when there is a conflict of interest. For example: what is the best and most appropriate decision for the baches on Rangitoto Island? (Leigh, 2008).

Rangitoto Island is a 259m tall volcanic island located in the centre of the Hauraki Gulf. The island is mainly uninhabited, apart from the small number of DOC workers
which look after the island and tourist facilities. The main controversy towards island development is evident with huge interest and conflict over the 33 historic baches remaining out of 120 which are ‘flimsy symbols of pre-war leisure’. (Leigh, 2008).

A key theme is that trusts are being formed to protect property of significant historic value. The Rangitoto Trust is one of a number of community groups co-operating in conjunction with the Department of Conservation for the welfare of the Gulf Islands.

‘Rangitoto Island historic baches are to be restored’ says Patron Jim Mason, who states that three of the baches have consent to be restored and is hoping to be able to obtain the remaining baches as their leases expire to be able to restore them for community groups and the like be able to experience seaside life as it used to be.’ (Leigh, 2008).

2.4.1.3 International Investors

Another factor identified in the literature is the influence of international investors. Many of the Hauraki Gulf islands are privately owned and are sold to international investors. Overseas buyers can purchase property in the Hauraki Gulf much more cheaply than overseas. Although the Gulf Islands are targeted by international investors at a price seen cheap by international standards, excessive sale prices are being reached for a piece of island paradise. (M. Thompson, March, 1989)

International investors are purchasing land throughout the Gulf for land banking and development. Kaikoura Island off Great Barrier Island is an example of the interest international property investors have in the Hauraki Gulf Islands.

In 1989 Kaikoura Island was put on the market for around $US5.5 million dollars, and at that price several offers were received. At the time Kaikoura Island was governed by the Town and relating to development Country Planning Act 1977. The original buildings on Kaikoura Island built in 1979 were “illegal” as the developer

There is a large amount of international money being poured into local property which is seeing development increase dramatically. This is especially noticeable on the larger islands such as Waiheke, Kawau and Great Barrier. There are however limitations and investors are warned before purchasing the land that development planning obstacles might get in the way due to local council restrictions and island residents.

The literature covers a range of different factors and strategies operating on the Hauraki Gulf Islands. Much of the literature is aimed at those interested in property development and land ownership for portfolios and other interests. There is a strong emphasis on international tourists and investors that may purchase large amounts of property for future development or land banking. This perception is that injection of international interest would boost both the local and national economies.

2.5 Synthesis

This section looks at the similarities and differences between the literature, either discussing the common threads or identifying conflicts between the various sources.

The literature published by the Auckland City Council demonstrates that the ACC believes their role of controlling development on the Gulf islands is like that of the island communities, in which the aim is to protect, understand and enjoy the Hauraki Gulf islands forever. The ACC presents itself as the representative for all the island communities. ACC’s aim is to increase tourism by advertising the many great opportunities that the Gulf Islands offer, whilst at the same time aiming to protect the islands from over development. (Auckland City Council, June 2002).
By contrast, Gulf Island residents such as John Pryor are opposed to councils dictating the terms of how the islands are managed. John Pryor is fed up with councils calling the shots with island land charges. Mr Pryor believes that Kawau Island is far less developed than islands such as Waiheke Island and the land rates should reflect this. No roads, no water supply, no rubbish collections, isolation from the mainland and cheaper living is the reason Mr Pryor and many others choose to take up this style of living. Rodney District Council revenue manager David Low said ‘major changes in the way Rodney District Council asses rates’ is the cause for the increase especially “island and sea access” properties. (W. Thompson, 2009).

Literature produced by Rangitoto’s Historic conservation trust says that the 33 baches remaining on Rangitoto Island out of the 120 original baches are priceless, and that the holiday culture on the island is all but obliterated. The Department of Conservation’s view would be to have the baches boarded up and left to deteriorate as nature would intend. (Rangitoto Island Historic Conservation Trust, 1997).

The New Zealand Heritage Magazine’s opposing view to the Historic Trust is that the baches which were a symbol of pre-war leisure had no place on Crown land but discusses how the Auckland City Council recognises that the baches on Rangitoto Island are of heritage value. (Leigh, 2008).

There is a strong connection between the literature focusing on the historic values of the Hauraki Gulf and the need for future planning. There is a large amount of legislation that controls and dictates the way the Gulf Islands are managed such as the Strategic Plan, Development Plan, and the District Plan. With the introducing of trusts being formed to protect property and restrict development there is a real concern that property development on the Gulf Islands will come to a grinding halt. There is a common theme amongst the literature that conservation and sustainability are key components. There also appears to be two opposing views among the literature; one supporting development and the other opposing. This often reflects the bias of the author. For example, the literature produced by the Auckland City Council is supportive of development. This is no doubt due to their desire to have
their management of the Hauraki Gulf Islands viewed favourably. By contrast, the articles produced by various local newspapers such at Waiheke News reflect local frustrations with development and international purchasing of the land.

With regards to research similar to this paper, there was no other research uncovered that dealt with development on the Hauraki Gulf Islands. There was a textbook written by Raewyn Peart called 'Beyond the Tide'' that included some case studies however these focused on strategic management of the environment rather than property development.

2.6 Reflections

The literature identifies both positive and negative factors in regards to island development and strategic management of the islands. The literature also identifies key factors as to why the islands are such an attraction to people. It also identifies some key processes and practices that the Auckland City Council has put in place to control, monitor and develop the Gulf Islands.

From the literature there are some interesting points which arise such as: Are we being directed to believe that the Auckland City Council is doing everything in their power to monitor control and conserve the Gulf Islands, or is there a hidden agenda?

In relation to defining the research question, the literature does outline different views as to how the islands should be developed. This strengthens the need to identify what the key drivers and barriers are to developing property on the Gulf Islands.

When analysing the different literature it is important to consider where the literature was sourced to be aware of any bias. Organisations such as the Auckland City Council are going to be very selective of what they choose to publish to ensure they
do not undermine their role as the largest public administer of the islands. Similarly, newspaper articles often portray an individual viewpoint so may not reflect the views of the community as a whole.

2.7 Conclusion

To conclude the literature analysis, there is a variety of literature available relating to property development and the Hauraki Gulf Islands. The literature is substantially produced by government bodies and local councils. The literature has set the foundation for the research by identifying some of the key players and key factors in relation to the development and management of the Gulf Islands. With respect to the literature, the key factors affecting property development are the influence of councils and other government bodies, the historic value and protection of the islands and the interest international investors have in purchasing property.
3 METHODOLOGY

3.1 Introduction

The aim of the research method was to select the best path to achieve the research objectives. It was a structured and systematic process and included multiple stages that are required to undertake a comprehensive research project. The selected method covered each stage of the research from conception through to completion.

3.2 Research Question

What are the most significant factors affecting property development on Auckland’s Hauraki Gulf islands?

3.3 Research Intent

The intent of this research is to gain a greater understanding of the important and critical factors that affect property development on the Hauraki Gulf Islands. By conducting an extensive literature review and conducting face to face interviews the data was collected, reviewed and analysed to determine what the real and perceived factors are affecting property development. The research tasks are set out below.

3.4 Research Purpose

Exploratory – The aim of the research is to find out more about the development factors on the Hauraki Gulf Islands and how these factors compare between the islands.
3.5 Research Tasks

The following research tasks were undertaken:

1. Identify and analyse the available literature and documents relating to property development throughout the Hauraki Gulf Islands.

2. Interview a selected population sample that best represents those affecting, or affected by, property development on the Hauraki Gulf Islands.

3. Compare the differences and similarities between the data samples and identify the real and perceived factors that affect property development on the Hauraki Gulf Islands.

3.6 Choice of Methodology

The choice of methodology determines the framework of the research and establishes the way the information is gathered, analysed and presented. The framework helped to focus the area of research and provided guidance and systems to follow throughout the process.

The methodology was selected to best fit the purpose of the research and the research intent to ensure the most accurate results were possible and the best outcomes could be achieved.

The key factors that supported the choice of methodology included the duration and feasibility of the research, the availability of the data, participant selection, validity and reliability. In addition to these factors a number of other considerations were made, including determining the possibilities and parameters of the research.
The research parameters were selected to encompass all the Hauraki Gulf Islands off the east coast of Auckland’s mainland that were under the jurisdiction of the Hauraki Gulf Marine Park and the Hauraki Gulf Marine Park Act 2000. A set parameter allowed the research to have guidelines and focus which assisted in selecting the right literature and data sources.

The data was collected from an extensive literature review, document analysis, photographic study and face to face interviews. These data collection methods will be further discussed throughout the methodology.

3.7 Type of Investigation

The type of investigation was focused around clarification of the factors that affecting property development on Auckland’s Hauraki Gulf Islands. The clarification technique was used to shed light on this subject of interest to gain a greater understanding of the selected topic.

3.8 Time Frame

The time frame was longitudinal, which is where the research data is focused over a longer period of time. The reason this time frame was selected and not cross sectional is due to the intent to view the data as a whole and not be limited to a certain time period. Longitudinal research supported the methodology by allowing a wide range of documentation to be viewed and analysed giving greater body to the results.
3.9 Focus of Analysis

The analysis was focused on three aspects. The first being a literature review; the second being a document analysis. These two aspects were conducted in conjunction with one another. The third aspect was the data recovered from structured face to face interviews. This type of interview allowed the focus of the analysis to be controlled and measured.

3.10 Source of Data

3.10.1 Primary

The primary data was collected by carrying out a number of structured face to face interviews with the aim of capturing the unrefined raw thoughts of those participants. A set of ten questions were prepared that would draw out the valuable knowledge and experience of those interviewed.

Structured interviews were undertaken face to face to ensure that accurate data was retrieved. Specific selections of participants were interviewed including property developers, planners, environmentalists, local residents and councilors.

3.10.2 Secondary

Secondary sources are in most cases existing data already recorded that can be broken down and critiqued to extract the information that is relevant to the research.

Secondary data was gathered by conducting a thorough literature review and document analysis. This included magazine and newspaper articles, government legislation, council documentation and a selection of relevant books.
The themes and issues extracted from the secondary sources helped to assist and determine the interview questions. By identifying some of the key issues beforehand this helped ensure that the questions were specific and would extract relevant data needed to support the research.

### 3.11 Type of Data

The primary and secondary sources were analysed as qualitative data focusing on the subjective. Qualitative data was selected as it draws the real life thoughts and perceptions from the interview participants. Most of the literature and documents analysed were in the format of descriptive text rather than numbers, therefore were qualitative data.

Qualitative data is subjective with a focus on the meanings and processes underlining the behaviours. For example, what property development is occurring on the Gulf Islands and what are the perceptions of those involved with property development. The data collected is systematically recorded and the information is formatted and coded using a colour coded tabulated matrix table. This allowed the qualitative data to be analysed quantitatively. The quantitative data was then used to assist in determining the most significant factors affecting property development.

This was beneficial to the research by giving depth and clarity to the data and also by influencing the way the data could be presented. Quantitative data can be expressed visually in the form of tables, giving weight and strength to the analysis and presentation.
3.12 Researcher Impact

Researcher Impact is described as the ability of the researcher to influence the research by the way the information is gathered, analysed and presented. The researcher has the potential to impact the research, therefore a controlled and managed approach must be taken.

Examples include: having a selective approach to the data, having a preconceived opinion on what the outcomes should be, having a biased opinion and influencing the interview participants.

3.13 Interview Data Collection and Analysis

3.13.1 Interview Process

The selected interview approach applied was that of a structured format. Structured interviews are conducted by asking the interviewees the same set of questions. This type of interview helps to facilitates faster interviews that can be more easily analysed and compared.

The interview participants were chosen as they were believed to add value to the research in providing current, real life examples and perceptions on the chosen research topic. Each participant was contacted first via email requesting their participation in a face to face interview. The participants were given the opportunity to view the questions which gave them time to read over the questions, consider their answers and prepare notes prior to the interview.

Attached to the participant interview request was a copy of the research information and ethical documents that informed the participants of the ethical requirements of both the researcher and them as a participant. All forms were viewed & signed prior
to conducting the interview. On the day of the interview, the participant was again explained the purpose of the research and the ethical requirements, reinforcing the confidentiality of the interview, of them as a participant and their organisation. By reinforcing this understanding it allowed the participants to feel comfortable in the interview and have confidence that they could open up and supply honest and open answers. The intent is to retrieve the most accurate data possible.

The answers provided during the participant interview were later sent back to the interviewees to allow them to review their answers and to ensure that what they discussed was reflected in the written answer. The participant was given the opportunity to review their answers and make change as they felt necessary prior to returning the data. This process was intended to increase the validity and reliability of the data before it was analysed.

It was important to confirm confidentiality of the interview and the publication of the data recovered. It was also important to establish and outline the ethical obligations of both the researcher and the participant. Attention was also given to ensuring a bias was not built that may have swayed the data in a certain direction. In addition, consideration was given to any commercially sensitive information throughout the interview process.

3.13.2 Participant Selection

A total of ten interview participants were selected from around the greater Auckland and Hauraki Gulf area. The participants were chosen on the basis that they would be of value to the research in adding their perceptions and experience to the chosen topic. The aim of the participant selection was to ensure that there was a significant range of data samples that would reflect the wider population.

When conducting the literature and document analysis process it was evident that there were key players in connection with the management or development of the
Hauraki Gulf Islands. The participants were selected as an individual and as a representative of their organisation.

Participant selection is critical in ensuring that the research is accurate, is non-bias, and provides sufficient data to comprehensively support the research.

3.13.3 Factors considered when selecting the interview participants:

- The position of the participant in relation to the research
- The participant’s connection to the research
- The potential for bias
- The participant’s level of interest in the research
- Whether the participant has investments within the area of research
- The participant’s knowledge of the research area
- The participant’s perception of the subject matter
- The participant’s experience and expertise
- The participant’s awareness of commercial sensitivity and security
- The number of participants required to obtain sufficient data

3.14 Key Organisations

The following organisations and groups were identified from the literature as having an influence on property development on the Hauraki Gulf Islands. The interview participants were selected from these groups.

- Auckland City Council
- Auckland Regional Council
- Rodney District Council
- Property developers
- Builders
- Department of Conservation
- Property owners
- Permanent and non permanent Residents
- Local & international Investors
- Royal Commission
- Territorial Authority and Crown Land
- Historical and Property Trusts Conservation

Table 3 Selected Interview Participants

<table>
<thead>
<tr>
<th>Participant</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participant 1</td>
<td>Regional Council</td>
</tr>
<tr>
<td>Participant 2</td>
<td>Real estate Agent</td>
</tr>
<tr>
<td>Participant 3</td>
<td>City Council</td>
</tr>
<tr>
<td>Participant 4</td>
<td>City Council</td>
</tr>
<tr>
<td>Participant 5</td>
<td>Conservationist</td>
</tr>
<tr>
<td>Participant 6</td>
<td>Conservationist</td>
</tr>
<tr>
<td>Participant 7</td>
<td>District Council</td>
</tr>
<tr>
<td>Participant 8</td>
<td>Property owner (Kawau Islands)</td>
</tr>
<tr>
<td>Participant 9</td>
<td>Property Developer</td>
</tr>
<tr>
<td>Participant 10</td>
<td>Builder and Property owner (Waiheke)</td>
</tr>
</tbody>
</table>

3.15 Selected Interview Questions

1. What are your views on property development on Auckland’s Hauraki Gulf Islands?

2. Do you see a difference in the way property development has evolved on the Hauraki Gulf Islands compared to the Auckland mainland? If so, what are the most significant reasons for this difference in your view?
3. How has property development on the Hauraki Gulf Islands changed over the past 30 years and if so, why do you think these changes have occurred?

4. Do you believe the Hauraki Gulf Islands are being managed effectively and how would you like to see the Islands in the next 10 years?

5. Who do you see as having the greatest control or influence over the current/future management of property development on the Islands? Do you feel that this level of control/influence is appropriate? Please give reasons.

6. How do you think the introduction of the new Auckland Council (Super City) will affect property development on the Hauraki Gulf Islands? Do you see this as a positive or negative change for the Hauraki Gulf Islands?

7. Have you been involved in any property development disputes on any of the Hauraki Gulf Islands? If so, what were the key issues?

8. What are the most notable constraints or obstacles preventing property development on the Hauraki Gulf Islands?

9. From your experience or in your view, why have certain Islands (such as Waiheke Island) been heavily developed whereas other Islands (such as Great Barrier and Kawau Island) remain greatly undeveloped?

10. Do you have any further comments regarding property development on Auckland’s Hauraki Gulf Islands?
3.16 Validity & Reliability

This section was written in the style of defining all of the terms and saying how they are important to a research, so it didn’t sit so well with the rest of the document. I have added to each term a description of how you endeavoured to meet each criteria.

3.16.1 Overview

The validity and reliability of the research process and the data collected sets the backbone to the research value and worth. The following research was conducted within a time frame of ten months from the initial concept through to completion. The research method and data collection process was established to allow sufficient time to undertake each of the research stages. The research methodology and data collection therefore reflects this time frame.

Validity and reliability are important terms in research for those involved in the research and also for the end user of the results. Validity and reliability are essential when conducting interviews to maintain clarity about the intent of the research and the role the participant will have. One of the reasons that a structured interview process was selected is this increases the reliability of the research by having clear and precise guidelines to follow. By conducting the interviews in a structured manner it was easier to stay on the subject and focus on the interview questions. An approach supported by (Kitwood, 1977, cited in Cohen and Manion, 1994: 282) who writes “the more the interviewer becomes rational, calculating, and detached, the less likely the interview is to be perceived as a friendly transaction, and the more calculated the response is likely to be”.(Coleman & Briggs, 2002)
3.16.2 Validity

Validity in research can be described as how valid the research is or how sound the data is that is used to support the research. The validity is the measure of strength in what you are researching and finding a distinct relationship between the key objectives of the research and the questions being asked.

Validity was sought throughout this research by using sound processes to gather the most efficient and effective data available. The interview questions were prepared so as to be unambiguous and the analytical stage was conducted as precisely as possible to ensure that accurate data could be obtained and the best data collected.

3.16.3 Reliability

Reliability is how trustworthy and dependable the researcher and the research process and data are. A sound way to determine the reliability of the research is to ask the following questions; could the research be conducted by another researcher and get the same results? Also, would the research vary if asked differently and how reliable is the selection of data?

Reliability was sought throughout this research process by ensuring that the research was properly supported. This was achieved by outlining a transparent process and providing a full disclosure of the results.

3.16.4 Triangulation

Triangulation is where the researcher gathers information from three or more different sources or areas to gather multiple perceptions and opinions. This adds depth and allows comparison within the research.
Triangulation was achieved by collecting data from several sources; literature, documents, photographs, maps and interviews. A broad range was analysed from each data source, with over 30 pieces of literature and 10 interview participants.

3.17 Human Ethics

3.17.1 Harm Minimization

Harm minimization is the protection of any person contributing or participating in the research. The interview participants should not be subject to risk or harm. Harm can be physical, physiological, social and commercial. The social and cultural sensitivity of the research needs to be considered and treated throughout the research process.

Harm was minimized throughout the process by ensuring the privacy of the data collected and the confidentiality of the participant’s involvement. The participants were also provided with the option to withdraw from the research at any time.

3.17.2 Informed Consent

Informed consent is the process of obtaining voluntary participation and acceptance. Ensuring an understanding of the risks and benefits in taking part in the research is pertinent. The participant should not be subject to involvement if they have impaired judgment or a lack of understanding of the research area. Factors which can influence judgment are the participant’s age, medical conditions and the influence of drugs of alcohol. The participants should not be vulnerable or feel threatened to undertake the research. There should not be a language or literacy difficulty, if such a barrier exists; this should be overcome with a translator, or the opportunity to seek
further assistance. The researcher should not be deceptive or misrepresentative by giving the wrong impression or by having a hidden agenda.

Informed consent was sought by abiding by the above principles and by following the candidate selection process set out in Paragraph 3.12.2 and Paragraph 3.12.3

3.17.3 Other Responsibilities of the Researcher

The researcher has a responsibility to ensure the safety of the participants by not putting them in harm’s way. The data must be used and presented as it was intended.

In order to meet this level of integrity, the interviews were carried out being respectful of all views of the participants and by respecting their personal privacy.

3.18 Conclusion

In conclusion, the research methodology was developed with the aim of gaining a greater understanding of the development on Auckland’s Hauraki Gulf Islands. The aim of the research method was to achieve the research objectives and ensure that the best possible research could be undertaken. The research was carried out in a professional manner, adhering to the ethical standards required.
4 DATA

4.1 Introduction

The data section contains a description what Gulf Islands are under which jurisdiction and who administers the different islands. Included is a map of the Hauraki Gulf showing their location and position in relation to one another, and a full list of all the inner and outer Hauraki Gulf islands and the islands to the east of the Coromandel Peninsula.

Included is a photographic study of the major Hauraki Gulf Islands including statistical information such as the size of the island, location in relation to Auckland city, the population and occupied dwellings.

The data section also contains the findings from the ten interview participants that undertook face to face interviews. The information presented is those thoughts and opinions of those interviewed at that time. The data collected from the interview participants is presented in a tabulated matrix table; colour coded representing the different key themes and topics.

The matrix indicates the ten participants and the ten interview questions; each time a participant identified a factor affecting property development it was given a colour. The colours were totalled and then ranked to determine the significant factors. This, along with the literature and documentation findings, forms the data analysis section.
### 4.2 Overview of the Hauraki Gulf Islands

<table>
<thead>
<tr>
<th>Islands</th>
<th>Total Islands</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outer Hauraki Gulf Islands</td>
<td>28 Islands</td>
</tr>
<tr>
<td>Inner Hauraki Gulf Islands</td>
<td>24 Islands</td>
</tr>
<tr>
<td>Islands East of the Coromandel Peninsula</td>
<td>19 Islands</td>
</tr>
</tbody>
</table>

**Total 92 Islands**

### 4.3 Hauraki Gulf Islands within the Hauraki Gulf Marine Park

<table>
<thead>
<tr>
<th>Islands</th>
<th>Total Islands</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outer Hauraki Gulf Islands</td>
<td>28 Islands</td>
</tr>
<tr>
<td>Administered by Auckland City Council</td>
<td></td>
</tr>
<tr>
<td>Rangiahua Island</td>
<td></td>
</tr>
<tr>
<td>Great Barrier Island</td>
<td>Opakau Island</td>
</tr>
<tr>
<td>Pitokuku Island</td>
<td>Kaikoura Island</td>
</tr>
<tr>
<td>Whangara Island</td>
<td>Motuaiko Island</td>
</tr>
<tr>
<td>The Pigeons</td>
<td>Motuhaku Island</td>
</tr>
<tr>
<td>Junction Islands</td>
<td>Nelson Island</td>
</tr>
<tr>
<td>Little Mahuki Island</td>
<td></td>
</tr>
<tr>
<td>Mahuka Island</td>
<td>Sugarloaf Island</td>
</tr>
<tr>
<td>Motukiko Island</td>
<td>Wood Island</td>
</tr>
</tbody>
</table>

**Hauraki Gulf Marine Park**

- 1.2 million Hectares
- Department of Conservation Reserves: 23 Islands
- Nature reserves (No landing without permit): 15 Islands
- Marine Reserves (No Fishing): 5 Zones

**Total 92 Islands**
<table>
<thead>
<tr>
<th>Okokewa Island</th>
<th>Fanal Island</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aiguilles Island</td>
<td>Flax Islands</td>
</tr>
<tr>
<td>Rakitu Island</td>
<td>Atihau Island (Trig Island)</td>
</tr>
<tr>
<td>Mokohinau Islands</td>
<td>Lizard Isle</td>
</tr>
<tr>
<td>Groper Island</td>
<td>Hokoromea Island</td>
</tr>
<tr>
<td>Burgess Island</td>
<td>Little Barrier Island</td>
</tr>
</tbody>
</table>

**Inner Hauraki Gulf Islands**

**Administered by Auckland City Council**

| Rangitoto Island | Nani Island |
| Motukorea (Browns Island) | Kahakaha (Frenchmans Cap) |
| Motutapu Island | Pakatoa Island |
| Motuihe | Tarahiki Island (Shag Island) |
| Papakohatu (Crusoe Island) | Rotoroa Island |
| Motohoropapa Island | Horuhoru Island (Gannet Rock) |
| Orarapa Island | Ponui Island |
| David Rocks | Pakihi Island (Sandspit Island) |
| Ruapuke Island | Karamuramu Island |
| D’Urville Rocks | Passage Rock |
| Rakino Rock | Koi Island |
| Waiheke Island | Motuhaka Island |

**Administered by Rodney District Council**

| Kawau Islands | Te Haupa Island |
| Takangaroa Island | Pudding Island |
| Pembles Island | Casnell Island |
| Challenger Island | Beehive Island |
| Little Markham Island | Archway Island |
| Moturekareka Island | Twins |
| Motuketekete Island | Tiritiri Matangi Island |
| Motuora Island | Wooded Island |
Archway Island  Motu Kapiti Island  
Aorangaia Island  Tawhiti Rahi Island  
Aorangi Island  

**East of the Coromandel Peninsula**  
(Cuvier Island, Mercury Islands, Great Mercury Island, Green Island, Red Mercury Island (Whakau), Double Island, Kawhitu Island, Middle Island, Korapuki Island, Te Karaka Island, Alderman Islands)  

Totals **19 Islands**  

(Cuvier Island, Middle Island, Mercury Islands, Hongiora Island, Great Mercury Island, Ngahoro Island, Green Island, Ruamahuaiti Island, Red Mercury Island (Whakau), Ruamahurnui Island, Double Island, Shoe Island, Kawhitu Island, Slipper Island, Middle Island, Whangamata Islands, Korapuki Island, Whenuakura Island, Te Karaka Island, Rawengaiti Island, Alderman Islands, Maukaha Island)

**Department of Conservation Reserves – Visitors Welcome**  

(Great Barrier (approx. 60%), Kawau (approx. 15%), Beehive Island, Rakitu Island, Motuketekete Island, Kaikoura Island, Moturekareka Island, Motutaiko Island, Kohatutara Island, Mahuki Island, Motutara Island, Little Mahuki Island, Motuora Island, Groper Rock, Tiritiri-Matangi Island, Burgess Island, Rakino Island, Flax Island, Motutapu Island, Rangitoto Island, Browns Island, Motuihe Island, Browns Island)
**Nature Reserves – No landing without permit**

<table>
<thead>
<tr>
<th>Nature Reserve</th>
<th>Nature Reserve</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fanal Island</td>
<td>Alderman islands- Middle Island</td>
</tr>
<tr>
<td>Little Barrier</td>
<td>Hongiora Island</td>
</tr>
<tr>
<td>Cuvier Island</td>
<td>Ngahoro Island</td>
</tr>
<tr>
<td>Mercury Islands - Red Mercury Island (whakau)</td>
<td>Ruamahuaiti Island</td>
</tr>
<tr>
<td>Double Island</td>
<td>Ruamahuanui Island</td>
</tr>
<tr>
<td>Kawhitu Island</td>
<td>Whangamata Islands - Whenuakura</td>
</tr>
<tr>
<td>Middle Island</td>
<td>Island</td>
</tr>
<tr>
<td>Korpuki Island</td>
<td>Rawengaiti Island</td>
</tr>
<tr>
<td>Green Island</td>
<td>Maukaha Island</td>
</tr>
</tbody>
</table>

**Marine Reserve**

<table>
<thead>
<tr>
<th>Marine Reserve</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cape Rodeny - Okakari Point</td>
</tr>
<tr>
<td>Long Bay – Okura</td>
</tr>
<tr>
<td>Motu Manawa (Pollen Island)</td>
</tr>
<tr>
<td>Te Matuku</td>
</tr>
<tr>
<td>Re Whanganui-a-hei</td>
</tr>
</tbody>
</table>
4.4 Hauraki Gulf Map & Photograph Study

Figure 1 Map Hauraki Gulf

(Department of Conservation, 2010)
Waiheke Island

Land mass 92 km², Distance from Auckland 17.7 km, Population size 7,689.
Occupied dwellings 3, 492

Figure 2 Photo Waiheke Island
Figure 3 Waiheke Island

(Auckland Tours, (n.d.))

Figure 4 Map Waiheke Island

(Waiheke Auckland, (n.d.))
Great Barrier Island

Land mass 285 km$^2$, Distance from Auckland 100 km, Population size 852, Occupied dwellings 453

Figure 5 Photo Great Barrier Island

(Figure 5 Photo Great Barrier Island)

Figure 6 Photo Great Barrier Island Historic Value

(The Paddon’s first house. Mr A.E. LeRoy is on the horse, to left.

(Le-Roy, 1978)
Figure 7 Map Great Barrier Island

(Department of Conservation, (n.d.))
Kawau Island

Land mass = 20.23 km², Distance from Auckland 40 km, Population size 81
Occupied dwellings 57

Figure 8 Photo Kawau Island

![Photo of Kawau Island]

(Pryor, (n.d.))

Figure 9 Map Kawau Island

![Map of Kawau Island]

(Department of Conservation, (n.d.))
Rakino Island

Land mass 1.46 km², Distance from Auckland 20 km, Population size 16, Occupied dwellings 76

Figure 10 Photo Rakino Island

(Parkmark Real Estate, (n.d.))

Pakatoa Island

Land mass 0.24 km², Distance from Auckland 45 km, Population size = Private owned resort, Occupied dwellings = 33 self contained chalets, 10 cabana units

Figure 11 Photo Pakatoa Island

(Harcourts Real Estate, (n.d.))
Browns Island

Figure 12 Photo Browns Island

(Hutching, 2009)

Tiritiri Matangi

Figure 13 Photo Tiritiri Matangi Island

(White & Vilter's, (n.d.))
Rangitoto Island

Figure 14 Photo Rangitoto Island

(Wall, 2007)

Motuhe Island

Figure 15 Photo Motuhe Island

(Motuihe Trust, 2007)
### 4.5 Interview Data

#### Table 4 Colour Coded Interview Participant Matrix

<table>
<thead>
<tr>
<th>Participants</th>
<th>Q1 Views on Property development positive or negative?</th>
<th>Q2 Property development evolved compared to mainland?</th>
<th>Q3 How has property development changed over past 30 yrs?</th>
<th>Q4 Is the Hauraki Gulf managed effectively?</th>
<th>Q5 Greatest control or influence on Property development?</th>
<th>Q6 New Auckland council positive or negative?</th>
<th>Q7 Property development disputes, Key issues?</th>
<th>Q8 Notable Constraints or obstacles preventing PD</th>
<th>Q9 Certain Islands developed and others not?</th>
<th>Q10 Further comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participant 1</td>
<td>Strong opinion, PD is inevitable level of PD is satisfactory HG Marine Park Act 2000 vital piece of legislation in managing property development</td>
<td>No big subdivisions on the islands, land size, Holiday homes on the islands. See’s larger issue with mainland PD, Island PD modern, higher quality</td>
<td>Waiheke Island population consistent, weekend residents, Holiday homes increased, Land usage more economical to develop than farm</td>
<td>Balance of ecology and conservation required Better transportation link to Great Barrier Pest eradication is to continue</td>
<td>Local Government has biggest influence, District plan, building &amp; resource consent process. Auckland Regional Council’s AirLand/water team</td>
<td>Potentially negative change. Conflicts of interest present. Depends on the candidate selection. Evidence of power differential between council</td>
<td>No direct disputes, knows of submissions regarding residents disputes, Waiheke sensitive to PD, Leaky building syndrome. Increased consent costs,</td>
<td>Resources Cost factor 12-15% more than mainland Lack of infrastructure Effluent disposal Accessibility Council restrictions, Lifestyle &amp; culture</td>
<td>Proximity to Auckland CBD. Job opportunities daily Commuting - Frequent transport options. Island sustainability Historical land use</td>
<td>Wine industry and tourism popular. 50/50 split between residents &amp; holiday homes (Waiheke) Southern end of Waiheke privately owned</td>
</tr>
<tr>
<td>Participant 2</td>
<td>Hauraki Gulf should be treated independently from Auckland City. PD is controlled by the 2006 District plan. Island residents object to PD. No high rises on the islands, let it develop as a suburb of Auckland</td>
<td>Resource consent process is a barrier not a facilitation process. Council/town planners adopt approach to stop Property development rather than help.</td>
<td>More pressure on resource consent process. Environment court common process to gain consent approval 75% of PD is dictated by the council effluent requirements. Quality of living increasing.</td>
<td>Yes, Council approach towards PD is conservative than aggressive. No large developments wanted, Waiheke Keep some islands undeveloped. Rakino Island doesn’t want public facilities</td>
<td>Town planners. Letter of the law, Greatest influence. It is a democratic process to agree on the district plans. The greens have control on property development. The forest &amp; Bird society</td>
<td>Positive change. A better attitude towards conservative development is required.</td>
<td>Yes a number of disputes (individual developments withheld) Three of the developments were on Waiheke Island. The conservationists on these islands are extreme.</td>
<td>It is difficult to obtain resource consent for PD, 75% of PD is restricted by the Effluent disposal requirements The public services need upgrading. Water supply</td>
<td>Waieke Island strong population mass, 2000 Waieke’s proximity to Auckland CBD. Fast ferry service. Great Barrier is to far away from mainland. No subsidised ferry service to Great Barrier Island</td>
<td>The ARTNA council subsidiary on ferry service. International investors need approval from overseas investment office to purchase more than 4000sqm land 2000sqm coastal land</td>
</tr>
<tr>
<td>Participants</td>
<td>Q1</td>
<td>Q2</td>
<td>Q3</td>
<td>Q4</td>
<td>Q5</td>
<td>Q6</td>
<td>Q7</td>
<td>Q8</td>
<td>Q9</td>
<td>Q10</td>
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</tr>
<tr>
<td>Participant 3</td>
<td>PD should be undertaken within the settlement zones under the district plans. Great Barrier should be treated independently than the other islands. Great Barrier has decreasing population, waiheke Island increasing.</td>
<td>Mainland PD spread out Great Barrier has six small settlement areas, has more tourists and Recreation driven. Very limited communication on Great Barrier Historical settlement dictates current development.</td>
<td>Waikato Island &amp; Great Barrier used to be famed; now land values make subdivision and development more economical. Tourist destinations rather existing baches.</td>
<td>No the Hauraki Gulf is not. In 1989 the country council changed to the Auckland City Council and that affected the management. Urban planners destroyed the economic opportunities through the building consent process.</td>
<td>Hauraki Gulf District Plan greatest influence. Topography Decreasing population. Auckland City Council &amp; long term community council plan Economic funding plan and forecasted expenditures. Council upgrades.</td>
<td>A positive change. The current Resource Management Act needs clarification and cost control. The Auckland City Council will take a unitary roll of all the local councils.</td>
<td>Yes resource consent process and the resource consent conditions. Subdivisions and adding additional dwellings to existing homes. Councils district plans to restrictive (Great Barrier) Environment Court disputes.</td>
<td>Hauraki Gulf District plan. pg 28 section 10b.14 Activity tables, settlement zones. The review of the district plan every 10 years.</td>
<td>Geographic location of the Islands. Great Barrier 90km from Auckland CBD Accessibility. Level of infrastructure. Communication coverage or lack of it on Great Barrier. Economic opportunities. PD on Great Barrier is very restrictive.</td>
<td>Any PD on the Hauraki Gulf needs to have controls.</td>
</tr>
<tr>
<td>Participants</td>
<td>Q1 Views on Property development positive or negative?</td>
<td>Q2 Property development evolved compared to mainland?</td>
<td>Q3 How has property development changed over past 30 yrs?</td>
<td>Q4 Is the Hauraki Gulf managed effectively?</td>
<td>Q5 Greatest control or influence on Property development?</td>
<td>Q6 New Auckland council positive or negative?</td>
<td>Q7 Property development disputes, Key issues?</td>
<td>Q8 Notable Constraints or obstacles preventing PD</td>
<td>Q9 Certain Islands developed and others not?</td>
<td>Q10 Further comments</td>
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</tr>
<tr>
<td>Participant 5</td>
<td>Not opposed per say Hauraki Gulf Significant value RMA major piece of legislation Planning &amp; historic protection &amp; natural values Leader &amp; collaborator</td>
<td>Lack of infrastructure, Isolation &amp; accessibility of islands, Community values are different Significant public land holdings differentiate islands &amp; mainland</td>
<td>Value of coastal living changed past 15 years Faster ferry service Island life style more appealing No Govt dole on Great Barrier invest &amp; encourage visitor interest to Great Barrier</td>
<td>Overall yes. Greater recognition of special values needed Community leadership needed Island PD held up better than mainland. Reflection of community values.</td>
<td>New Auckland City Council. Huge task to adopt Regional council &amp; Territorial council role. Powers will merge although local boards need to remain &amp; encompass the Hauraki Gulf</td>
<td>Positive change adopting one conversation, one council, reduces confusion. New council needs to be unified.</td>
<td>Yes Great Barrier, regarding proposed subdivisions. Many of the PD proposals end up in environment court</td>
<td>Lack of infrastructure Community scheme. Efluent systems. Island residents value the islands how they are and restrict change including Property development.</td>
<td>Regular ferry service has dictated what islands are made assessable. Therefore effect property development.</td>
<td>Relationship between people &amp; district council are important.</td>
</tr>
</tbody>
</table>
| Participant 6 | Large houses built on ridgelines to take advantage of coastal views. We take a major role in managing parks, reserves, biodiversity implications, national & international significant values | PD is less dense on the islands due to the subdivision and effluent restrictions. Great Barriers location & accessibility. The modern appreciation of the islands has changed. Not feasible to farm the land anymore. | PD has intensified e.g. Waiheke. Transport & Accessibility has increased. Introduction of councils strategic plans determined what property development is allowed More appropriate than 10 yrs ago. Level of PD has not evenly intensified over the Gulf Islands Some Councils are less aware of biodiversity requirements. Overall management has improved as the awareness Auckland Council via the RMA greatest influence. Private property rights appropriately constrained via RMA. City planners great influence on PD | Potential for greater development. Within accepted level of sensitivity. PD not necessary negative. New council theoretically better. Hopeful for change. Similar battles will occur Through the RMA submission process. The lot or section size. Loss of biodiversity. Coastal setbacks. The need for coastal protection. The identification of the significant landscapes, leading to restrictions on type of Property Development such as infrastructure sewage. | Distances from Auckland’s mainlander. Lack of monetary resources determines what islands are developed more than others. Lack of infrastructure Coastal planning & the ARC | Covers the planning process, conservation management strategy. Work closely with section 4 under the RMA. Coastal planning and the ARC.
<table>
<thead>
<tr>
<th>Participants</th>
<th>Q1 Views on Property development positive or negative?</th>
<th>Q2 Property development evolved compared to mainland?</th>
<th>Q3 How has property development changed over past 30 yrs?</th>
<th>Q4 Is the Hauraki Gulf managed effectively?</th>
<th>Q5 Greatest control or influence on Property development?</th>
<th>Q6 New Auckland council positive or negative?</th>
<th>Q7 Property development disputes, Key issues?</th>
<th>Q8 Notable Constraints or obstacles preventing PD</th>
<th>Q9 Certain Islands developed and others not?</th>
<th>Q10 Further comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participant 7</td>
<td>Provisions under district plan not restrictive enough. PD agreements are on ad hoc basis. Each island own values &amp; character. Bush &amp; settlement policy protects There is a place for PD in the HG</td>
<td>Increased PD Planning documents changed. Today council concerns vegetation &amp; integrity e.g. landform, style, colour, materials. The (RMA greater influence on environmental protection)</td>
<td>K Kawau needs overall development plan, structure plan to provide stricter controls on PD, ensure values of land are protected. Sensitive PD, Greater understanding of community needs. What is best for the Kawau Island</td>
<td>The District plan &amp; Auckland Regional Council. Pest management, Section 224 of the RMA, all subdivisions need this to allow land titles and PD</td>
<td>Not sure, to early to say. Planning provisions will be reviewed. Integration process. Reduce land zoning and overlying. Direction &amp; policy change.</td>
<td>Character, amenity values based on intensity of PD Vegetation removal, earthquakes. Location &amp; scale of PD proposals. Yes finding the balance between PD &amp; council requirements.</td>
<td>Servicing access, topography, vegetation, pest management, provisions of the District Plan &amp; the bush policy opposed to the settlement policies</td>
<td></td>
<td>Location in relation to Auckland City. Ferry services. Provisions of the District plan prevent further roads &amp; infrastructure on Kawau Island Lifestyle choice.</td>
<td>Need ongoing management. Protect values of the HG. PD should be integrated plan. Coastal development have a 35 yr limit under the RMA before reconsidered best for the Islands e.g. (Kawau)</td>
</tr>
<tr>
<td>Participant 8</td>
<td>All views on PD should be considered. All PD should reflect those views and ideas. PD focuses on long term sustainability Inclusiveness to ensure future enjoyment. Private integration with public development policy agreement</td>
<td>PD on the Hauraki Gulf has lagged behind the mainland. Exception of Waiheke. Limited infrastructure, transport on islands high cost to building on the islands</td>
<td>HG PD reflects the wider NZ property market. Property price shift from the late 1990’s PD investment machine. Waiheke intense PD. Economically driven. Marketing of PD on Waiheke family bach now investment</td>
<td>K Kawau managed reasonably well by Rodney Council. Public forums allow residents to discuss PD. Community say critical. Build on public private relationships. Marketing of PD on Waiheke family bach now investment</td>
<td>Councils &amp; local govt have greatest influence. This should continue. Long term strategic management. Individuals will come &amp; go but no one is greater than the whole. Private residents &amp; public sector need consultation &amp; relationships are a focus.</td>
<td>Have my reservations on the impact. Primary concerns around marginalisation of smaller groups &amp; localised areas, issues or problems or there ability to influence the council. Highly applicable to the HG. On size fits all is not adopted.</td>
<td>No, however heard of an example on Kawau Island, Resource Consent was not granted for however work proceeded. Legal action was taken however the development remains today.</td>
<td>EnvironmentImpact. Govt policy, lobby groups, public awareness, Quantity &amp; quality of land. Accessibility Consent process Resource costs Public Transport Security RMA NZ &amp; Global economy</td>
<td>Environmental &amp; people. Size, location, geography topography. Harbour entrance flat land. Direct access. Human drivers, economic viability. Delta between Waiheke &amp; Great Barrier, economic options &amp; income options</td>
<td>No Further comments.</td>
</tr>
<tr>
<td>Participants</td>
<td>Q1 Views on Property development positive or negative?</td>
<td>Q2 Property development evolved compared to mainland?</td>
<td>Q3 How has property development changed over past 30 yrs?</td>
<td>Q4 Is the Haunui Gulf managed effectively?</td>
<td>Q5 Greatest control or influence on Property development?</td>
<td>Q6 New Auckland council positive or negative?</td>
<td>Q7 Property development disputes, Key issues?</td>
<td>Q8 Notable Constraints or obstacles preventing PD</td>
<td>Q9 Certain Islands developed and others not?</td>
<td>Q10 Further comments</td>
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<tr>
<td>Participant 9</td>
<td>PD Function of demand, driven by people &amp; services available, power, water. Transport Employment is a key factor site size needs to be 2000sqm PD will be fine</td>
<td>Yes, due to large minimal land sizes for subdivision due to the field size for septic tanks as no sewage systems on the islands.</td>
<td>Changed, people view islands as an alternative place to live or have second home. 30 years ago the island dwellers were seriously alternative but still very cool</td>
<td>No, I think if you live on the islands you should have major say in its development. If the public want to control they need to purchase. Owners &amp; council develop a 10 year plan together</td>
<td>Auckland City &amp; Regional councils. No Due to the ACC making almost all Resource consent applications discretionary to ARC. Total control of PD subject to council officers</td>
<td>No I don’t think so, same bureaucrats are still running the show where policy is written</td>
<td>No, though a good website to look at the problems the (name withheld) had getting resource consent.</td>
<td>Inability to obtain resources consent for both building &amp; subdivision. Over regulations rarely achieve the right result.</td>
<td>Distance from Auckland central, transport to &amp; from Islands. Zoning of the land.</td>
<td>Important that the individual property rights are protected. Foundation of civilised society. Diminution of these rights from District plan real concert.</td>
</tr>
<tr>
<td>Participant 10</td>
<td>Don’t think PD is a bad thing, just different on the Islands than the mainland. Islands need more care &amp; protection. Resource consents can be difficult to achieve. Councils are doing the right thing by controlling PD</td>
<td>Council restrictions are tighter on Waiheke. I see this as a good thing that the requirements are stricter. Construction durations can be longer on the Islands.</td>
<td>Change on Waiheke has been for the better. Newer, modern homes built nowadays. Increased expectations baches to lifestyle homes. 90% construction materials purchased from mainland to construct homes</td>
<td>Yes it’s a good idea to limit PD &amp; continue to open more reserves &amp; parks. Good management to eliminate pests &amp; remove all rubbish from the island to mainland. Waiheke does not need big hotels &amp; multi story buildings. Enough to give enjoyable lifestyle.</td>
<td>ACC &amp; ARC, greatest control Councils are focused on replanting &amp; vegetation control. On 2 occasions regarding consent submission Vegetations controls were over the top. Same with effluent controls as well.</td>
<td>Not a lot as Waiheke will be managed by Auckland anyway. Infrastructure needs upgrading although at rate payer’s expense.</td>
<td>Height to boundary ratio, residents consult first. Limited living facilities e.g. no bath, insinkerator, resident’s objections to PD and achieving conditions of consent.</td>
<td>Waste water disposal, especially on Waiheke. Rakino lack of public services, power, water. Island residents must accept life style the islands offer.</td>
<td>Proximity to Auckland City &amp; mainland. Don’t want to commute from Great Barrier each day to the City</td>
<td>No am pretty happy with PD on the island, Waiheke in particular. Don’t want to see PD ramped up. Nice to see southern end of Waiheke farm land &amp; not developed</td>
</tr>
</tbody>
</table>
Table 5 Summary Colour Coded Interview Participant Results

<table>
<thead>
<tr>
<th>Factors affecting PD</th>
<th>Q1 Views on Property development positive / negative?</th>
<th>Q2 Property development evolved compared to mainland?</th>
<th>Q3 How has property development changed over past 30</th>
<th>Q4 Is the Hauraki Gulf managed effectively?</th>
<th>Q5 Greatest control or influence on Property development?</th>
<th>Q6 New Auckland council positive or negative?</th>
<th>Q7 Property development disputes, Key issues?</th>
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<td>1</td>
<td>3</td>
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</tr>
</tbody>
</table>
4.6 Interview Data Summary

Factors in order of significant importance identified from the participant interviews –
Also refer Color Coded Interview Participant Matrix

Note: Number 1 being the most significant factor identified
Number 10 being the least significant factor identified

Factors Affecting Property Development Times factor were identified

Table 6 Factors Affecting Property Development on the Gulf Islands

<table>
<thead>
<tr>
<th>Factor</th>
<th>Times Factor Were Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Council Restraints: Auckland City, Auckland Regional &amp; Rodney District</td>
<td>101</td>
</tr>
<tr>
<td>2. Island Accessibility &amp; Transport</td>
<td>35</td>
</tr>
<tr>
<td>3. Conservation limitations: Department of Conservation, Permits</td>
<td>26</td>
</tr>
<tr>
<td>4. Island Lifestyle &amp; Culture</td>
<td>25</td>
</tr>
<tr>
<td>5. Public services /power/water/communications/ effluent control</td>
<td>21</td>
</tr>
<tr>
<td>6. Retaining local control opposed to central council management</td>
<td>14</td>
</tr>
<tr>
<td>7. Holiday homes / investments</td>
<td>13</td>
</tr>
<tr>
<td>8. Community control and empowerment</td>
<td>10</td>
</tr>
<tr>
<td>9. Private ownership</td>
<td>10</td>
</tr>
<tr>
<td>10. Infrastructure</td>
<td>9</td>
</tr>
<tr>
<td>11. Resource Availability &amp; Cost Factor</td>
<td>9</td>
</tr>
<tr>
<td>12. Topography of the land</td>
<td>8</td>
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<tr>
<td>13. Ecology</td>
<td>8</td>
</tr>
<tr>
<td>14. Population size</td>
<td>7</td>
</tr>
<tr>
<td>15. Opposed to property development</td>
<td>6</td>
</tr>
<tr>
<td>16. Island Size –Land Mass</td>
<td>4</td>
</tr>
<tr>
<td>17. Recreation and tourism</td>
<td>4</td>
</tr>
<tr>
<td>18. Work and income opportunities</td>
<td>3</td>
</tr>
<tr>
<td>19. Economic Stability</td>
<td>3</td>
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<td>21. International investors</td>
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<td>22. Historical Trusts/ limitations</td>
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<td>23. Leaky Building Syndrome</td>
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<td>24. Conflicts of interest.</td>
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<tr>
<td>25. Weather and Environmental impacts</td>
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<tr>
<td>26. Treaty of Waitangi/Tangata Whenua claims</td>
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</tbody>
</table>
5. DATA ANALYSIS

5.1 Introduction

This section sets out an analysis of the data from all sources; the literature, data (including maps and photographs) and the information derived from the interviews.

5.2 Qualitative Interpretation of Interview Data

The ten participant’s interviewed discussed a total of twenty six factors affecting property development on Auckland’s Hauraki Gulf Islands. These factors were coded and then ranked in significant order with the most common factor being number one and the least common factor being twenty six.

Table 7 Significant Factors Identified from Interview Participants

<table>
<thead>
<tr>
<th>Factor</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council Restraints: Auckland City, Auckland Regional &amp; Rodney District</td>
<td>101</td>
</tr>
<tr>
<td>Island Accessibility &amp; Transport</td>
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<td>Conservation limitations: Department of Conservation, Permits</td>
<td>26</td>
</tr>
<tr>
<td>Island Lifestyle &amp; Culture</td>
<td>25</td>
</tr>
<tr>
<td>Public services /power/water/communications/ effluent control</td>
<td>21</td>
</tr>
</tbody>
</table>

5.3 Opposing Views

Participant one (1) identified a wide range of factors that were evident in the interview data. This was common with Participant eight (8) and Participant ten (10). All of the participants identified that council restraints such as the district plan was a significant factor affecting property development. Participant three (3) placed Auckland City Council as the leading effect in almost all of the 10 questions answered. Participant 6 had strong views on the influence the Department of Conservation was having on property development which was reflected in the
interview data. Participant ten (10) covered a wider spectrum of factors that were a resultant effect on property development. Participants two (2) three (3) and four (4) all viewed the Gulf Islands as needing to be treated individually with separate district plans.

5.4 Strengths / Weaknesses

All ten participants had strong arguments towards their answers reflecting the complexity of the topic. Each participant was specialized in their right, therefore were able to reflect their professional expertise in their answers. Some of the participants had stronger connections with the Hauraki Gulf than others, therefore were able to return a wider range of answers than other participants.

Some participants had extensive knowledge on the Gulf Islands and others viewed the interview questions with more of a narrowed approach.

5.5 Value to the Research

All ten (10) interview participant’s added value to the research as they were from different backgrounds with different experiences in relation to the Gulf Islands. The participants gave real life examples that were current and relevant to the research topic. The data received from conducting the interviews gives another form of primary data that adds depth and perception to the research.

5.6 Summary of Significant Factors Identified from the Interviews

1. Council Restraints
2. Island Accessibility
3. Conservation Limitations
4. Island Lifestyle & Culture
5. Public Services
5.7 Summary of Significant Factors Identified from the Literature

1. Councils Restraints
2. Historic Values
3. International Investors

5.8 Council Restraints

The results from both the interviews and the literature show that the most significant factor influencing development on the Hauraki Gulf Islands is council restraints. Auckland City Council which administers most of the inhabited Gulf Islands has a number of documents including the Hauraki Gulf District Plan, Hauraki Gulf Islands Strategic Plan and the Hauraki Gulf Islands Development Code, all of which are interlinked and supported by government legislation in the form of Acts. These Acts include the Hauraki Gulf Marine Park Act 2000 and the Resource Management Act 1991. All this documentation is there to help manage the Hauraki Gulf Islands and the natural and physical resources.

The district plan sets out the specific development and activity rules for a property. (Auckland City Council, 2006).

Depending on the island and the intention of the councils, the councils along with support from the crown, will determine what islands may be inhabited and therefore developed. The islands that are divided into zones; some of these zones will then be allocated for varying levels of development. Others will be designated for conservation and protection. The settlement zones determine the number and size of the sections. These zones differ between the islands. Islands such as Waiheke, Great Barrier are zoned to allow greater volumes of resident dwellings than islands such as, Rakino, Pakatoa.
Participant 9 questions 10 reflected their concern that the level of control that territorial authorities such as Auckland City Council have is too high and that it is important that the individual property rights are protected. This is the foundation of civilised society. The diminution of these rights from the city councils’ district plans is a real concern.

Beyond the tide, integrating the management of New Zealand coasts, by Raewyn Peart page 116-120, discusses Auckland City Councils approach to the Hauraki Gulf Islands planning, land units and zoning linked to topology and topography and land forms. Linked to the Hauraki Gulf District Plan, and Participant eight Question 9

The Auckland Regional Council was established under the Local Government Act 2002 and forms part of the local government. The ARC’s role and purpose is the democratic decision making that is made on behalf of the communities. The ARC has 13 councilors across Auckland which includes the Hauraki Gulf Islands. The 13 councilors promote the social, economic, environmental and cultural well being of the communities for the present and for the future.

The ARC operates under a legislative framework that incorporates the Resource Management Act 1991 and the Marine Park Act 2000. These two Acts both play a large part in the development and conservation of the Hauraki Gulf Islands.

The ARC will continue to operate until October 2010 when the ARC will be terminated and the new Super City Council will be introduced. (Auckland Regional Council, 2010)

The purpose of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources. The term sustainable management means managing the use, development, and protection of the natural and physical resources. This is to be done in a way and rate that provides communities with all the social, economic and cultural benefits and includes their health and safety.(Resource Management Act 1991)
The purpose of the Hauraki Gulf Marine Park Act 2000 is to integrate the management of the natural, historic and physical resources of the Hauraki Gulf, the islands, and catchments, while recognising the historic, traditional, cultural and spiritual relationship between the tangata whenua, the Hauraki Gulf and its islands. (Hauraki Gulf Marine Park Act 2000)

5.9 Island Accessibility

According to the interview participants, the next most prominent factor after council restraints is island accessibility. Several participants discussed the need for better transportation to and between the islands. It has become evident that the islands’ accessibility plays a critical role in determining the level and consistency of property development throughout the Hauraki Gulf. There are a number of factors that determine the type, volume and regularity of the transport. There are two main ferry services that connect the Hauraki Gulf Islands, The Fullers Ferry service and the Sealink Travel Group.

The Fullers Ferry services established in 1981 took over from the old run down ferries that were operating and has been the leading ferry service throughout the Gulf Islands over the past 20 years. Fullers also own and operate the Waiheke bus company that commutes passengers to and from the wharfs.

Fullers Ferries mainly deal with the transport of foot passengers to and from the islands on a daily basis. This is ideal for island residents traveling between the islands and mainland for work purposes and the like. (Fullers Group Company)

Fullers Ferry service offers transport to the following destinations: Waiheke, Rangitoto, Great Barrier and Motutapu Islands.
The SeaLink ferry service focuses on the commercial passengers and transport of motor vehicles, goods, and services. SeaLink also operates charters that transport bulk freight around the Hauraki Gulf. SeaLink also has a subsidiary company by the name of FreightLink that combines freight to and from Waiheke and Great Barrier Islands.(SeaLink Travel Group)

SeaLink ferry services offer transport to the following destinations: Waiheke, Great Barrier Islands and Rakino Island once a month.

Apart from the two larger ferry services that operate in the heart of the Hauraki Gulf there are also a number of smaller ferry services that operate between the smaller, less inhabited islands. Reubens water services operate a ferry/taxi service between Sandspit, north of Auckland to Kawau Island incorporating drop offs to the surrounding islands on request. Auckland Water Taxis operate with Reubens and offer a service to Islington bay, Rangitoto Island, Motuihe Island and Rakino Island.(Reubens Cruises)

Alternatively the only other form of transport to Great Barrier Island is by air. Great Barrier Airlines was introduced in 1983 and was the first regular service to Great Barrier. The airlines take passengers and freight from Ardmore Airfield, Auckland International, North Shore's Dairy Flat, Whangarei, Whitianga, and Matarangi Airports. The maximum number of passengers per flight is 30 passengers due to the current flight operations certificate held by Great Barrier Airlines.(Great Barrier Airlines)

**Figure 16 Great Barrier Airlines**

Great Barrier Airlines(Great Barrier Airlines)
Participant 2 reflected that there needs to be a better transportation link between the islands especially to Great Barrier Island. Participant 2 believed that it was the introduction of the fast ferry service to the Gulf Islands, namely Waiheke Island that determined the level of property development. In addition, Participant 2 believed that the reason property development on Great Barrier was suffering was due to the lack of accessibility. Almost all of the interview participants, especially participant 5 question 3 and question 9 spoke of the impact island accessibility and ferry services had on the property development on the islands.

A passage written in the ‘Hauraki Gulf’ by Ian D Robinson discusses the introduction of a regular ferry service commenced in 1939 from Auckland to Waiheke on the Baroona ferry. Since this date the population on Waiheke started to grow. Today with the volume of modern ferry services the dream of living on an island ‘Shangri-La’ and commuting to Auckland’s mainland is now a reality. (Robinson, 2008)

Until the government returns a subsidy on public transport for ferry services to and from Great Barrier Island, the island will continue to struggle to attract enough people to the island for the island property development to grow. (Participant 2)

Fullers Ferry service provides a lot transport to the main islands such as Waiheke, Rangitoto, Great Barrier and Motutapu however the service is based on supply & demand. Waiheke with the biggest population of commuters has the most efficient ferry service around 20 return trips to Waiheke from Auckland’s CBD per day. Auckland CBD to Great Barrier on the other hand only sails in the summer months, at that time around 24 trips from labour weekend, to Easter weekend, a significant difference between the two populated islands.
5.10 Conservation Limitations

The third most significant factor affecting development on the Gulf Islands identified by the interview participants was conservation limitations. Rakino Island is an example of this issue. Rakino Island, like many of the Gulf Islands was settled around 1774 by the first European settlers and Captain Cook. The islands were used to farm produce and livestock. Farming on Rakino Island was the main activity. Today the 146 hectares are divided into 10-acre blocks and quarter-acre sections with baches and lifestyle homes. The reason for this change in the way the islands such as Rakino are being used can be directed at a number of factors however it is evident that land owners are able to achieve much higher incomes from subdividing their land, subject to council restrictions and earn a greater income compared to farming. The demand for a piece of the Hauraki Gulf is becoming greater and the supply becomes less (Robinson, 2008).

Participant 1 and 3 questions 3 supported that it is more economical in today’s market and economy to subdivide the land for property development than to farm it. Participant 3 discussed that on the Gulf Islands, namely Great Barrier, the government subsidised the transport of livestock from the islands to the main land, this incentivised farming on the islands. Today the subsidy no longer exists and level of farming on the islands is also a minority. The southern end of Waiheke Island still holds the farming tradition although mainly for assist management. The need for land to subdivide and develop is placing more and more pressure on the modern day island farmer.

Participant 8 sees property development on the Gulf Islands as an investment machine whereby land and property is seen more as a money making opportunity.
5.11 Island Lifestyle & Culture

Another significant factor identified by the interview participants is the lifestyle and culture on the Hauraki Gulf Islands. The Gulf Islands offer a wide range of cultures and lifestyles that appeal to the wider community. For the rich and famous the option of purchasing a entire island retreat for themselves such as the current Pakatoa Islands that is on the market for $40,000,000 to the alternative bach lifestyle for the solitary person on Great Barrier Island. The Hauraki Gulf has it all. This is why there is so much controversy over the management and future of the islands. ‘Everyone wants the kiwi dream’ New Zealand is the second most desired country for potential immigrants in the world behind Singapore, in the Gallup Potential Net Migration Index. It was New Zealand’s clean green image along with the perception that it is a safe country that drew such popularity. The Hauraki Gulf Islands are just that a clean green image with low crime. (Tan, 2010).

Participant two mentioned that the low crime on the islands was a draw card to living on the islands, where you have greater demand for living the intensity supply of property development increases. The island lifestyle and culture was the fourth most significant factor affecting property development on the Gulf Islands. Participant ten “I don’t want to see property development on the islands ramped up, I like the fact that the southern end of Waiheke island is farmland” I don’t want to see high rises and hotels on the island, you can get the life style we want with the current property developments on the island.”

Participant four discussed the community’s vigilance on Waiheke Island towards property development. The Waiheke Island Planning Group or WIPG is a group set up on the island by residents to control and manage such things like property developments on the island. They keep an eye out for any new proposals and determine wether or not rally against anything they feel goes against the values of the island and its residents. There is a real community sprit that likes the islands the way they are and don’t accept change.
5.12 Public Services

Public services were another significant factor identified as a barrier to development. An example of this is effluent disposal and treatment which is a serious constraint to property development throughout the Hauraki Gulf Islands. The reason for this is there is minimal to no public reticulated water or effluent treatment services. This makes it very difficult to manage effluent, and the by-product from human waste. For any new or existing property you must have an effluent treatment system that meets the requirements and standards of council bylaws.

The Hauraki Gulf Islands District Plan administered by Auckland City Council determines provisions for wastewater treatment on the Hauraki Gulf Islands. Summarised in section 32 of the Resource Management Act, the district plan provisions seek to avoid the adverse effects arising from the discharge of wastewater into the environment. In addition provision must be made for the satisfactory disposal of all effluent, foul water and storm water in accordance with the relevant City bylaw and Regional Plan. (Auckland City Council, 2006)

There are a number of other clauses under the Hauraki Gulf District Plan, Resource Management Act. Auckland Regional Plan: Air Land and Water, Building code and Building Act, which determine what you can and can’t do in terms of wastewater & effluent control on the Hauraki Gulf Islands. This further outlines the difficulty in achieving the requirements stated above when developing property on the Gulf Islands. (Auckland City Council, 2006)

Many of the participants interviewed commented on such difficulty in particular Participant 2 viewed strongly that effluent disposal requirements on the Hauraki Gulf Islands as very difficult to meet especially on Waiheke Island, affecting and restricted up to 75 percent of the property developments. Participant 4 also viewed that property developments on Waiheke Island are restricted by the effluent disposal requirements of the city councils. Participant 1, 5, 6, and 10 were some of the other
participants raising their concerns on effluent management & property development on the Gulf Islands.

5.13 Resource Availability & Cost

Another common factor affecting property development on all of the Gulf Islands is resource availability and cost. There are additional costs associated with outsourcing plant, materials and labour.

‘Rakino Island Not a bad place to work for the summer. Having repairs or alterations done on your Rakino home presents the challenge of finding a tradesman who can get to the island and back every day, or one happy to stay on the island and spend his lunch-break fishing.’(Robinson, 2008). This literature is supported by Participant 1 question 8 who commented that resource availability is difficult on the islands and you can expect an added cost of 12-15 percent higher than the main land to build property on Waiheke Island. “It’s hard to get tradesman on the island, we currently have to source regular carpenters to undertake construction work on the islands.”(Participant 1)

5.14 Additional Factors

5.14.1 Historic Significance & Value

Historical significance of the relevant Gulf Island can also impact on its development. The Hauraki Gulf Islands have a rich and diverse landscape with evidence of historical heritage that is of significant value.

The situation with Rangitoto Island is an example of this issue. In the 1900’s the Rangitoto Domain Board decided to raise funds by leasing campsites on the island to
holiday makers. This in time eventuated to private dwellings being built and occupied on public land. A unique situation at the time but today is turning out to be more of a court battle between the bach owners and the Department of Conservation. By 1930 complete baches had been constructed and significant time, money and resources had been spent on establishing full time residencies. The Domain Board had actually breached the law by leasing the land but by this time it was too late. In 1937 the government banned anymore baches being built on the island and gave the current tenants 20 years to leave. In 1957 an extension of 95 leases were placed for a further 33 years or until the death of the leaseholder. Today there are only about 30 of the original 140 baches that remain. (Robinson, 2008)

Rangitoto Island is today administered by the Department of Conservation and DOC’s policy would to be to board them up and allow them to fall down. This is not what the Hauraki Gulf Marine Park Act 2000 says should happen. The Act gives buildings of Historic value like the baches specific status and protection. (Leigh, 2008)

To protect and to take the responsibility for the management of the baches the Rangitoto Island Historic Conservation Trust was formed in July 1997. The charitable Trust’s mission is to conserve and protect the historic Bach Communities on Rangitoto Island for the benefit of all New Zealanders. Some of the objectives include Research and Interpretation, Preservation and Conservation and Management. The Rangitoto Island Historic Conservation Trust is one of many Trusts formed to protect developments and historic values of the Hauraki Gulf islands. (Rangitoto Island Historic Conservation Trust, 1997)

It is evident that even the smallest amount of property development is not welcome on some of the Gulf Islands. The baches on Rangitoto are a good example of how modern times and expectations of how the islands are used have changed. In past times it was encouraged to have a bach on islands like Rangitoto. Today the focus on the island is conservation and ensuring that no property developments are present. Participant 5 and 6 had strong values for the protection of historical and natural
values in relation to the Gulf Islands. Both participants believe that there is a place for property development on the islands but it needs to reflect the natural values.

5.14.2 Land ownership

Finally, land ownership was identified as having an impact on Gulf Island development. There are 91 named islands amongst the inner and outer Hauraki Gulf, that fall under the protection of the 1.2 million hectares of the Hauraki Gulf Marine Park. For a full list of the Hauraki Gulf Islands refer section 4.3. The Gulf Islands are owned and managed by different parties. For a full list of what islands are administered by what party refer section 4.2. The ownership in many cases dictates the land availability and usage in regards to what island can and cannot be inhabited and therefore contains property developments. The largest administrators of controls throughout the Hauraki Gulf are the Crown and Territorial Authorities which include the Auckland City Council, Auckland Regional Council, & Rodney District Council. The Crown and territorial authorities own 60.2 percent of Auckland’s Coastline which include all of the Gulf Islands excluding those islands off the east coast of the Coromandel. The remaining 35.2 percent general or private land and 4.2 percent owned by Maori. (Tahana, 2010)

Out of the 91 Gulf Islands, 51 are administered by Auckland City Council, 21 are administered by Rodney District Council and 15 are protected as a natural reserve and a permit must be obtained before accessing the island. The conditions of the permit are subject to the reasons for accessing the islands. One of the main reasons for this protection is to ensure that pests are not transported to the islands where conservation of the biodiversity is of top priority.

Another considerable party that administers control and management of the Gulf Islands is the Department of Conservation (DOC). There are a total of 23 islands that hold parks and reserves. Property development is prohibited on any Department of Conservation land or nature reserves unless for the purpose managing such land,
for example huts, cabins and communication facilities. Around 70 percent of Great Barrier is publically owned and administered by the Department of Conservation. Among this, there are six DOC camp grounds that are open to the public for camping; 90km from Auckland, four and a half hours from Auckland City on ferry. Population of 800 people no centralised electricity supply everything is powered by sun or wind generated, there are no banks or cash flow machines, cell phone coverage is limited. (Robinson, 2008)

6 CONCLUSION

6.1 Summary

The intent of this research was to gain a greater understanding of the important and critical factors that affect property development on Auckland’s Hauraki Gulf Islands to determine why particular islands get developed and others remain greatly untouched.

The research was carried out in three parts. Firstly, a review of literature and documentation relating to property development on the Gulf Islands was carried out. Secondly, interviews were conducted on a selected population sample that best represents those affecting, or affected by, property development on the Gulf Islands. Finally, a comparison was made to examine the differences and similarities between the data samples to identify the real and perceived factors that affect property development on Auckland’s Hauraki Gulf Islands.

In terms of methodology, a clarification technique was used and the timeframe was longitudinal. The interviews participants were carefully selected and the interviews conducted with due consideration for confidentiality, ethics and researcher impact in order to ensure the validity and reliability of the data collected.
With respect to the literature review, the most significant factors affecting property development were council restraints, historic considerations and international investors.

According to the interview participants, the most significant factors affecting property development were council restraints, island accessibility, conservation limitations, island lifestyle and public services.

Strong evidence from the literature identified that local councils including Auckland City Council, Auckland Regional Council, and to a lesser extent Rodney District Council, have the greatest control and effect on property development. This control by councils was also considered to be the most significant factor by the interview participants.

The research identified that aside from determining what islands can and can’t be developed the greatest and most significant influence affecting property development on Auckland’s Hauraki Gulf Islands is the councils planning and management documentation including the Hauraki Gulf District Plan, Strategic Plan, Development Code, and the network of legislative Acts that knit together forming a blanket of control and management.

Overall, the research has identified that the Hauraki Gulf is a unique and complex area and that each of the islands have their own barriers to overcome when determining the potential for property development.

Auckland’s increasing population, and the desire for an ‘island lifestyle’, has created an increased demand for property on the Gulf. The key is to establish the correct level of property development to ensure a balance is found between protecting and enjoying the natural beauty and biodiversity that the Gulf offers – both for today’s individuals and for future generations.
Each Gulf Island must be treated individually but under the same umbrella of the Hauraki Gulf Marine Park. It is imperative that the community and the council form collaborative agreements and working relationships when managing what is best for the Gulf Islands, rather than particular individuals.

The research tasks and research intent has been achieved by identifying a range of available data that supports the research topic, gaining a greater understanding of the property development on the Gulf Islands, comparing the theoretical data to the current, real life examples and perceptions from industry leaders, and ultimately identifying the significant factors affecting property development on Auckland’s Hauraki Gulf islands.

6.2 Recommendations

Property development is a widespread topic surrounding the Hauraki Gulf Islands and is also a growing industry around the world. The potential for this research to link to international examples, especially in countries with coastal opportunities like that found in Auckland, New Zealand is unlimited. Property development is a key economic driver for many industries, for example, construction, tourism and recreation and commercial business.

6.3 Limitations of Research

The limitations of this research are that it is focused on the Gulf Islands within the Hauraki Gulf Marine Park. There are islands beyond the HGMP that could be studied and compared with the Gulf. The research findings and analysis in the data section were limited to the selected participants that were interviewed for this research. The literature analysis is limited to the selection of literature identified.
6.4 Future Research

Future research could include selecting one or more of the Gulf Islands such as Waiheke, Great Barrier or Kawau to delve further into specific characteristics of the island and identify possibilities for further development.

Another avenue of research could derive from the selection of a specific factor affecting property development and investigate its implications on a case by case basis.

Research could also be undertaken to compare how the development and management of property here in New Zealand compares with international examples.
7.0 REFERENCES


Tan, L. (2010, August 23). Every one wants the kiwi dream. New Zealand Herald


8 Appendices

Appendix 1 Annotated Bibliography


The Hauraki Gulf offers a wide range of different lifestyles, tourist destinations and business opportunities, which leads to development. Auckland City Council aims to understand the needs of the gulf people and to adopt a holistic approach to planning and management. A strategic plan has been developed to outline Auckland City’s intention to future development of the Hauraki Gulf islands. The strategic plan sets out some of the outlining factors that Auckland Hauraki Gulf faces and some of the tactical approaches to island future development.


Hauraki Gulf islands section – Operative 1996*

*During the transitional period prior to the decision version of the plan being made operative, both the operative HGI Plan (1996) and the decision HGI Plan (2009) must be considered for proposals for property development.

In conjunction with the Hauraki Gulf islands strategic plan and the Hauraki Gulf islands development code Auckland City Council has produced a District Plan outlining a legal document to help manage the city’s natural and physical resources. The plan sets out the specific development and activity rules for a property.
Technical Requirements for Sustainable Land Development (June 2002)  
(The code must be read with reference to the Hauraki Gulf islands District Plan)  
This code outlines the process for achieving good environmental outcomes for land developments. The legal requirements for performance standards for development work and subdivision must be adhered to and include all things such as earthworks, storm water drainage and infrastructure. It also includes guidelines for putting in driveways and planting trees. It identifies the unique natural environment, recognizes the particular engineering issues which arise on islands. It is designed to help protect and enhance the environment of the Gulf Islands.

The Act establishes the bounds of the Hauraki Gulf Marine Park. It is in place to protect it, manage the use of the islands and catchments, establish management objectives, and recognize the relationship of the tangata whenua with the gulf. It values the habitats of plants and animals; protects and ensures that some of the islands’ ecosystems stay intact whilst others can evolve with the islands’, it covers the marine environment, shores and waters.


This article comes in response to the Royal Commission on Auckland Governance deliberations in regards to the governances of Auckland, in particular the Hauraki Gulf. Governances are a significant factor relating to the development of the Hauraki Gulf. Hunt believes it is ‘entirely appropriate that the gulf and its islands, including those that are inhabited, should be viewed and administered as a zone of special significance’.


The Rangitoto Island Historic Conservation Trust was incorporated as a Charitable Trust in July 1997. The mission is to conserve and interpret the historic Bach Communities on Rangitoto Island for the benefit of all New Zealanders. Some of the objectives include Research and Interpretation, Preservation and Conservation and
Management. The Rangitoto Island Historic Conservation Trust is one of many Trusts formed to protect developments and historic values of Hauraki Gulf islands. Trusts are formed to protect something of value, and to be able to manage something of importance.


Factors affecting development for Kawau Island’s residents are the heavily increasing rates for the island’s 450 property owners of which only 100 of them are permanent residents. Rodney district council proposed increases in rates were due to mostly new charges that had never been seen before and came without warning. The island does not receive any services and there was no mention of getting them. The council also wants to switch from basing district rates on land value to capital value. The increase proposed could for some residents be up to 260 per cent.


(Lists the evidence of built heritage from the earliest times on the islands of Auckland's Hauraki Gulf)

Heritage New Zealand is a publication by New Zealand’s Historic Places trust. Issue 109 winter 2008 looks into the heritage of Auckland’s Hauraki Gulf islands and how development has evolved from the early settlements through to the restoration of buildings today. The text discusses how changes to island development have occurred in the early times of the 1800’s and gives an insight of to the beginnings of early Island inhabitance.

A book based on a detailed study of the Hauraki Gulf and the Kaipara Harbour. It investigates how the coast is being managed and why and looks at exploring the challenges of integrating management efforts. The book also discusses ways management can be strengthened in the future.

There are 9 case studies ranging between the Hauraki Gulf and the Kaipara Harbour, investigating the planning, costal development, and integrating management.


This book explores the Hauraki Gulf, an informative book with detailed information about historic and current events, through to scientific facts about wild life, human activity and development. Included are over 200 photographs and maps of the different islands and the developments that shape the land.

There are need to know pointers on protecting and respecting the Gulf’s Islands. Finding the balance between conservation and recreation presents a huge dilemma.

The Gulf’s natural significance was recognized in the year 2000 by the creation of the Hauraki Gulf Marine Park and the Act that defines its legal status. Many of these Acts formed for the protection of the Hauraki Gulf are what dictate the development of the Islands.
Fraser Island is an island off the east coast of Australia. It is a unique tourist destination with world renowned Kingfisher Resort. Kingfisher Bay is a purpose-built ecotourism resort which attracts thousands of people each year. The issues surrounding this increase of people to the island are the effects human activity and development is having on the island and also the interaction people are having with the wild life, especially Dingo’s.
Appendix 2 Progression Plan

**Timeline**

- **Submission 1**
  - Project Proposal
- **Submission 2**
  - Draft Literature Chapter
  - Presentation of Literature, review & analysis
- **Submission 3**
  - Draft Methodology Chapter
  - Presentation of Research Methodology
- **Submission 4**
  - Draft Data Chapter
  - Presentation of Data & Preliminary Findings
- **Submission 5**
  - Final Hand In

- Further research the topic and review the sources
- Refine the topic & question
- Carry out full literature review
- Structure & define methodology
- Analyse the findings and Draft conclusion.
- Conclude findings
  - Compile results and finalize report

(Monday 8th March)
(Tuesday 13th / Wednesday 14th April)
(Monday 5th / Tuesday 6th July)
(Tuesday 28th /Wednesday 29th September)
(Thursday 14th October)
Appendix 3 Interview Template

Property Development on Auckland’s Hauraki Gulf Islands

INTERVIEW QUESTION Template

Participant Number…………………… Date…………..

11. What are your views on property development on Auckland’s Hauraki Gulf Islands?
                                                                                          
                                                                                          
                                                                                          
                                                                                          
12. Do you see a difference in the way property development has evolved on the Hauraki Gulf Islands compared to the Auckland mainland? If so, what are the most significant reasons for this difference in your view?
                                                                                          
                                                                                          
                                                                                          
                                                                                          
                                                                                          
13. How has property development on the Hauraki Gulf Islands changed over the past 30 years and if so, why do you think these changes have occurred?
                                                                                          
                                                                                          
                                                                                          
                                                                                          
                                                                                          

14. Do you believe the Hauraki Gulf Islands are being managed effectively and how would you like to see the Islands in the next 10 years?

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15. Who do you see as having the greatest control or influence over the current/future management of property development on the Islands? Do you feel that this level of control/influence is appropriate? Please give reasons.

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16. How do you think the introduction of the new Auckland Council (Super City) will affect property development on the Hauraki Gulf Islands? Do you see this as a positive or negative change for the Hauraki Gulf Islands?

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17. Have you been involved in any property development disputes on any of the Hauraki Gulf Islands? If so, what were the key issues?

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……………………………………………………………………………………
18. What are the most notable constraints or obstacles preventing property development on the Hauraki Gulf Islands?


19. From your experience or in your view, why have certain Islands (such as Waiheke Island) been heavily developed whereas other Islands (such as Great Barrier and Kawau Island) remain greatly undeveloped?


20. Do you have any further comments regarding property development on Auckland’s Hauraki Gulf Islands?


Thank you for your time & participation in this research
Appendix 4 Research Consent & Ethics Applications

DEPARTMENT OF CONSTRUCTION

1. RESEARCHER (Student)

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Degree: **Bachelor of Construction**
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2. SUPERVISOR

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3. PROJECT TITLE

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4. HUMAN PARTICIPANTS

Does your study involve human participants?  
No

Humans are involved as participants in research if people:

- respond to surveys (e.g. questionnaires, interviews, focus groups);
- provide information about themselves, directly or indirectly;
- have some form of intervention imposed on them (e.g. activities of an experimental nature, changes to working conditions, exercise regimes, etc.);
- are subjects of observational studies which may not protect their anonymity or the confidentiality of information collected about them.
5. **ACCESS TO DATA AND DOCUMENTS**

Does your study use data or documents accessed from a private source (e.g. company files)?
- This does not include documents or data available for public access through the Internet, Government or Council records, court documents etc.

6. **MEETING ETHICAL PRINCIPLES**

A. **Informed and voluntary consent**

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<td>Will the participants be given relevant information relating to the project and what is expected of their participation?</td>
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<td>Will the participants be given relevant information relating to how the data they provide will be used?</td>
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<td>Will the participants voluntarily consent, in writing, to be involved in the project?</td>
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B. **Confidentiality and preservation of anonymity**

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<td>Can your participants be individually identified through the data collected, either directly or by inference?</td>
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C. **Minimisation of harm**

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<td>Could the collection of information from or about your participants cause them physical or psychosocial harm?</td>
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<td>Could the information be commercially sensitive?</td>
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D. **Cultural and social sensitivity**

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<td>Are social and/or cultural sensitivities relevant to your group of participants?</td>
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<td>Could your research involve Maori participation, either by deliberate selection or by random sampling affect Maori, or be of particular relevance to Maori?</td>
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<td>Are members of a particular ethnic, societal or cultural group to be the principal participants or a sub-group of the research?</td>
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<td>e.g. children, ethnic groups</td>
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E. **Avoidance of conflict of interest**

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<td>Do you have a special relationship with any of the participants?</td>
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<td>e.g. teacher/student, friend/family, employer/employee</td>
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F. Limitation of deception
Will koha, expenses or inducements be used to recruit participants?

G. Respect for intellectual and cultural property ownership
Are intellectual and/or cultural property issues relevant to your group of participants?
Has any other organisation provided financial or in-kind support for this project?

H. Research design adequacy
Will the research methods achieve the stated objectives of the project?

If the answer to any of Section 6 questions B-G is YES, it is likely that your supervisor/course-co-ordinator will not have the authority to approve your study and you will have to apply directly to the Unitec Research Ethics Committee for permission to carry out the research.

7. SUMMARY OF REQUIREMENTS

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<th>Requirement</th>
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<td>Include copy of Questionnaire / Interview Questions</td>
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<td>Include copy of Participant Information Form</td>
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<td>Include copy of Participant Consent Form</td>
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<td>Include copy of Request for Access to Data</td>
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8. DECLARATION

- The information supplied is, to the best of my knowledge and belief, accurate.
- I have considered the ethical issues involved in this research and believe that I have adequately addressed them.
- I understand that if the methods used in this research change in any way I must inform my supervisor and obtain written approval before proceeding.
- I will comply with Unitec policies and the laws of New Zealand.

Signature                                      Date
I have read this form in conjunction with the research proposal submitted by the student. I understand the nature of the research project and declare that it complies with all ethical standards and policies. It is appropriate for this research to be conducted in this school.

Supervisor:

Course Co-ordinator:

You may not start your data collection until this form has been signed by your supervisor and counter-signed by the Course Co-ordinator.
Request for access to private property

Project title: ________________________________________________________________

I understand that the researcher wishes to have access to [property name] to carry out this project. I have authority to permit access to this property.

I have seen the information sheet for this project and have had the opportunity to discuss the project with the researcher involved.

I understand that the use of this property will be confidential and no material that could identify me, my organisation or the property involved will be used in any reports on this project. I understand that I can see the finished research report, if I wish.

I understand that taking part in this project is voluntary and that I may withdraw my permission for access at any time without penalty.

I give my permission for [ ] to access the property [add date restrictions if appropriate/required].

Signature: ......................................... Date: ............................
Responsibility: .............................................................................

Project Researcher: ............................Date: ............................

UREC REGISTRATION NUMBER: 2009-937
This study has been approved by the UNITEC Research Ethics Committee from 2 March 2009 to 31 December 2011. If you have any complaints or reservations about the ethical conduct of this research, you may contact the Committee through the UREC Secretary (ph: 09 815-4321 ext 7248). Any issues you raise will be treated in confidence and investigated fully, and you will be informed of the outcome.
Request for access to data

Project title: ____________________________________________

I understand that [ ] wishes to have access to data that is not publicly available in order to carry out this project.

Data requested is:
[list data required, e.g., contracts, company records, project data etc]

I have authority to permit access to this data.

I have seen the information sheet for this project and have had the opportunity to discuss the project with the researcher involved.

I understand that the use of this data will be confidential and no material that could identify me or my organisation will be used in any reports on this project. I understand that the data will be used for research purposes only and will not be used for any commercial advantage. I understand that I can see the finished research report, if I wish.

I understand that taking part in this project is voluntary and that I may withdraw my permission for access at any time without penalty.

I give my permission for [Student’s name] to access the data listed above [add any restrictions if appropriate/required].

Signature: ............................................. Date: .................
Responsibility.................................................................

Project Researcher: ...................... ...... Date: .................

UREC REGISTRATION NUMBER: 2009-937
This study has been approved by the UNITEC Research Ethics Committee from 2 March 2009 to 31 December 2011. If you have any complaints or reservations about the ethical conduct of this research, you may contact the Committee through the UREC Secretary (ph: 09 815-4321 ext 7248). Any issues you raise will be treated in confidence and investigated fully, and you will be informed of the outcome
Participant information form

My name is / . I am currently enrolled in the Bachelor of Construction degree in the Department of Construction at Unitec Institute of Technology and seek your help in meeting the requirements of an Industry Project which forms part of this degree.

About this research

The aim of this research project is…

I request your participation in the following way…

You were selected as a participant because …. 

Confidentiality

Neither you nor your organisation will be identified in the project report. The data collected will be seen only by the researcher and supervisor of the project. All personally identifying features will be removed from any published material. Your participation and contribution will be strictly confidential.

You are free to ask me not to use any of the information you have given, and you can, if you wish, ask to see the report before it is submitted for examination.

[Data resulting from this project may be used, with your permission, to contribute to conference or academic journal papers based on this research]

Further information

I hope that you will agree to take part and that you will find your involvement interesting. If you have any queries about the research, you may contact me: 

*Student name & Contact details*

Or contact my supervisor at Unitec New Zealand: 

*Supervisor name*  
Phone 815 4321 ext. or email @unitec.ac.nz
UREC REGISTRATION NUMBER: 2009-937
This study has been approved by the UNITEC Research Ethics Committee from 2 March 2009 to 31 December 2011. If you have any complaints or reservations about the ethical conduct of this research, you may contact the Committee through the UREC Secretary (ph: 09 815-4321 ext 7248). Any issues you raise will be treated in confidence and investigated fully, and you will be informed of the outcome.
Participant consent form

Project title: __________________________________________________________

I have seen the information sheet for this project and have had the opportunity to
discuss the project with the researcher involved. I understand that taking part in this
project is voluntary and that I may withdraw myself or any information I have
provided from the project at any time without penalty.

I understand that my participation in this project is confidential and no material that
could identify me or my organisation will be used in any reports on this project. I
understand that I may read the completed research report if I wish.

I also understand that the information I provide will be stored securely at Unitec for a
period of 5 years. I agree that data I provide in this project may be used in the resulting
research report [and any subsequent associated publications].

[I agree that the researcher may use a voice/video recorder to record my discussion.]

I have had enough time to consider whether I want to take part and I give my consent
to be involved in this project.

Participant Signature: ........................................ Date: ...........................

Project Researcher: ........................................ ......... Date.............................

UREC REGISTRATION NUMBER: 2009-937
This study has been approved by the UNITEC Research Ethics Committee from 2
March 2009 to 31 December 2011. If you have any complaints or reservations
about the ethical conduct of this research, you may contact the Committee
through the UREC Secretary (ph: 09 815-4321 ext 7248). Any issues you raise
will be treated in confidence and investigated fully, and you will be informed of
the outcome.
Appendix 5 Participant Interview Transcripts

Property Development on Auckland’s Hauraki Gulf Islands

INTERVIEW QUESTIONS

1. What are your views on property development on Auckland’s Hauraki Gulf Islands?

Participant one has no strong opinion of property development on the Hauraki Gulf Islands. Believes that property development on the gulf Islands is “inevitable” and holds the opinion that the level of property development on Islands such as Waiheke is satisfactory. Participant one views conservation on the Islands as an important component to protecting and managing the gulf Islands, also commented on that Hauraki Gulf Marine Park Act 2000 is being a vital piece of legislation. Participant holds the view that the Gulf Islands are unique and is a “paradise”

2. Do you see a difference in the way property development has evolved on the Hauraki Gulf Islands compared to the Auckland mainland? If so, what are the most significant reasons for this difference in your view?

Yes, clearly there are no big sub divisions on the Islands due to the small amount of land available, compared to say “Dannemora” a heavily subdivided residential and commercial shopping area located on Auckland’s mainland. “Holliday makers have always been on Waiheke Island”. The magnitude of holiday makers however has increased therefore more holiday homes. The main drivers of property development are the same as on the main land such as economic conditions, big money, big homes. Participant one sees larger issues with city CBD development in that there are more and more concrete high rise developments being crammed next to each other that are architecturally and visually ugly. Many of the new residential homes being built on Islands such as Waikeke are modern, built to a high quality standard and are of smart architectural design.

3. How has property development on the Hauraki Gulf Islands changed over the past 30 years and if so, why do you think these changes have occurred?

The number of residents on Waiheke Island has stayed somewhat consistent over the years whereas the number of holiday homes and weekend residents has increased. The batches have always been on the Waiheke Islands it is that the farms of old are being subdivided for profits outweighing the previous usage such as farming. In addition as the level of infrastructure has increased
for such as transport to & from the gulf Islands and the main land, the level of property development has greater than before.

4. Do you believe the Hauraki Gulf Islands are being managed effectively and how would you like to see the Islands in the next 10 years?

The Hauraki Gulf Marine Park Act 2000 is “awesome”, the “balance of ecology and conservation over the next 10 years has to be encouraged, it would be such a shame to lose that”. There needs to be a better transportation link to Great Barrier. The conservation and eradication of pests such as rats and possums should continue and make the islands more attractive. The population of Islands Such as waiheke is stable but let that not detract from the conservation work that is being undertaken.

5. Who do you see as having the greatest control or influence over the current/future management of property development on the Islands? Do you feel that this level of control/influence is appropriate? Please give reasons.

Local government has the biggest influence on the management of property development due to the district plan that controls the land usage. The building and resource consent process. Auckland Regional Council has a larger input into the purchasing of parklands and protecting the land. The Auckland Regional Council’s Air-land –water team contributes to the management and protection of the Gulf Islands.

6. How do you think the introduction of the new Auckland Council (Super City) will affect property development on the Hauraki Gulf Islands? Do you see this is as a positive or negative change for the Hauraki Gulf Islands?

There will be potentially a negate change in some forms of property development from the introduction of the super city. There is evidence of conflicts of interest presently that will reflect negatively in the new super city council. This will depend on the election of the council candidates and the roles and responsibilities that they receive under the new council structure. The introduction of the super city will be a staged process with some of the current documentation such as elements of the district plan staying in operation after the new council has taken place. There will still be 21 local boards although, “is all new territory that is unknown”. There will be no more community boards but local boards. Evidence or a power differential between the councils are current and believed to remain in the new super city structure. This does have an impact on the property development sector.
7. Have you been involved in any property development disputes on any of the Hauraki Gulf Islands? If so, what were the key issues?

Participant one has been involved with no direct disputes although knows of submissions being made regarding neighbour disputes on how developing properties are affecting one another. It is apparent that people on islands such as Waiheke are sensitive to future development and how it will affect their own piece of paradise.

The leaky building syndrome is also present on the Gulf Islands, Waiheke in particular; this has increased the compliance issues, increased consent and council costs, and also has led to multiple ongoing changes in council compliance regulations.

8. What are the most notable constraints or obstacles preventing property development on the Hauraki Gulf Islands?

Resources both labour and materials are more difficult to acquire when developing property on Islands such as Waiheke a lot of builders and carpenters travel from the main land to the island on a regular basis. The further away the Islands the greater the difficulty is for the accessibility for plant, equipment, materials and labour. The outsourcing of such id done due to the “local trades person are appalling.”

An additional factor of around 12-15% greater cost must be added to all the common residential property developments due to the outsourcing.

The lack or restricted infrastructure of the gulf islands effects property development.

The effluent disposal requirements are a significant factor affecting property development.

“You have to ask how particle is it to build on some of the Gulf Islands, than on the main land”

The distance or accessibility of the gulf islands is a notable constraint in determining the level of property development. The amount of public transport to and from the Islands at regular intervals dictates the island population and associability and in turn effecting property development.

Council restrictions on what type and size of property development can take place for example residential or commercial, land usage and zoning is a serious factor.

The life style options that living on of the gulf islands contributes to the volume of property development that occurs. This is another reason why Waiheke Island is a popular destination.

Waiheke Island has a culture that attracts overseas property buyers as it provides a unique lifestyle and experience that can be hard to find elsewhere at a low cost compared to international example is. “I have noticed a lot of British people on the Waiheke Island”
9. From your experience or in your view, why have certain Islands (such as Waiheke Island) been heavily developed whereas other Islands (such as Great Barrier and Kawau Island) remain greatly undeveloped?

Waiheke Island is much closer to Auckland City than Great Barrier and Kawau Island. This affects the number of Job opportunities for island residents. It becomes more and more difficult and undesirable for those residents on outer Hauraki Gulf Islands to travel to the main land on a daily basis therefore inner Hauraki Gulf Islands tends to be more attractive and greater developed.

The inner Hauraki Gulf Islands also have greater and more frequent transport options between the main land. This incentive is a considerable factor why islands like Great Barrier continue to lack population growth. Another factor that has determines property development is that only some Islands are suitable for development. Islands such as Waiheke, Great Barrier, Pakatoa were more heavily farmed in the early colonisation of the Gulf Islands. The land was cleared and farmed whereby now days are more economic to be subdivided and developed with property.

10. Do you have any further comments regarding property development on Auckland’s Hauraki Gulf Islands?

The wine industry has influenced the volume of property development especially on Islands such as Waiheke.

“I am not surprised on the volume of property development that has occurred on Waiheke Island”

The amount of residents on Waiheke has stayed relatively consistent whereby the amount of holiday homes have increased.

“A large amount of the southern end of Waiheke Island is privately owned by an individual multimillion dollar investor”

I believe there to be a 50% split between full time island residents and weekend only residents on waiheke Island.
Property Development on Auckland’s Hauraki Gulf Islands

INTERVIEW QUESTIONS

Participant Two

1. What are your views on property development on Auckland’s Hauraki Gulf Islands?

Participant 2 believes that the Hauraki Gulf Islands “should all be treated independently” and that one of the enjoyments of living on one of the Hauraki Gulf Islands is “the feeling you get when you are sailing away from Auckland city with the sunset in the background.” The enjoyment of the Island community spirit, minimal or “low crime.” Property development is controlled by the 2006 Hauraki Gulf District Plan, and the council is taking a progressive/planning approach to property development. The local council needs to adopt a wider approach to visitor needs. Islands such as Waiheke are known for its wine industry. “Everybody (island residents) objects to property developments on the islands. Property development can be an expensive process on the islands. Participant 2 describes some of the hotel developments that were proposed on Waiheke Island and that it took a significant time to get the proposal to the environment court for a review hearing. In 1987 a fast ferry service was introduced between the mainland and Waiheke which turned Waiheke into a more assessable island retreat. “There should be no high rise buildings on Waiheke, let it develop as a suburb of Auckland.”

2. Do you see a difference in the way property development has evolved on the Hauraki Gulf Islands compared to the Auckland mainland? If so, what are the most significant reasons for this difference in your view?

“The resource consent process is set up as a barrier to property development not a facilitation process. Town planners/council tends to adopt the approach that how can we stop property development rather than how can we as council help them do it.

3. How has property development on the Hauraki Gulf Islands changed over the past 30 years and if so, why do you think these changes have occurred?

There has been more pressure on the resource consent process and the environment court to decide the outcome of property development decisions. It is evident that there are motivated objectives from council. Developers are opting to go all the way to environment court to get consents approved. 75% of residential property developments are governed by the strict effluent requirements. The quality of living and the expectations of those on the island are increasing.
4. Do you believe the Hauraki Gulf Islands are being managed effectively and how would you like to see the Islands in the next 10 years?

“Over all yes the Hauraki Gulf Islands are being managed correctly”. The approach towards property development is more conservative than progressive. No large developments are wanted on Waiheke Island, however on Great Barrier the residents did want mining to take place with the hope that more job opportunities would arise. Rakino Island residents don’t want public electricity supplied. One of the incentives for further development on Rakino Island was focused around the America’s Cup and the opportunity to purchase and develop land for visitor and tourism demands. There are currently two 5-7 star accommodation facilities on Rakino Island. “Keep some of the islands undeveloped.”

5. Who do you see as having the greatest control or influence over the current/future management of property development on the Islands? Do you feel that this level of control/influence is appropriate? Please give reasons.

Town planners and the “letter of the law” have the most control and greatest influence over the management of the Hauraki Gulf Islands. “Inhabit local development.” It took somewhat 4 years of objections for the district plan to become bylaws for construction and property development. It is a democratic process. The “Greens” control property development.

6. How do you think the introduction of the new Auckland Council (Super City) will affect property development on the Hauraki Gulf Islands? Do you see this as a positive or negative change for the Hauraki Gulf Islands?

A better attitude to conservative development is required, because people want it this way. The forest and bird society has a big influence on property development and the management of the Gulf Islands

7. Have you been involved in any property development disputes on any of the Hauraki Gulf Islands? If so, what were the key issues?

Yes there are a number of disputes I have been aware of (developments disclosed). Three of them were on one of the populated Hauraki Gulf Islands. The conservationists on these islands are extreme.
8. **What are the most notable constraints or obstacles preventing property development on the Hauraki Gulf Islands?**

It is difficult to undertake and get resource consent on the Islands. The Effluent disposal on the islands especially Waiheke is a major factor when developing property. 75 There is no real effluent scheme operating on Waiheke. The Oneroa business district needs upgrading including the main public water supply. I believe this requires a capital investment upgrade. 75% of residential property developments are governed by the strict effluent requirement of local council.

9. **From your experience or in your view, why have certain Islands (such as Waiheke Island) been heavily developed whereas other Islands (such as Great Barrier and Kawau Island) remain greatly undeveloped?**

Waiheke Island had a strong population mass when the island was inhabited and this mass has continued today. The islands proximity to Auckland city and the fast ferry service that was introduced in 1987 contributed to the rapid growth of the island.

Great Barrier on the other hand is far away from the mainland for it to become a suburb of Auckland. Without a subsidised ferry service Great Barrier won't develop.

10. **Do you have any further comments regarding property development on Auckland's Hauraki Gulf Islands?**

The ARTNA council subsidiary tax on ferry services affected the way islands we accessed and therefore developed.
Rakino Island has approximately 10-12 permanent residents however around one third (1/3) of the island is for sale. A ferry service to Rakino Island is not available which leads to social issues on the island.

Great Barrier has around 800-1000 permanent residents however since 2005 around a 25% drop in land values has added more pressure sustaining a population. You are not able to receive the Government subsidy (Doll) if you live on Great Barrier.

Critical mass = services/infrastructure = growth and property development. International property investors or non residency cannot purchase more than 4000sqm of land or no more than 2000sqm of water front/coastal land, without approval from the Overseas Investment Office. To achieve approval there are a number or requirements including showing some economic benefit to the island.

The expense of property on Islands such as Waiheke Island “is the price you pay for lifestyle”
Property Development on Auckland’s Hauraki Gulf Islands

INTERVIEW QUESTIONS

1. What are your views on property development on Auckland’s Hauraki Gulf Islands?

Great Barrier has a decreasing population and Waiheke Island has an increasing population. There are approximately 1430 properties on Great Barrier Island. A combination of mutable ownerships 70% of Great Barrier is controlled by department of conservation. There are no reticulated public services including power, water, and sewage. The topography on Great Barrier limits or restricts a lot of property developments. The development should be undertaken within the zoned settlement areas under the district plans. Great Barrier should be treated independently as an Island and there for have its own district plan. The lifestyle is to support the rural development, currently the district plan has 25ha restrictions on land subdivision and this needs to be reduced to a more realistic size of around 4ha to encourage property development, economic growth and increased population that is more sustainable for the island.

2. Do you see a difference in the way property development has evolved on the Hauraki Gulf Islands compared to the Auckland mainland? If so, what are the most significant reasons for this difference in your view?

Compared to Auckland’s mainland Great Barrier Island has around six small residential settlement areas or lifestyle blocks which developed from when the land was cleared into crass lands and farmed with sheep and cattle. Great Barrier is more economic and tourism driven as is many of the Gulf Islands. Great Barrier is a recreational Island, has a slow population growth and is limited with no significant communication to much of the Island.

3. How has property development on the Hauraki Gulf Islands changed over the past 30 years and if so, why do you think these changes have occurred?

See attached (statistical information sheet) including additional summary on Hauraki Gulf Islands. Islands such as Great Barrier, Waiheke Island 30 odd years ago were used to fame live stock and there was a government subsidy that allowed farmers to transport stock to and from the island at a subsidised rate. This subsidy was later removed by government and farming was not a viable anymore and this had a large effect on how the land especially on the outer gulf islands’ such as Great Barrier were to be used. In today’s market
the land values are more suited to subdivision and development than farming. Today the Islands are marketed as tourist destinations where leisure and recreation is a key economic driver.

4. Do you believe the Hauraki Gulf Islands are being managed effectively and how would you like to see the Islands in the next 10 years?

No the Hauraki Gulf Islands are not being managed effectively. In 1989 the country council changed to the Auckland City Council and that change affected the way the gulf islands were being managed. The urban planners destroyed the economic opportunities and activities through the building consent process. Great Barrier Island would have to have around 1500 permanent residents for the island to be sustainable and property development to grow.

5. Who do you see as having the greatest control or influence over the current/future management of property development on the Islands? Do you feel that this level of control/influence is appropriate? Please give reasons.

The Hauraki Gulf district plan has the greatest influence and control over the management and development of the gulf islands. The local council will always have an invested interest to maintain and upgrade their island “assets” such as infrastructure and public services. The minister of economic development and the minister of communication are continuing to upgrade facilities on islands like Great Barrier such as a 1.7 million dollar airport upgrade and a 1.3 million road scheme. The communications is also being looked at with the aim of rural broad ban being introduced to island. The new Auckland City Council (super city) and the Long Term Community Council Plan (LTCCP) will affect property development. The economic funding plan forecasted expenditure will also play a part in the development of the Gulf Islands.

6. How do you think the introduction of the new Auckland Council (Super City) will affect property development on the Hauraki Gulf Islands? Do you see this as a positive or negative change for the Hauraki Gulf Islands?

I believe the new Auckland City Council will be a positive change for the management of property development. Currently the Auckland Regional Council and the Resource Management Act require clarity on consenting processes and cost. The new Auckland Council will be the role of a unitary council incorporating the regional council (Auckland Regional Council) and the district Council (Auckland City Council)
7. Have you been involved in any property development disputes on any of the Hauraki Gulf Islands? If so, what were the key issues?

Yes these have been focused around the resource consent process and the resource consent conditions. There have also been issues about building consents.
Issues relating to the subdivisions of sections and adding additional dwellings to existing homes
The environment court is becoming more and more the decision maker regarding submissions for property developments.

8. What are the most notable constraints or obstacles preventing property development on the Hauraki Gulf Islands?

Settlement zones covered under the council district plans.
The proposed District Plan 2006 amended decisions version 2009 pg 28 section 10b.14
Activity tables, Hauraki Gulf District Plan. Outside these conditions you must apply for resource consent.
The District plan is reviewed every 10 years, although the appeal process can result in the district plan remaining under dispute for some years after.

9. From your experience or in your view, why have certain Islands (such as Waiheke Island) been heavily developed whereas other Islands (such as Great Barrier and Kawau Island) remain greatly undeveloped?

The location or geographic position of the Gulf Islands do and will control their development. Islands such as Great Barrier are situated 90km away from Auckland City. This does impact on the islands accessibility.
The level of infrastructure and e services the island has also impact property development such as communication coverage. Most of Great Barrier Island has limited of not cell phone coverage.
The lack of economic opportunities will impact on an islands population therefore having an effect on the level of property development.
Under the Hauraki Gulf District Plan, certain islands have different restrictions on property development. Some Islands you need a permit to land on, others you cannot build and property developments and other islands like Great Barrier the development and construction restrictions are very restrictive.
10. Do you have any further comments regarding property development on Auckland’s Hauraki Gulf Islands?

“Any property development on the Hauraki Gulf Islands needs to have controls.”
Property Development on Auckland’s Hauraki Gulf Islands

INTERVIEW QUESTIONS

Participant Four

1. What are your views on property development on Auckland’s Hauraki Gulf Islands?

Property development is controlled by the legislative framework such as the district plans and the Hauraki Gulf Marine Park Act 2000. Property development is linked to the population size, infrastructure and the quality of life that is expected by island residents. I myself am not opposed to property development as there is a need for freeing up land space as the population grows. Property developments can lead to financial contributions which is good for the community and developing infrastructure. Another benefit from property development is land donation that can be used as coastal walks, parks and reserves and building and encouraging tourism. Property development has many spin off both positive and negative.

2. Do you see a difference in the way property development has evolved on the Hauraki Gulf Islands compared to the Auckland mainland? If so, what are the most significant reasons for this difference in your view?

Yes I definitely see a difference in the way Hauraki Gulf Islands are developed in comparison to the main land. The main land has more compact living including the urban sprawl and infill housing. The property developments on the Gulf Islands are restricted by the effluent disposal requirement. Therefore cannot subdivide the land into such small sections. The common two bedroom homes on Waiheke Island are 800sqm. The district plans and these restrictions are what differentiate the Gulf Islands to the main land.

3. How has property development on the Hauraki Gulf Islands changed over the past 30 years and if so, why do you think these changes have occurred?

Phenomenal subdivision changes have occurs since the 1990s with the volume of lifestyle blocks. Waiheke for example currently have a population of around 8000 people where back in 1997 the population was 4000-5000 people. One of the key drives to this chance over the past 30 years is due to the introduction of the fast fair service. The fast regular ferry service made the gulf islands more accessible. The islands residents resist being called a suburb of Auckland, the community culture is different than that on the mainland and that is how the island residents want to keep it.
I believe there needs to be better coastal development control as the coastal developments are excessive. The Heritage values are not recognised as much as they should be.

4. Do you believe the Hauraki Gulf Islands are being managed effectively and how would you like to see the Islands in the next 10 years?

No I don’t believe the gulf islands are being managed effectively. On one hand the restrictions on Great Barrier are too heavy and on others like Waiheke the restrictions to minor. The Gulf Islands should not all be treated on the same district plan. Each island or specific islands need to be treated independently.

I don’t believe we need to populate other islands more. The islands should be for all to use as a marine park. We need to focus on more sustainable development and make better economic decisions regarding property development. We need self sufficient homes. Waiheke Island for example has and would be a great research facility in energy generation. Waiheke needs strong services like a hospital that allows local residents the on island care they need without having to use the mainland facilities.

5. Who do you see as having the greatest control or influence over the current/future management of property development on the Islands? Do you feel that this level of control/influence is appropriate? Please give reasons.

Private land owners have substantial control on property development especially on Waiheke and there desire to profit from the land.

The main control on the other hand should be the councils. The environment protection agency including the Resource Management Act and the District Plan also play a big roll in the control and influence of managing property development.

Today more and more control is being placed on the environment court. “Trusts” can increase biodiversity and receive funding for conservation and protection of property.

“Self selecting control mechanism”

6. How do you think the introduction of the new Auckland Council (Super City) will affect property development on the Hauraki Gulf Islands? Do you see this as a positive or negative change for the Hauraki Gulf Islands?

The new Auckland City Council will definitely pose its challenges and opportunities. The local boards will still operate and depending on the level of control will determine the local development. “Essential Waiheke.” There is a need for community say in development and community engagement in the way that the islands are managed.
Rakino Island for example has around 12 permanent residents with potential for subdivided development

7. Have you been involved in any property development disputes on any of the Hauraki Gulf Islands? If so, what were the key issues?

Yes the following disputes and issues ranged from clean fill and resource consents. Plan changes in relation to the District Plan. The development of social services and determining what is best for the gulf island. Land negotiations and land contributions. A range of different property developments (names withheld for confidentiality)

8. What are the most notable constraints or obstacles preventing property development on the Hauraki Gulf Islands?

Community vigilance is a notable constraint. There is a strong community focus on knowing what property developments have been proposed. There is a community group called Waiheke Island Planning Group (WIPG) that keeps an eye on developments and proposals. The Resource Management Act, the District Plan and the Environment Court all have considerable effect on current and future property development throughout the Hauraki Gulf Islands.

9. From your experience or in your view, why have certain Islands (such as Waiheke Island) been heavily developed whereas other Islands (such as Great Barrier and Kawau Island) remain greatly undeveloped?

The proximity to Auckland City affects what islands are more accessible and desirable to live on. The transport links to and from the islands, and at what times. The cost to transport resources such as building materials labour, plant and equipment is more expensive on the gulf islands than on the main land. The further away the island the more expensive the cost are. It is expensive to dispose of construction waste, most of the by products from construction must be taken off the island to mainland landfills. Another factor is whether you fly or use boat access to the island.

10. Do you have any further comments regarding property development on Auckland’s Hauraki Gulf Islands?

No further comments, thank you
Property Development on Auckland’s Hauraki Gulf Islands

INTERVIEW QUESTIONS

Participants

Five

1. What are your views on property development on Auckland’s Hauraki Gulf Islands?

I’m not opposed per say, have an interest in terms of our functions and duties affected.
The Hauraki Gulf Islands are of significant value. The planning and historic protection of resource value is important. The Resource Management Act is a major piece of legislation. We have duel roles with the Hauraki Gulf Islands. We support the natural and historic values and are a leader and collaborator.
The district plan change is a good chance to influence the decisions and outcomes of the district plan. Property development depends on the policy framework and focuses on the natural and historic values and the impact property development will have on these values.

2. Do you see a difference in the way property development has evolved on the Hauraki Gulf Islands compared to the Auckland mainland? If so, what are the most significant reasons for this difference in your view?

The lack of infrastructure holds property development back on the Islands.
The isolation of some of the islands and there accessibility compared to the mainland. The community values that are held on the islands such as Great Barrier Island.
Transport to and from the islands.
The relative isolation, different values of communities, lack of infrastructure and significant public land holdings are the significant reasons for the difference between the gulf islands and the mainland.

3. How has property development on the Hauraki Gulf Islands changed over the past 30 years and if so, why do you think these changes have occurred?

The value of coastal living has substantially changed over the last 15 years. Faster fairy has made commuting from Waiheke viable. Change different depending on which island Great Barrier, Kawau and Waiheke.
Coastal living in the past 15 years has been more appealing including the lifestyle it provides. The government’s decision to ban the doll on Islands such as Great Barrier has impacted on the islands population. There are organisations out there like the (Information withheld) that support, invest and encourage visitor interest on Great Barrier Island and other Gulf Islands. We are trying to move away from being seen
as the only player focusing on conservation. Conservation and community trusts input is vital.

4. Do you believe the Hauraki Gulf Islands are being managed effectively and how would you like to see the Islands in the next 10 years?

A greater recognition is needed of special values the Hauraki Gulf Islands have. A contribution people make to Auckland and being a liveable and economically sustainability city. Significant natural areas are valued by land owners, shared sense of their stewardship rather than (name withheld) leading.

Overall yes the islands are being managed effectively. The Hauraki Gulf district plan is innovative. In the next 10 years the community needs to take a greater leadership role to further recognising property development. The planning on the gulf islands has held up better than on the mainland. This is due to the reflection of community values.

5. Who do you see as having the greatest control or influence over the current/future management of property development on the Islands? Do you feel that this level of control/influence is appropriate? Please give reasons.

The new Auckland council will have a huge role to adopt the regional and territorial authorities function. The powers will merge although the local boards on the islands will need to remain and who represents those wards will need to encompass the islands.

6. How do you think the introduction of the new Auckland Council (Super City) will affect property development on the Hauraki Gulf Islands? Do you see this as a positive or negative change for the Hauraki Gulf Islands?

The new super city will be a positive change adopting one conversation with one council in turn reducing confusion between parties. The new council will have to be unified.

7. Have you been involved in any property development disputes on any of the Hauraki Gulf Islands? If so, what were the key issues?

Yes on Great Barrier regarding proposed subdivisions such as the (name withheld)
Many of the proposed property developments end up in the environment.
8. What are the most notable constraints or obstacles preventing property development on the Hauraki Gulf Islands?

Infrastructure and the community scheme for example the effluent systems on Waiheke Island. A lot of residents throughout the gulf islands value the islands how they are and restrict change.

9. From your experience or in your view, why have certain Islands (such as Waiheke Island) been heavily developed whereas other Islands (such as Great Barrier and Kawau Island) remain greatly undeveloped?

The regular ferry service has dictated what islands are made assessable and therefore greater developed or not.

10. Do you have any further comments regarding property development on Auckland’s Hauraki Gulf Islands?

The relationship between the people and the district council are important.
Property Development on Auckland’s Hauraki Gulf Islands

INTERVIEW QUESTIONS

1. What are your views on property development on Auckland’s Hauraki Gulf Islands?

Large houses built on ridgelines in order to take advantage of coastal views. We take a major role in managing parks and reserves, biodiversity implications, national and international significant values.

2. Do you see a difference in the way property development has evolved on the Hauraki Gulf Islands compared to the Auckland mainland? If so, what are the most significant reasons for this difference in your view?

Property development is less dense around the gulf island coastal lines due to section size in comparison to the mainland. Great Barrier’s location and accessibility differs from the mainland. Historically the gulf islands were subdivided from farm lands. The modern appreciation of the gulf islands and their protection has changed. Not feasible to farm the land anymore.

3. How has property development on the Hauraki Gulf Islands changed over the past 30 years and if so, why do you think these changes have occurred?

Property development has intensified on Waiheke Island. Transport and accessibility has increased by water especially on Waiheke. The introduction of the council’s strategic plans will determine what property development is allowed.

4. Do you believe the Hauraki Gulf Islands are being managed effectively and how would you like to see the Islands in the next 10 years?

More appropriate now than 10 years ago. The level of development not unduly intensified. Some council are less aware of the biodiversity management required for the Hauraki Gulf Islands. Overall the management has improved over the past 10 years as the environmental awareness has improved.

5. Who do you see as having the greatest control or influence over the current/future management of property development on the Islands? Do you feel that this level of control/influence is appropriate? Please give reasons.
The Auckland Council via the Resource Management Act has the greatest influence. Including private property rights are appropriately constrained via the Resource Management Act. The city planners also have a great influence in determining the islands property development.

6. How do you think the introduction of the new Auckland Council (Super City) will affect property development on the Hauraki Gulf Islands? Do you see this as a positive or negative change for the Hauraki Gulf Islands?

There is potential for greater development if undertaken within the accepted level of sensitivity. Property development is not necessary negative. The new Auckland City council will theoretically be better, we are hopefully change will occur. Similar battles will occur between parties. Key word “Hopeful”

7. Have you been involved in any property development disputes on any of the Hauraki Gulf Islands? If so, what were the key issues?

Through the Resource Management Act submission process, the lot or section size, loss of biodiversity, coastal setbacks and the need for coastal protection works.

8. What are the most notable constraints or obstacles preventing property development on the Hauraki Gulf Islands?

The most notable constraint is the identification of the significant landscapes leading to the restrictions on type of property developments such as infrastructure, sewage.

9. From your experience or in your view, why have certain Islands (such as Waiheke Island) been heavily developed whereas other Islands (such as Great Barrier and Kawau Island) remain greatly undeveloped?

The distance from Auckland’s mainland and the lack of monetary resources has determined what islands are developed more than others. The proximity to Auckland city is a big factor.

10. Do you have any further comments regarding property development on Auckland’s Hauraki Gulf Islands?

The planning process and the (organisation withheld) conservation management strategy cover all the land administered. Our roll is to work with section 4 under the RMA, work closely with coastal planning and the Auckland Regional Council.
Property Development on Auckland’s Hauraki Gulf Islands

INTERVIEW QUESTIONS

Participant Seven

1. What are your views on property development on Auckland’s Hauraki Gulf Islands?

Provisions of the district plan guide development on Kawau Island. Provisions are not as restrictive as they could be; therefore individual agreements on ad hoc basis on development are used. Each island has its own values and natural character. The bush and settlement policy protects the Hauraki Gulf Islands. There is a place for property development on the Hauraki Gulf.

2. Do you see a difference in the way property development has evolved on the Hauraki Gulf Islands compared to the Auckland mainland? If so, what are the most significant reasons for this difference in your view?

Due to the vegetation cover and topography of Kawau Island, development is restricted, also restricted due to limited access to the site, i.e. by sea, helicopter for building materials. Limited taxi service to and from the islands, underlining land titles and zoning for example the bush policy zones cannot be subdivides. Currently there is very restricted land usage.

3. How has property development on the Hauraki Gulf Islands changed over the past 30 years and if so, why do you think these changes have occurred?

Increased development, provisions of planning documents have changed over past 30 years. Today council is more concerned and maintaining vegetation and integrity with new buildings into the environment. For example landform, style, colour, choice of materials. The access to and from the islands has changed. The land zoning and introduction of the Resource Management Act has introduced a greater influence on environmental protection. Property development has increased over the past 30 years.

4. Do you believe the Hauraki Gulf Islands are being managed effectively and how would you like to see the Islands in the next 10 years?

Kawau Island in particular needs an overall development plan, i.e. structure plan that provides stricter controls on development to ensure that the values of the island and that are enjoyed by the owners/occupiers are maintained and/or improved.
Kawau Island has sensitive development and there are a structure plan and development concept plan produced to gather a greater understanding of the community’s needs especially with any large development areas. The draft Kawau Island vision, prior to completing structure plans is produced and can be used towards the final decisions of the district plan or plan change process.

5. Who do you see as having the greatest control or influence over the current/future management of property development on the Islands? Do you feel that this level of control/influence is appropriate? Please give reasons.

The district plan and the Auckland Regional Council pest management have the greatest control and or influence on property management. Section 224 of the RMA, all subdivisions needs this to allow land title ship and development.

6. How do you think the introduction of the new Auckland Council (Super City) will affect property development on the Hauraki Gulf Islands? Do you see this is as a positive or negative change for the Hauraki Gulf Islands?

Not sure, to early to say. All the planning provisions will be reviewed as part of integrating the plans. Reduce the amount of land zones or restructure the zoning overlaying. A direction and policy change.

7. Have you been involved in any property development disputes on any of the Hauraki Gulf Islands? If so, what were the key issues?

Key issues towards property development are the character, amenity values, based on intensity of development, vegetation removal, earthquakes, location and scale of buildings. Yes finding the balance between property development and council requirements Property developers want to maximise developments that is not always provided by the council land zoning

8. What are the most notable constraints or obstacles preventing property development on the Hauraki Gulf Islands?

Servicing access, topography, vegetation, pest management, provisions of the district plans the bush policy areas opposed to the settlement policy area.
9. From your experience or in your view, why have certain Islands (such as Waiheke Island) been heavily developed whereas other Islands (such as Great Barrier and Kawau Island) remain greatly undeveloped?

Location in relation to Auckland City and fairy services etc. Provisions of plan restrict any roads on Kawau, all access predominantly from the sea. District plans restricting infrastructure on the Islands. Lifestyle choice

10. Do you have any further comments regarding property development on Auckland’s Hauraki Gulf Islands?

Need ongoing management to protect the values of the islands from a special part of the Auckland region. Development should be based on an integrated plan, i.e. structure plan that provides for key things such as reserves, public access, vegetation and pest management. On the north end of kawau Any coastal permits have a 35 year limit under the Resource Management Act, before it is reviewed to determine whether the development is still appropriate.
Property Development on Auckland’s Hauraki Gulf Islands

INTERVIEW QUESTIONS

Participant Eight

1. What are your views on property development on Auckland’s Hauraki Gulf Islands?

The Hauraki Gulf is a unique part of the wider Auckland and Hauraki region. It represents a key place in Auckland psyche and is unofficially regarded as Auckland’s playground. Used by large numbers of Aucklanders and tourists it is an area that remains a key feature and component of Auckland’s character and should be accessible and able to be enjoyed by all New Zealanders.

It is from this backdrop and central tenant that I believe all views on development in the Hauraki Gulf Islands should take place. All Property Development in the Gulf should reflect these ideals and focus on long term sustainability and inclusiveness to ensure that the area can be used and enjoyed by future generations.

In light of this view, I believe an overarching policy approach should be taken to the entire Gulf to ensure baseline conditions and property fundamentals are adhered to and reflect these values of sustainability and inclusiveness. These baseline fundamentals should ensure that property development takes place in the larger context and drives economic improvement but also retains the central characteristics of the individual islands and the islands in their totality. Property development on the Islands should be viewed, judged and valued differently from property on mainland Auckland. That is not to say development should be harder or more difficult, simply, that there is a clear distinction and impact that development has on the Gulf islands that does not occur on the Auckland mainland. This distinction should mean that while an overarching policy agreement is in place individual islands are also required to be treated on an individual basis that reflect there key qualities and economic characteristics. At the heart of this development private integration within public development policy framework should continue to remain a key focus of any property development in the Hauraki Gulf. This partnership focus on development requires that all players are genuinely included and their voices are equally heard and valued.

2. Do you see a difference in the way property development has evolved on the Hauraki Gulf Islands compared to the Auckland mainland? If so, what are the most significant reasons for this difference in your view?

Property development in the Hauraki Gulf has historically lagged behind the Auckland mainland. With the exception of Waiheke Island, the island’s
remains largely underdeveloped when compared to the Auckland mainland. Limited infrastructure, transport as well as high cost to building have all culminated to restrict their development. The most significant reasons for this difference are reflected in my answers to question 8 and 9.

3. How has property development on the Hauraki Gulf Islands changed over the past 30 years and if so, why do you think these changes have occurred?

Property development in the Hauraki Gulf during the last 30 years has largely been a reflection of the wider changes in property market in Auckland and NZ. These changes have occurred for a myriad of reasons but notably the shift in property prices and perceive value that has occurred from the late 1990s to the present day. The inherent value now reflected in property in relation to income has made the property market an investment machine. The Hauraki Gulf has not be immune to these changes and in some cases has been more intense than on the Auckland mainland most notably Waiheke. Driven by the basic economics of demand and supply of land coupled with the real estate industries marketing of Waiheke and proximity to Auckland property prices have dramatically increased on Waiheke. What was once the family batch has become the family investment and this has been accelerated by the NZ fascination with property development and ownership. Ultimately the whole notion of property and why people purchase it has changed. These changes have been reflected in people’s views to the HG to varying degrees. Yet irrespective of whether intensive development is taking place on a particular island or not people still view them as long term investments first and a batch second simply because of the inherent value in them and the lifestyle they offer.

4. Do you believe the Hauraki Gulf Islands are being managed effectively and how would you like to see the Islands in the next 10 years?

From my own experience on Kawau Island, I think the island is being managed by Rodney District council in a reasonably effective way. There are a number of public forums held annually which allow residents to comment on the development of the island and its Public management. This approach is enjoyed by residents primarily because it is feasible (due to the population and resident size) and residents feel they are able to directly voice their opinions and concerns. Furthermore, these forums are not only a sounding board but these meetings have seen direct actions and consequences as a result of public feedback/consultation which ensure the validity of the process and the continual participation. *Next Ten years* In terms of the development of Kawau in the next 10 years I would like to see a continuation of the public private relationship that has developed between
the Rodney council and Kawau residents association. I am not personally keen on a continuation of the large scale high end developments that have occurred at Pah Farm but understand and appreciate that investment in Kawau is crucial to its development and the retention of its population base and basic amenities. Therefore I think any major investment and property development must be treated carefully but also with input from all residents.

5. Who do you see as having the greatest control or influence over the current/future management of property development on the Islands? Do you feel that this level of control/influence is appropriate? Please give reasons.

Greatest Influence
In short the councils/local government have the greatest influence over the current management of property development on the Islands and I believe they should continue to do so. There will always be individuals who challenge this but the council’s role as a central player remains vital for the continuity in planning and the long term strategic management of the island for future generations. Individuals will come and go but no one is greater than the whole nor should have the ability to asymmetrically affect the process. Perhaps ironically this his point also equally applies to the council.

Appropriateness of control
The current level of control/influence will always remain a point of contention. Libertarians and private residents with large land value or long historic ties will often stress less public involvement and there will certainly be points and times where this is valid. However, the public private consultation process has improved dramatically in the last 20 years and the interface and dialogue between the public bodies and private citizens has both resulted in better overall outcomes and relationships. Getting this area right will always be challenging but should remain a continual focus for Councils and councillors/council members and the public.

6. How do you think the introduction of the new Auckland Council (Super City) will affect property development on the Hauraki Gulf Islands? Do you see this is as a positive or negative change for the Hauraki Gulf Islands?

Affect on Property Development
I have my reservations about the impact of the super city on Property Development in the Hauraki Gulf. I hope that these reservations stay just that, reservations, and that I am proved wrong.

Positive or Negative
My primary concerns about the introduction of a Super City are around the marginalisation of smaller groups and localised areas, issues or problems and their ability to influence the council and dealt with in a localised manner. This concerns is highly applicable to the island of the Gulf and I hope that a
one size fits all policy is not adopted and that the Islands are viewed as an extension of the mainland. The size and scale that the council will now have to deal with may mean we are able to take advantage of the economies of scale represented by the Super City.

The accuracy of these reservations and any gains or losses to the Hauraki Gulf remains to be seen. Only time will tell.

7. **Have you been involved in any property development disputes on any of the Hauraki Gulf Islands? If so, what were the key issues?**

No. Neither my family nor I have been involved in any property disputes. However, of the 1 dispute I have heard of, I believe the council dealt with this issue very effectively and reinforced the importance of process and controls in property development on the island *.

*The issue in reference was with a Kawau property that was not granted resource consent but the resident went ahead and built the properties retaining wall. He was subsequently fined 1 million dollars although the work remains in place.

8. **What are the most notable constraints or obstacles preventing property development on the Hauraki Gulf Islands?**

Obstacles most notably effecting development in the Hauraki Gulf islands are the following (in no particular order):

- Environmental impact
- Government policy
- Lobby Groups
- Public awareness
- Quantity and Quality of land
- Accessibility to build
- Building consent process
- Costs (labour, capital, transport)
- Availability of Public transport
- Security
- RMA
- NZ and global economy

9. **From your experience or in your view, why have certain Islands (such as Waiheke Island) been heavily developed whereas other Islands (such as Great Barrier and Kawau Island) remain greatly undeveloped?**

There is a combination of reasons property development has grown at different rates throughout the Gulf. These factors can be broken down into two main areas, namely environmental and people/human
Environmental Characteristics

In terms of the environment, key factors influencing property development include the basic size, location, geography and topography of the island. The availability of flat land, sheltered harbours and direct access to land are also fundamental drivers for the level and type of development that can occur.

Human

Just as influential are the human drivers that have pushed development. Here history and economic viability play a key role in how development does or doesn’t move forward.

E.g. the delta between Waiheke and Great Barrier and the relative economic options and income that can be generate currently.

a. How economical an island is from a pure dollars and cents point of view can also affect its development.

b. The history and present day image of an island also have a big impact on its property development. Waiheke has dramatically changed its image in the last 20 years yet Great Barrier and Kawau have centrally retained theirs.

c. The percentage of public and private ownership also has a dramatic impact on the development. When large portions of the island are owned by individuals or the Crown the degree of development is hinged on sole groups or individuals.

d. Transport, accessibility to Auckland and distance from large population areas also play an important role. With limited public access to a majority of the islands, island exposure and therefore possible investment remains limited.

e. Public and government policy and the Influence of environmental policy and DOC all play large roles as well.

f. Environmental drivers and resources and how important they are to preserve e.g. Bird life on TiriTiri

g. Lobby groups influence on policy and change. Eg Kawau’s Pohutakawa Trust

10. Do you have any further comments regarding property development on Auckland’s Hauraki Gulf Islands?

No further comments.
Property Development on Auckland’s Hauraki Gulf Islands

INTERVIEW QUESTIONS

1. What are your views on property development on Auckland’s Hauraki Gulf Islands?

Property development is only a function of demand. That demand is driven by people and services available - power, water, sewer and transport etc. Island development as a result will be limited. Employment is a key factor. I think as long as the site size is kept large say 2000 square metres it will be fine.

2. Do you see a difference in the way property development has evolved on the Hauraki Gulf Islands compared to the Auckland mainland? If so, what are the most significant reasons for this difference in your view?

Yes. The difference has been due to the large minimum land size for subdivision because of the field required for septic tanks as there are no sewerage systems on the islands.

3. How has property development on the Hauraki Gulf Islands changed over the past 30 years and if so, why do you think these changes have occurred?

It has changed as people have seen the islands as an alternative place to live or have a second home. Thirty years ago a majority of island dwellers were seriously alternative but still very cool.

4. Do you believe the Hauraki Gulf Islands are being managed effectively and how would you like to see the Islands in the next 10 years?

No, I think if you own a property on these islands you should have a major say in what happens. If the public want to control them then we need to buy them. I would like the land owners develop a plan for the islands 10 years out along with the Council.

5. Who do you see as having the greatest control or influence over the current/future management of property development on the Islands? Do you feel that this level of control/influence is appropriate? Please give reasons.
Auckland City and Regional Councils. No due to the ACC making almost all resource consent applications discretionary which then allows the ARC in on the process. We have a situation where almost total control of anyones property has been subjugated to Council officers.

6. How do you think the introduction of the new Auckland Council (Super City) will affect property development on the Hauraki Gulf Islands? Do you see this as a positive or negative change for the Hauraki Gulf Islands?

I don't think there will be any change as the same bureaucrats are still running the show where policy is written.

7. Have you been involved in any property development disputes on any of the Hauraki Gulf Islands? If so, what were the key issues?

No, though a good website to look at the problems the (name withheld) has had getting resource consents is Bob Dey Property Report www.propbd.co.nz.

8. What are the most notable constraints or obstacles preventing property development on the Hauraki Gulf Islands?

The inability to obtain resource consents for both building and subdivision. Over regulations rarely achieves the right result.

9. From your experience or in your view, why have certain Islands (such as Waiheke Island) been heavily developed whereas other Islands (such as Great Barrier and Kawau Island) remain greatly undeveloped?

This is a function of distance from Auckland central and availability of transport to and from these islands along with the zoning of the land.

10. Do you have any further comments regarding property development on Auckland’s Hauraki Gulf Islands?

It is very important that individual property rights are protected. They are the foundation of civilised society. The diminution of these rights by Councils through their district plans is of real concern.
Property Development on Auckland’s Hauraki Gulf Islands

INTERVIEW QUESTIONS

1. What are your views on property development on Auckland’s Hauraki Gulf Islands?

It’s a little different building on the gulf islands than the main land. I don’t think property development is a bad thing; the islands just need more care and protection. Resource consent implications can be difficult to achieve, an example was we were trying to relocated an existing built home onto a new section on Waiheke Island and the home had to be craned over a small patch of T-tree to not damage of disturb the vegetation. This methodology seemed inappropriate and uneconomic to continue, just for the protection of a small road side scrub.

Councils are doing the right thing by keeping property development controlled. On Waiheke a 845sqm section you could only build a two bedroom home with no bath. There are heavy effluent restrictions on the island.

To obtain a resource and building consent we also had to submit a colour scheme, that indicated only neutral colours would be used.

There was also strong height to boundary restrictions which differed to the mainland.

2. Do you see a difference in the way property development has evolved on the Hauraki Gulf Islands compared to the Auckland mainland? If so, what are the most significant reasons for this difference in your view?

Council restrictions are tighter on the islands such as Waiheke. Underfloor insulation requirements were higher than the mainland. I see this as a good thing it just shows that the building restrictions and councils requirements are stricter on the islands.

This is partly to the fact that construction durations can be longer on the islands due to the resident’s lifestyles e.g. permanent or holiday homes.

3. How has property development on the Hauraki Gulf Islands changed over the past 30 years and if so, why do you think these changes have occurred?

Change on Waiheke has been for the better, Newer more modern homes with better quality materials are more evident with the flasher homes. The expectations have increased from batches to lifestyle homes. In the past the barges operating were able to transport homes and materials direct to bays and coastlines that are no longer accessible due to property developments and council restrictions. It is also a more expensive process. The price of fuel and materials is a lot more expensive on the islands. 90% of the
4. Do you believe the Hauraki Gulf Islands are being managed effectively and how would you like to see the Islands in the next 10 years?

I would like to see the elimination of pests continued. All the rubbish is taken from Waiheke and brought back to the main land. I think this is a good idea as it keeps the island and waterways cleaner and less polluted. Yes it is a good idea to limit property development and continue to open more reserves and parks. I am very pleased that the (name withheld) on Waiheke island didn’t go ahead and get developed. There is enough restaurants etc to give a enjoyable lifestyle, we don’t need big hotels and multi storey buildings on the island (Waiheke)

5. Who do you see as having the greatest control or influence over the current/future management of property development on the Islands? Do you feel that this level of control/influence is appropriate? Please give reasons.

Councils are to focused on replanting and vegetation control, on two occasions regarding consent submissions the planting and vegetation controls were over the top, this is the same for the effluent control as well. Auckland City Council and Auckland Regional Council and their consenting conditions have the greatest influence on property development.

6. How do you think the introduction of the new Auckland Council (Super City) will affect property development on the Hauraki Gulf Islands? Do you see this is as a positive or negative change for the Hauraki Gulf Islands?

Not a lot as Waiheke was and will be managed by Auckland City Council. The infrastructure such as roads needs to be improved although this would be reflected in a rates increase. Not all island residents would want this as many have limited means and are happy with the islands condition.

7. Have you been involved in any property development disputes on any of the Hauraki Gulf Islands? If so, what were the key issues?

Height to boundary ratio often had to consult the residents for permission. Limited living facilities due to council restrictions, such as no bath tubs, insinkersators, dishwashers etc. Residents objections to proposed buildings and achieving the conditions of consents.
8. What are the most notable constraints or obstacles preventing property development on the Hauraki Gulf Islands?

Wastewater disposal, especially on Waiheke Island constrains much development. On Rakino Island the lack of services such as power & water. Because you live on these islands you must have to accept the lifestyle it gives you, you cannot demand that these services be provided. The ferry service and the accessibility to the islands including the parking and transport restrictions are further obstacles to property development.

9. From your experience or in your view, why have certain Islands (such as Waiheke Island) been heavily developed whereas other Islands (such as Great Barrier and Kawau Island) remain greatly undeveloped?

Their proximity to Auckland City and the main land. You wouldn’t want to commute from Great Barrier to Auckland city every day. Waiheke is affordable and determined by the lifestyle you are wanting.

10. Do you have any further comments regarding property development on Auckland’s Hauraki Gulf Islands?

No I am pretty happy with the way development is going on the islands (Waiheke in particular, I wouldn’t want to see it be ramped up with property development. It’s nice to see the southern end of Waiheke in farm land and not developed.

Thank you for your time & participation in this research